

DECISION AND ORDER

Decision Issue Date Wednesday, April 10, 2019

PROCEEDING COMMENCED UNDER Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): JOSHUA SHANG

Applicant: GABRIEL FAIN

Property Address/Description: 168 STRACHAN AVE

Committee of Adjustment Case File: 18 132172 STE 19 MV

TLAB Case File Number: 18 236917 S45 19 TLAB

Hearing date: Monday, March 11, 2019

DECISION DELIVERED BY SHAHEYNOOR TALUKDER

APPEARANCES

Name	Role	Representative
Gabriel Fain	Applicant	
Joshua Shang	Appellant/Owner	Amber Stewart
David McKay	Expert Witness	
Kristy Boys	Participant	
Christopher Boys	Participant	

INTRODUCTION

1. This is an appeal by the Applicant, Joshua Shang, of the decision of the Committee of Adjustment (COA) refusing an application for minor variances for the property located at 168 Strachan Avenue (the "subject property").
2. The variances, if approved, would have allowed the alteration of the existing two-storey townhouse by constructing a rear ground floor addition, a front and rear

second storey addition with a front balcony, a third storey addition with a rear balcony, and an integral garage.

3. The subject property is in the Niagara neighbourhood of the City of Toronto (City), which is located south of Queen Street West; bordered by Strachan Avenue to the west and Bathurst Street to the east. The subject property is on Strachan Avenue, south of Queen Street West and north of Adelaide Street West.
4. At the hearing, I informed the Applicant and the participants present that I visited the site of the subject property and the surrounding area.

BACKGROUND

5. For the appeal at the Toronto Local Appeal Body (TLAB), the Applicant filed an amended site plan for the subject property (Exhibit 1, Appendix J) and a Zoning Notice by the City's zoning examiner dated November 14, 2018 (Exhibit 2, Tab 9).
6. The variances requested by the Applicant as a result of the revised Zoning Notice dated November 14, 2018 is attached to this decision as Attachment "1".
7. The revised site plan and elevations filed by the Applicant is identified as A0.0 to A6.1, dated November 9, 2018 (for revision no. 6) and prepared by Gabriel Fain Architects (Exhibit 1, Appendix J), and attached to this decision as Attachment "2" (Revised Site Plan).

MATTERS IN ISSUE

8. The Applicant requested that the TLAB panel approve the revised variances.
9. The Applicant's counsel, Ms. Stewart, submitted that the Revised Site Plan was an improvement over the previous site plan filed at the COA and that the variances were minor or less than the ones previously requested at the COA.
10. The conditions for approval identified are as follows:
 - (a) The proposed dwellings shall be built substantially in accordance with the Site Plan and Elevations identified as A0.0 to A6.1, dated November 9, 2018 (for revision no. 6) and prepared by Gabriel Fain, Architect (Exhibit 1, Appendix J), which is Attachment "2".
 - (b) The driveway shall be constructed with permeable pavers.

11. In comparing the revised variances with the requested variances at the COA, I note the following differences:

Variances requested at COA
Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.50 m. The townhouse will be located 3.19 m from the rear lot line.

Chapter 10.10.40.30.(1)(B), By-law 569-2013

The maximum permitted depth for a townhouse is 14 m. The townhouse will have a depth of 15.72 m.

Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (107.90 m²). The townhouse will have a floor space index equal to 1.99 times the area of the lot (215.00 m²).

Chapter 10.5.40.60.(1) By-law 569-2013

A platform without main walls, attached to or less than 0.30 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 0.76 m if it is no closer to a side lot line than the required side yard setback. The second storey front balcony will encroach 1.18 m into the required front yard setback.

Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.50 m. The townhouse will be located 3.19 m from the rear lot line.

Section 6(3) Part II 2(II), By-law 438-86

Revised variances requested at TLAB

The required minimum rear yard setback is 7.50 m. The proposed rear yard setback is 3.60 m.

The permitted maximum building depth for a townhouse is 14 m. The proposed building depth is 15.29 m.

The permitted maximum floor space index is 1.00 times the area of the lot: 107.90 square m. The proposed new ground floor rear addition and new full third storey addition will increase the existing floor space index 1.89 times the area of the lot: 203.40 square m.

A platform without main walls, attached to or less than 0.30 m from a building, with a floor higher than the first floor of the building above established grade may encroach 0.76 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback. The proposed new second floor front balcony encroaches 1.10 m into the required front yard setback.

The by-law requires a building to have a minimum rear yard setback of 7.50 m. The proposed rear yard setback is 3.60 m.

The by-law requires a building on an inside lot to have a minimum front lot line setback of 0.52 m. The proposed new

Variances requested at COA

The minimum required front yard setback is 0.52 m. The townhouse will be located 0.34 m from the front lot line.

Not noted in the Notice of Decision of the COA

Revised variances requested at TLAB

second floor front balcony will have front lot line setback of 0.43 m.

Chapter 10.10.80.40.(1) By-law 569-2013

Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.60 m. The existing lot frontage 5.28 m.

JURISDICTION

Provincial Policy – S. 3

12. A decision of the TLAB must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Minor Variance – S. 45(1)

13. In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

14. The Applicant called one witness, Mr. David A. Mackay, a Registered Professional Planner, who was qualified to give professional land use planning opinion evidence.

Mr. Mackay's Evidence

15. Mr. Mackay considered the neighbourhood of the subject property to include properties south of Queen Street West and north of King Street West, with Shaw Street as the boundary at the west and Niagara Street as the boundary to the East. For a detailed analysis of the four tests, he considered the appropriate immediate study area to include the properties on Massey Street and Strachan Avenue, between Queen Street West (at the north) and Adelaide Street West (at the south). In determining the boundaries for the neighbourhood, Mr. Mackay considered the defining physical features of the neighbourhood, natural defining features such as parks and ravine, built form, and zoning of the surrounding property.
16. Mr. Mackay testified that the neighbourhood consists of a range of one, two or two and half storey dwellings. There are detached houses, semi-detached houses, townhouses and a variety of mid-rise buildings. While the neighbourhood is a stable residential area, it is not static and has experienced new construction such as renovations, additions or completely new builds. This neighbourhood is a typical downtown Toronto style neighbourhood with older homes but also with development during different time periods, which resulted in the buildings being a variety of different eclectic architectural styles.
17. Mr. Mackay discussed the Built Form Policy (section 3.1.2.3) and Neighbourhood Policy (section 4.1.5) in the Official Plan, the zoning by-laws, appropriate development of the subject property and whether the variances are minor in nature. He opined that the proposed building satisfied the four tests under subsection 45(1) of the Act. His testimony with respect to these criteria is summarized below.
18. The current building on the subject property is a townhouse with very narrow side yards between the adjacent houses on the north and south side (0 side yard setback). The subject property has a lot area of 107.9 sq. m, lot frontage of 5.28 m and lot depth of 20.42 m. The lot sizing is similar to the adjacent properties (Exhibit 1, Appendix J). Zero side yard setbacks are common in the neighbourhood and therefore maintaining the existing narrow side yard setbacks are appropriate.
19. The rear setback in the Revised Site Plan is at 3.6 m, which is an improvement of the existing setback of 2.2 m. The increase in the rear setback is achieved by decreasing the building length. There have been several variances for rear yard setbacks granted in the neighbourhood, including a setback of 0. The setback of 3.6 m is reasonable in the context of a downtown Toronto neighbourhood.
20. The front yard setback variance is triggered because the front balcony on the second floor encroached at 0.43m into the front beyond what is permitted. The proposed front wall is aligned with the currently existing front wall and with the walls of the adjacent buildings (north and south). The front balcony is generally in alignment with the bay windows of the adjacent properties. The balcony is 7 m from the sidewalk and does not create any visual impact. Balconies and bay windows are common features in the neighbourhood. This encroachment is an appropriate design response to break up the massing of the building, provide “eyes on the street” and create activity at the front of the proposed building. There have been variances

approved for setback to 0 m in the neighbourhood, which recognizes the downtown urban character throughout the neighbourhood.

21. The zoning intent of the front, rear and side yard setbacks is to allow access and maintenance of side walls, reduce rear overlook conditions and provide for amenity space in the rear. For a townhouse, the maintenance component is not necessary. They are maintained internally in the building and there is no exterior face. Access to the rear is maintained through the building, which is a common feature for townhouses. Along with an increase in the rear yard space, the balconies in the back also provide space for amenities.
22. The portion of the main wall component that requires the height variance is in the middle of the building and is pulled back from the street because of the sloping roof. Mr. Mackay opined that this setup will not create any visual impact from the street. The proposed building has a sloped roof to reduce built form massing. The front balcony and the fenestrations on the front side of the building breaks up the massing. Mr. Mackay opined that these features result in the proposed building to fit harmoniously with the existing buildings. The proposed building addresses the intent of the zoning by-law which is to control the massing and scale of the building and to prevent undue conditions of shadowing and overlook. While this variance is the largest, the part of the side wall requiring the variance is restricted to the middle of the building and will have not impact on the adjacent buildings or visually from the front of the building.
23. The proposal of 1.89 floor space index (FSI) is consistent with the existing neighbourhood, as there have been variances in the neighbourhood dealing with increase in density. Within the study area, there are 93 properties with FSI greater than 1.0 and 13 properties with FSI greater than 1.89. There have been 24 variances in the area requesting for FSI increase in the range between 1.06 FSI to 1.92 FSI (Exhibit 1, Appendices E and L). This variance is not out of character in downtown Toronto and in the existing neighbourhood. The intent and purpose of the zoning by-law is to control the scale and massing of the building within the neighbourhood and therefore to control shadowing, overlook, etc. In this case, the massing is in the middle of the building and does not create undue shadowing and overlook.
24. The two terraces at the back of the building have wall boundaries to reduce visibility from the terrace and address the City's concern in the Staff Report regarding the third-floor deck (Exhibit 2, Tab 14). The second floor has a step back from the rear of the first floor and the third floor has a further step back from the rear of the second floor.
25. The building will have a building depth of 15.29 m, which is a reduction from the current length of the building. The new building will recede further from the rear-yard than the current existing building and will therefore improve the rear yard conditions. This will also result in the buildings north and south of the subject property to extend further at the rear than the new building on the subject property.

26. With respect to the variances for front yard landscaping, the proposed building will have some front yard landscaping. The survey of the existing structure shows that the existing front yard is a covered porch which extends all the way to the property line, includes a walkout and concrete pavement and has no soft landscaping (Exhibit 1, Appendix H). The Revised Plan allows for a small portion of the front yard to be of soft landscaping and with the inclusion of the permeable pavers for the driveway, this design improves the current existing condition. Mr. Mackay believes the condition of having the driveway constructed of permeable pavers will be appropriate, as it allows for flow of water into the ground and allows for growth of grass to help soften the ground. Given the conditions in the neighbourhood, which includes hard landscaping, minimal landscaping and parking pads, the intent of the zoning by-law for front yard landscaping is respected in the Revised Site Plan. There is also green space on the City boulevard in front of the subject property.
27. The intent of the zoning by-law for the variance relating to access to the parking space is to control the visual impact of garages along the streets so that garages do not become the dominant feature in the streetscape. An integral garage is allowed for properties with a lot width of 7.6 m, while the subject property has a lot width of 5.28 m. However, the City by-law requires one parking space to be provided on site for residential properties. The subject property has no rear laneway access with zero or very minor distances between the walls of the building and adjacent buildings. The only options currently available for on-site parking for the subject property is an integral garage or to have parking partially on the lot and partially on the driveway. However, the City has discontinued the issuance of such permits for downtown.
28. Mr. Mackay opined that since the proposed building has the front wall covering almost the full width of the wall, the built form is similar to that of a detached house with an integral garage, where the width of the detached house would have been around the same as the subject property's width. The design of the proposed building also reduces the visual impact of the garage. The glazing on the balcony, the use of brick and metal materials, and the fenestrations at the front façade of the building can reduce the visual impact of the garage. As such, the intent of the by-law has been met.
29. Mr. Mackay stated that there are series of parking pads and integral garages throughout the neighbourhood and on Strachan Avenue. There are five integral garages and nine parking pads on the west side of Strachan Avenue between Queen Street West and Adelaide Street West. Therefore, the integral garage respects the existing character of the immediate area that includes both integral garages and parking spots.

Mr. and Ms. Boys' Evidence

30. Mr. Christopher Boys and Ms. Kristy Boys, owners of the property located at 174 Strachan Avenue, provided their oral testimony as participants. Each of their testimony was similar and based on their participant statement (Exhibit 5). Their

opposition to the appeal is based on the proposed building's height, density and integral garage, which they consider not minor in nature.

31. Ms. Boys disagreed with the boundaries of the neighbourhood as described by Mr. Mackay. Ms. Boys proposed a narrower definition of the neighbourhood that included the properties in Strachan Avenue and Massey Avenue between Queen Street West and Adelaide Street West. When outside this neighbourhood, there are more eclectic buildings including commercial buildings and residential buildings converted from warehouses, which are different from the house in the neighbourhood, Ms. Boys described.
32. Ms. Boys stated that the immediate study area should be Strachan Avenue between Richmond Street West and Queen Street West, which includes 162-184 Strachan Avenue on the west side (half block) and 161-187 Strachan Avenue on the east side. This area forms the "North Strachan" area and where the Boys live their day to day lives. North Strachan is proximate to the Trinity Bellwoods Park and is an area of beauty, historical significance and character dating back to the late 1800s.
33. Ms. Boys testified that unlike the broader area mentioned by Mr. Mackay, the North Strachan area did not experience any significant development and the houses are primarily old Victorian houses.
34. Mr. Boys and Ms. Boys had major concerns regarding the integral garage. They opposed the integral garage as it is not a feature of their neighbourhood. There will be an adverse impact as the residents in the neighbourhood without parking pads and guests of residents will have one street parking spot taken away. In addition, no other houses in North Strachan has a garage and only six houses in the neighbourhood have garages. This is because the houses in North Strachan have narrow lots. The six houses in the neighbourhood that have garages have wider lots and some are detached homes.
35. Ms. Boys testified that on street parking is already limited. There are 16 publicly available parking spaces on Strachan Avenue between Queen Street West and Adelaide Street West. There are 13 houses on the west side of Strachan Avenue without front pad parking, which would need to make use of the on street parking. There are also several houses on the east side of Strachan Avenue that may require on street parking as well.
36. Ms. Boys stated that if there is an increase in integral garages with driveways, there is a negative environmental impact with runoff and increased flooding. Further, an integral garage with another car with access to the side way will be a safety concern for young children walking down the sidewalk.
37. Ms. Boys testified that it is misleading to compare the properties on North Strachan with those on other streets. In other streets, there are condo properties adjacent next to commercial buildings, allowing them to have more space for larger buildings. It is also not appropriate to compare the large townhouses at 145-151 Strachan Avenue which are converted from warehouses. In addition, the applications for variance in

FSI were not all approved at the COA but by the Ontario Municipal Board (OMB), after the COA denied these applications. The OMB approvals do not align with the City's policy and they negatively impact the neighbours. By using the North Strachan as the immediate study area with 24 properties, Ms. Boys proposed that an FSI of 1.5 is appropriate, as the range for FSI in North Strachan is between 0.59 and 1.84 with average FSI of 1.37.

38. On cross-examination, Ms. Boys agreed that the schools, which are within easy walking distance, are not located within the neighbourhood defined by Ms. Boys. She agreed that the distance between Strachan Avenue and Niagara Street is about 287 m, the distance between Queen Street and King Street is around 360 m and the distance from Strachan Avenue to Shaw Street is around 215 m. She also agreed that the neighbourhood defined by Mr. Mackay is within 5 minutes walk from the subject property. Also, the residents in the area take advantage of the Trinity Bellwoods Park and the stores and restaurants on Queen Street West and King Street West.
39. Ms. Boys also agreed that the neighbourhood has experienced change in the form of replacement and renovation which reflect different styles, forms, building materials, and different heights.
40. Ms. Boys further acknowledged that her own property has a front parking pad but she needs the on street parking to be available for her guests.

ANALYSIS, FINDINGS, REASONS

41. Variance 10 (integral garage) was not previously before the COA. Counsel for the Appellant, Ms. Stewart, submitted that the original site plan (Exhibit 1, Appendix I) included the drawings for the integral garage. The zoning examiner did not include this variance in the Zoning Notice dated August 15, 2018 (Exhibit 2, Tab 7) and also did not include this variance in the Zoning Notice dated November 13, 2018 (Exhibit 2, Tab 8). The zoning examiner provided a revised Zoning Notice dated November 14, 2018 (Exhibit 2, Tab 9) after the Applicant's request to review the variances related to the integral garage.
42. The Notice of Decision of the COA refers to the building of an integral garage under "Purpose of the Application".
43. Based on the submissions and findings in the preceding paragraphs, I am satisfied that the integral garage was part of the plans in the original site plan and the design for the garage remains the same in the amended plans. Furthermore, the changes in the variance are minor. I have determined that no further notice is required pursuant to s. 45(18.1.1) of the Act.

44. I considered the definitions of neighbourhood and the immediate study area of Ms. Boys and Mr. Mackay. I have concluded that Mr. Mackay's definition of the neighbourhood and immediate study area are appropriate and adheres to the Official Plan more closely than Ms. Boys' definitions. Ms. Boys' neighbourhood is part of a larger area which would have been accessed by the residents of the subject property and surrounding property in their daily lives.
45. Mr. Boys and Ms. Boys opposed the applications stating that the houses in their neighbourhood are mostly old Victorian houses (greater than a 100 years old) and the proposed building will not fit harmoniously with these Victorian houses. I note that the current building on the subject property is not a Victorian house and there are new townhouses at 145-151 Strachan Avenue, which are part of Ms. Boys' description of the neighborhood. I do not accept that properties because of their architectural structure, size, or date of construction should be excluded from determining the various aspects of a neighbourhood, such as the range of density in the neighbourhood. In fact, all residential properties in a neighbourhood should be considered in order to comprehensively assess the characteristics of a neighbourhood.
46. The applications for minor variances do not conflict with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, 2017, as these policies are centered on intensification and the variances promote intensification and redevelopment of land.
47. Variances 1 and 11 are substantively the same and deal with the rear yard setback. The proposed rear yard setback provides adequate separation between the building on the west of the subject property, given that the setback is 3.6 m, which is more than the current existing setback at 2.2 m. (Exhibit 1, Appendix J).
48. With respect to the building depth variance in Variance 4, I have accepted Mr. Mackay's testimony without the need to further elaborate through analysis. I note that there are 16 approved variances in the neighbourhood that permit variances with respect to the building depth, including 100 Massey Street, which has a permitted depth of 20.73 m (Exhibit 1, Appendix K).
49. Variances 2, 3, 12 and 13 deal with the side lot line and side yard line setback and main wall distances. They reflect an existing condition which is adopted in the Revised Site Plans.
50. Variance 5 deals with the variance in building height of the side exterior wall with height of 11.73 m, where the permitted height is 9.5 m. The proposed building will be between two townhouses on the north and south side, with no access between these houses. As such the increase in the side wall height will not have any adverse impact on these adjacent properties. The step back of the second storey from the first storey and the step back of third storey from the second storey at the rear, breaks the continuity of the side main walls. Further, the third-floor wall which does not continue along the full length of the building.

51. The by-law related to the floor space index as stated in Variance 6 purports to maintain massing of development that is compatible with the neighbourhood. I note that the immediate area surrounding the subject property has buildings with higher FSI than the permitted 1.0. For example, on Massey Street (which is the block west of Strachan Avenue), between Queen Street West and Adelaide Street West, 5 properties have FSI ranging from 1.26 to 1.92 (44, 79, 98, 111 and 123 Massey Street; Exhibit 1, Appendix K). Further, the proposed FSI of 1.89 is within the range of FSI found in the immediate study area, which is between 0.52 and 2.52 (Exhibit 1, Appendix E). The majority of the proposed massing will be in the middle of the building, which will not be readily visible from the street.
52. Variances 7 and 14 are required to accommodate the proposed balcony on the first floor. I accept Mr. Mackay's testimony with respect to these variances without the need for further analysis.
53. Variances 8 and 9 relate to restrictions regarding front yard landscaping. The subject property is situated in an urban neighbourhood where many of the properties do not have significant landscaping in the front. The Revised Site Plan provides for front yard landscaping. Although minimal, it is an improvement from the existing condition of no front yard landscaping. The permeable pavers on the driveway may also assist in the improvement of the landscaping.
54. With respect to Ms. Boys' concern about driveways possibly increasing the flooding in the immediate area, I do not have any evidence before me to analyse or substantiate this.
55. Variance 10 deals with the proposal for an integral garage, which is strongly opposed by Mr. and Ms. Boys. Mr. and Ms. Boys have valid concerns about the implementation of an integral garage. The removal of an on street parking space for general use will result in the residents in the immediate area surrounding the subject property to have a reduction in the already limited number of on street parking spots.
56. The intent of the City's zoning by-law is to ensure that each property provides for one parking space. Further, with respect to integral garages on lots with a small width, the intent of the zoning by-law is to reduce the visual impact and dominance of garages along the streets. The front façade of the proposed building with glazing on the balcony, use of fenestrations and the use of different building materials reduces the visual impact of the garage.
57. The effect of a parking pad and an integral garage is the same – it results in the loss of an on-street parking spot. Mr. and Ms. Boys oppose the proposal of an integral garage but are taking advantage of their parking pad, which most likely resulted in the loss of an on-street parking space. The proposed integral garage is a better option than a front parking pad, as the visual impact from the street is more positive than having a car at the front of the building. An integral garage is also in line with the City's zoning by-law requirement to provide for parking for each property and is a better option than on-street parking from a planning perspective.

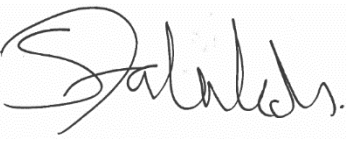
58. As elaborated in the preceding paragraphs, I have considered the evidence of both Mr. Mackay and the participants. I am satisfied that the variances taken individually and collectively meet the four tests.

59. The two conditions are also appropriate for the approval of the variances.

DECISION AND ORDER

60. All requested variances identified in the Zoning Notice dated November 14, 2018 (Exhibit 2, Tab 9) and attached to this decision as Attachment "1" are approved subject to the following conditions:

- (a) The proposed dwellings shall be built substantially in accordance with the Site Plan and Elevations identified as A0.0 to A6.1, dated November 9, 2018 (for revision no. 6) and prepared by Gabriel Fain Architect (Exhibit 1, Appendix J), which is Attachment "2".
- (b) The driveway shall be constructed with permeable pavers.

X 

Shaheynoor Talukder
Panel Chair, Toronto Local Appeal Body

Attachment “1”

List of Variances

City-wide Zoning By-law No. 569-2013

1. The required minimum rear yard setback is 7.50 m. The proposed rear yard setback is 3.60 m. [10.10.40.70.(2) Minimum Rear Yard Setback]
2. The required minimum side yard setback for a townhouse is 0.45 m. The proposed side yard setback is 0.00 m. on the north side and 0.00 m. on the south side. [10.10.40.70.(4)(C) Reduced Minimum Side Yard for Walls with No Windows or Doors on Specified Buildings]
3. The required minimum distance between main walls for a townhouse is 2.00 m. where there are no openings to dwelling units in those main walls. The proposed new ground floor rear addition and new full third storey addition will have a distance between main walls of 0.00 m. on the north side and 0.89 m. on the south side. [10.10.40.80.(1)(A) Distance Between Main Walls of the Same Townhouse or Apartment Building]
4. The permitted maximum building depth for a townhouse is 14.00 m. The proposed building depth is 15.29 m. [10.10.40.30.(1)(B) Maximum Building Depth]
5. The permitted maximum height of all side exterior main walls facing a side lot line is 9.50 m. The proposed height of the side exterior main walls facing a side lot line for the new full third storey addition is 11.73 m. [10.10.40.10.(2)(B)(ii) Maximum Height of Specified Pairs of Main Walls]
6. The permitted maximum floor space index is 1.00 times the area of the lot: 107.90 square m. The proposed new ground floor rear addition and new full third storey addition will increase the existing floor space index 1.89 times the area of the lot: 203.40 square m. [10.10.40.40.(1)(A) Floor Space Index]
7. A platform without main walls, attached to or less than 0.30 m. from a building, with a floor higher than the first floor of the building above established grade may encroach 0.76 m. into the required front yard setback, if it is no closer to a side lot line than the required side yard setback. The proposed new second floor front balcony encroaches 1.10 m. into the required front yard setback. [10.5.40.60.(1) Platforms]
8. On a lot with a townhouse with a lot frontage less than 6.00 m., or a townhouse dwelling unit less than 6.00 m. wide, the front yard, excluding a permitted driveway, must be landscaping: 8.12 square m. In this case, 0.38 times the area of the front yard front yard not covered by a permitted driveway is landscaping:

3.10 square m. [10.5.50.10.(1)(A) Front Yard Landscaping for Certain Types of Residential Buildings]

9. On a lot with a townhouse, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 6.09 square m. The proposed front yard soft landscaping area is 10 percent of the required front yard landscaping: 0.82 square m. [10.5.50.10.(1)(D) Front Yard Landscaping for Certain Types of Residential Buildings]
10. Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.60 m. The existing lot frontage 5.28 m. [10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]

Toronto Zoning by-law No. 438-86

11. The by-law requires a building to have a minimum rear yard setback of 7.50 m. The proposed rear yard setback is 3.60 m. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min]
12. The by-law requires a row house in a R3 district to have a side lot line setback of 0.45 m., where the side wall contains no openings. The proposed new ground floor rear addition, new second floor rear balcony and new full third storey addition will have a side yard setback of 0.00 m. on the north side and 0.00 m. on the south side. [6(3) Part II 3.C(I) - Side Lotline Setback, 0.45 m Min (Wall Without Openings)]
13. The by-law requires a building to be located no closer than 0.90 m. to the side wall of an adjacent building that contains no openings. The proposed new ground floor rear addition and new full third storey addition will be located 0.00 m. from the adjacent building on the north side and 0.89 m. from the adjacent building on the south side. [6(3) Part II 3(I) - Setback From Adjacent Building Without Openings]
14. The by-law requires a building on an inside lot to have a minimum front lot line setback of 0.52 m. The proposed new second floor front balcony will have front lot line setback of 0.43 m. [6(3) Part II 2(II) - Front Lotline Setback, Building On An Inside Lot]

ISSUED TO TLAB

ARCHITECTURAL

- A-0.1

A-1.1

A-1.2

A-1.2A

A-1.2B

A-1.4

A-1.5

A-1.6

A-1.7

A-1.8
- SURVEY

SITE PLAN

EXISTING BASEMENT PLAN

EXISTING GROUND FLOOR PLAN

EXISTING SECOND FLOOR PLAN

GARAGE ENTRY & BASEMENT PLAN

GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

ROOF PLAN

- A-5.1

A-5.2

A-5.3

A-5.4
- EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

- A-6.1
- EAST/WEST SECTION



VIEW LOOKING WEST ON STRACHAN AVENUE SHOWING REVISED MASSING AND ARTICULATION

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REVISIONS

6	ISSUED FOR TLAB	11.9.2018
5	RE-ISSUED FOR ZCC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

EXISTING

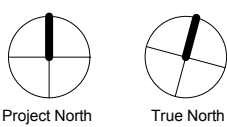
PROPOSED

112.4.2018Revision 1

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168 STRACHAN AVENUE
M6J 2S9



SCALE

ISSUE DATE12.4.2018


ISSUED TO TLAB



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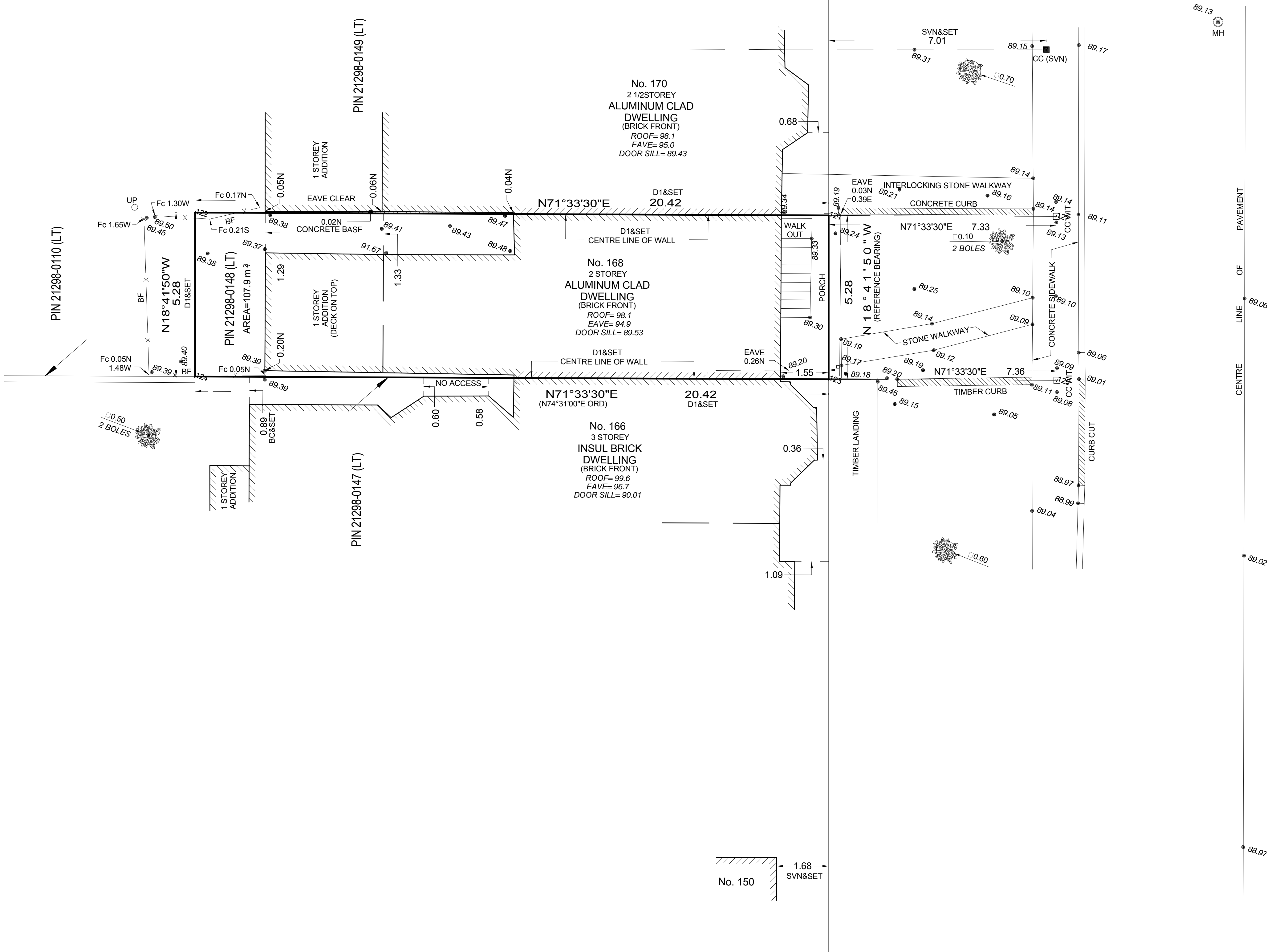
	EXISTING
	PROPOSED

- LEGEND:
- | | | |
|---|---------|---|
|  | DENOTES | SURVEY MONUMENT FOUND |
|  | DENOTES | SURVEY MONUMENT PLANTED |
| IB | DENOTES | IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| CC | DENOTES | CUT CROSS |
| CP | DENOTES | CONCRETE PIN |
| WIT | DENOTES | WITNESS MONUMENT |
| O/U | DENOTES | ORIGIN UNKNOWN |
| N | DENOTES | NORTH |
| S | DENOTES | SOUTH |
| E | DENOTES | EAST |
| W | DENOTES | WEST |
| Fc | DENOTES | FENCE |
| CLF | DENOTES | CHAIN LINK FENCE |
| BF | DENOTES | BOARD FENCE |
| P & W | DENOTES | POST AND WIRE FENCE |
| UP | DENOTES | UTILITY POLE |
| MH | DENOTES | MANHOLE |
| D1 | DENOTES | INST. No. CT462163 |
| P1 | DENOTES | PLAN 63R-2381 |
| ORD | DENOTES | PLAN OF ORDINANCE RESERVE |
| SVN | DENOTES | SPEIGHT & VAN NOSTRAND, O.L.S. (July 6, 1981) |

 0.50 DENOTES TREE TRUNK DIAMETER

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

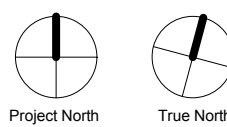
STRACHAN AVENUE
BY ORDINANCE RESERVE PLAN
PIN 21244-0066 (LT)



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168 STRACHAN AVENUE
M6J 2S9



SCALE 1 : 75
ISSUE DATE 12.4.2018

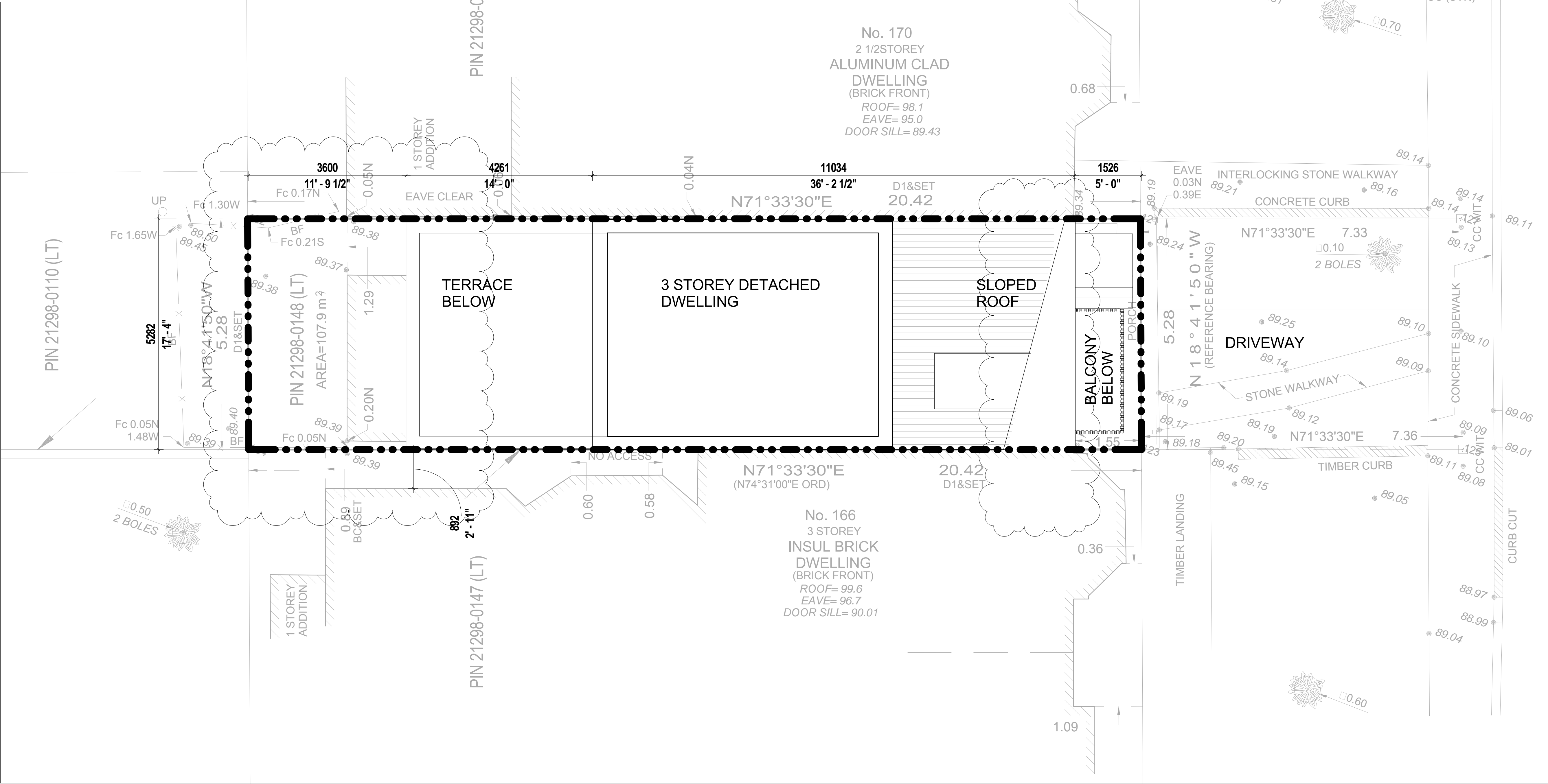
SURVEY

DEVELOPMENT DATA

	EXISTING	PROPOSED
LOT AREA	107.9 sm (1161.43 sf)	
BUILDING AREA (GFA)		
BASEMENT	79.5 sm (856.8 sf)	80.5 sm (866.7 sf)
GROUND FLOOR	79.5 sm (856.8 sf)	80.5 sm (866.7 sf)
SECOND FLOOR	64.7 sm (697.1 sf)	71.1 sm (766.0 sf)
THIRD FLOOR		51.8 sm (557.7 sf)
TOTAL (GFA)	144.3 sm (1,553.9 sf)	203.4 sm (2,190.4 sf)
FLOOR SPACE INDEX (FSI)	1.34	1.88
BUILDING HEIGHT	8.9 m (29' 2 1/2")	12 m (32'10")
PARKING	0 SPACE	1 SPACE
SETBACKS - MEASURED FROM CLOSEST POINT OF LOT LINE TO BUILDING		
FRONT	1.5 m (5'0")	1.5 m (5'0")
REAR	2.2 m (7'5")	3.6 m (11'9 1/2")
SIDE NORTH		
SIDE SOUTH		

LANDSCAPE CALCULATION REFER TO A-1.5 GROUND FLOOR PLAN

FRONT YARD AREA:	8.12 sm (87.41 sf)
FRONT YARD LANDSCAPING:	3.1 sm (33.76 sf)
FRONT YARD SOFT LANDSCAPE:	0.82 sm (8.87 sf)



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1	ISSUED FOR ZCC	2.12.2018

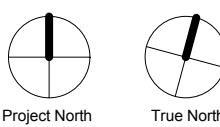
EXISTING
PROPOSED

1 12.4.2018 Revision 1

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168 STRACHAN AVENUE
M6J 2S9



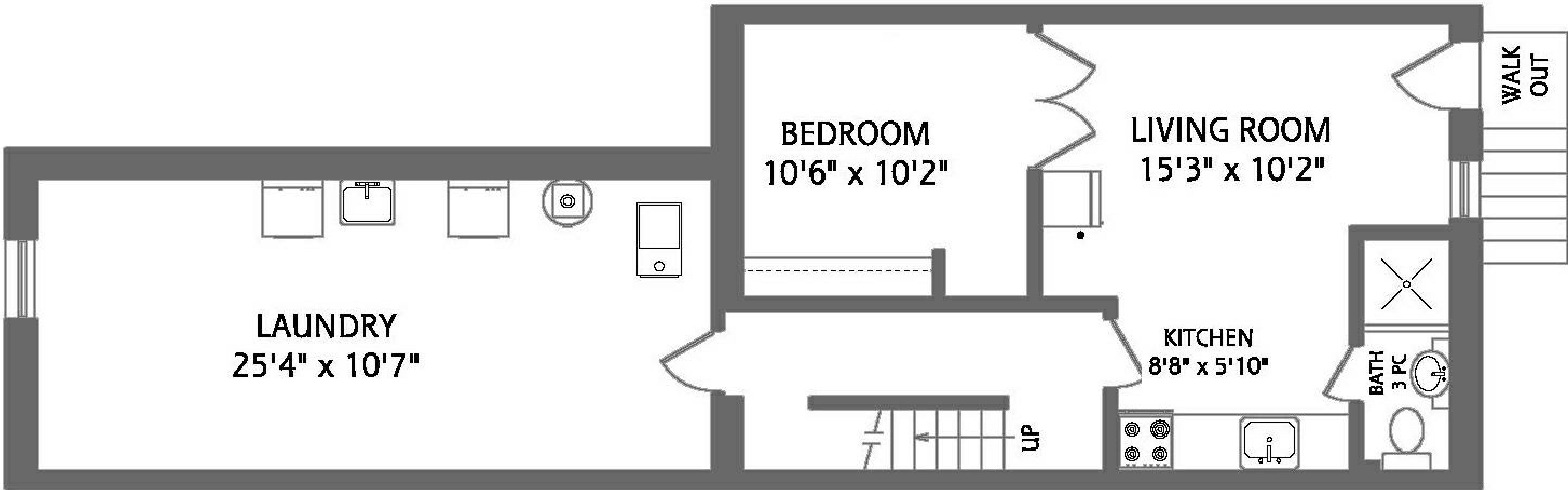
SCALE 1 : 50
ISSUE DATE 12.4.2018

SITE PLAN

A-1.1

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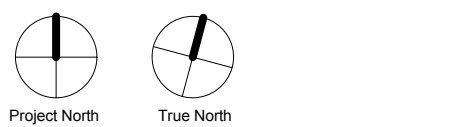
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1	ISSUED FOR ZCC	2.12.2018



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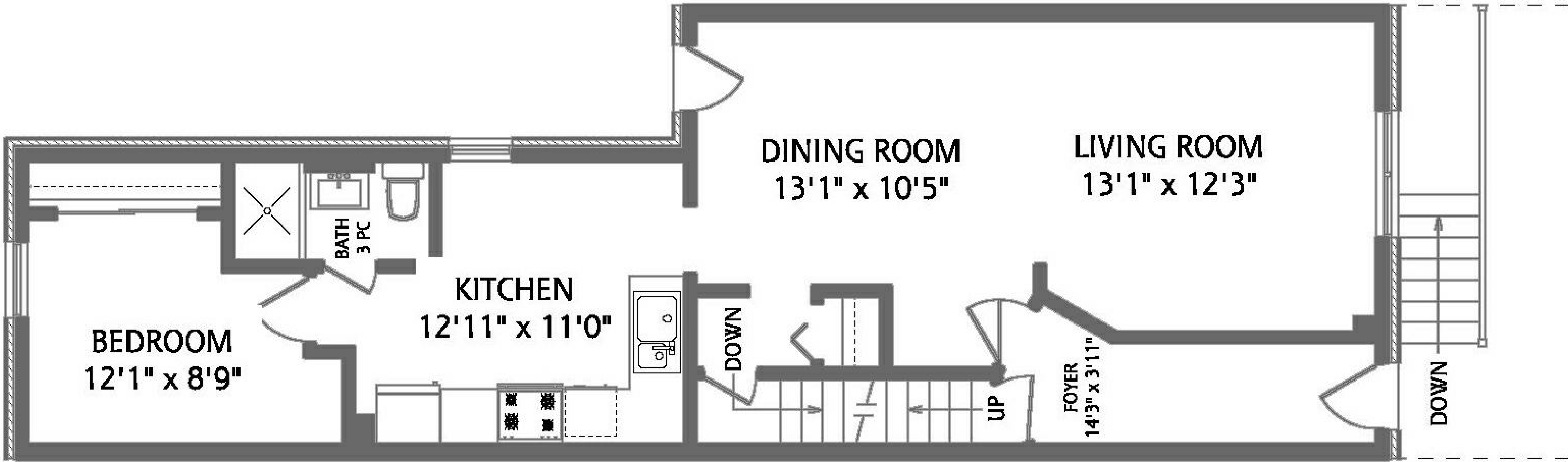
SCALE 1 : 30
ISSUE DATE 12.4.2018

**EXISTING BASEMENT
PLAN**

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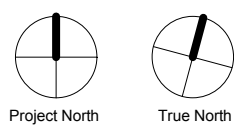
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5	RE-ISSUED FOR ZCC	10.25.2018
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168 STRACHAN AVENUE
M6J 2S9



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ISSUE DATE 12.4.2018

**EXISTING GROUND
FLOOR PLAN**

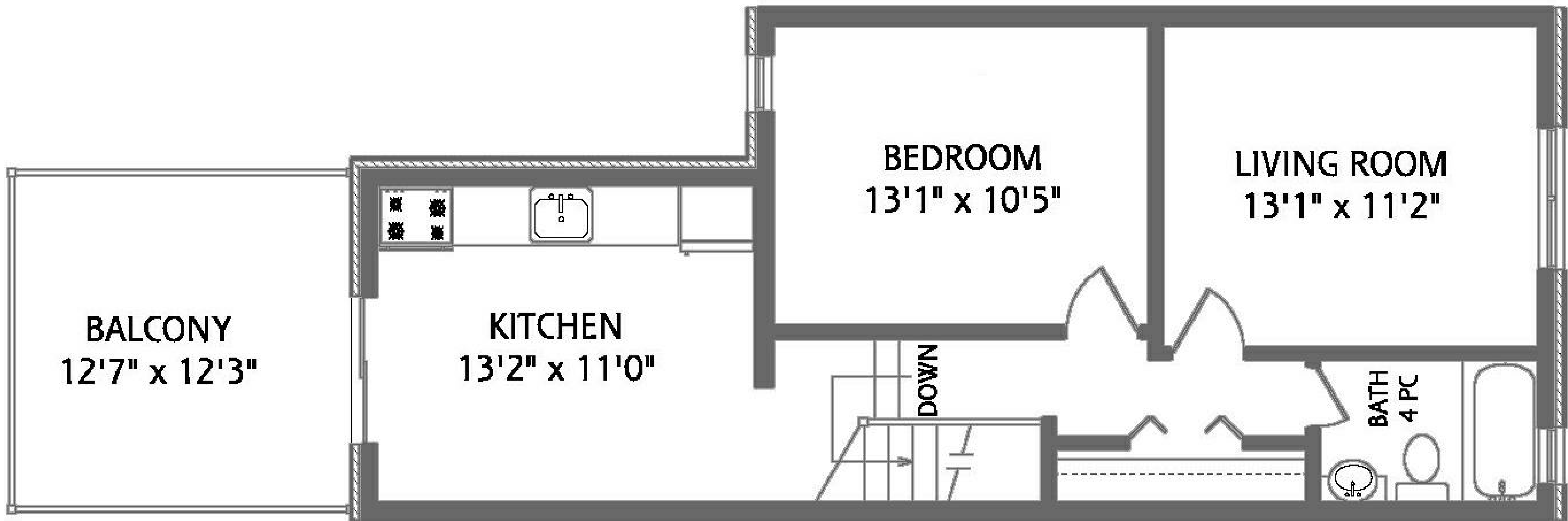
A-1.2A

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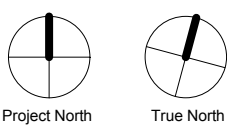
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1	ISSUED FOR ZCC	2.12.2018



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M6J 2S9



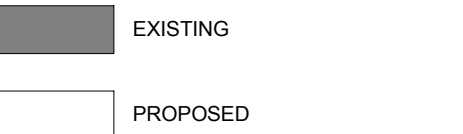
SCALE 1 : 30
ISSUE DATE 12.4.2018

EXISTING SECOND
FLOOR PLAN

A-1.2B

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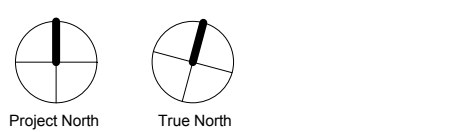


1	12.4.2018	Revision 1
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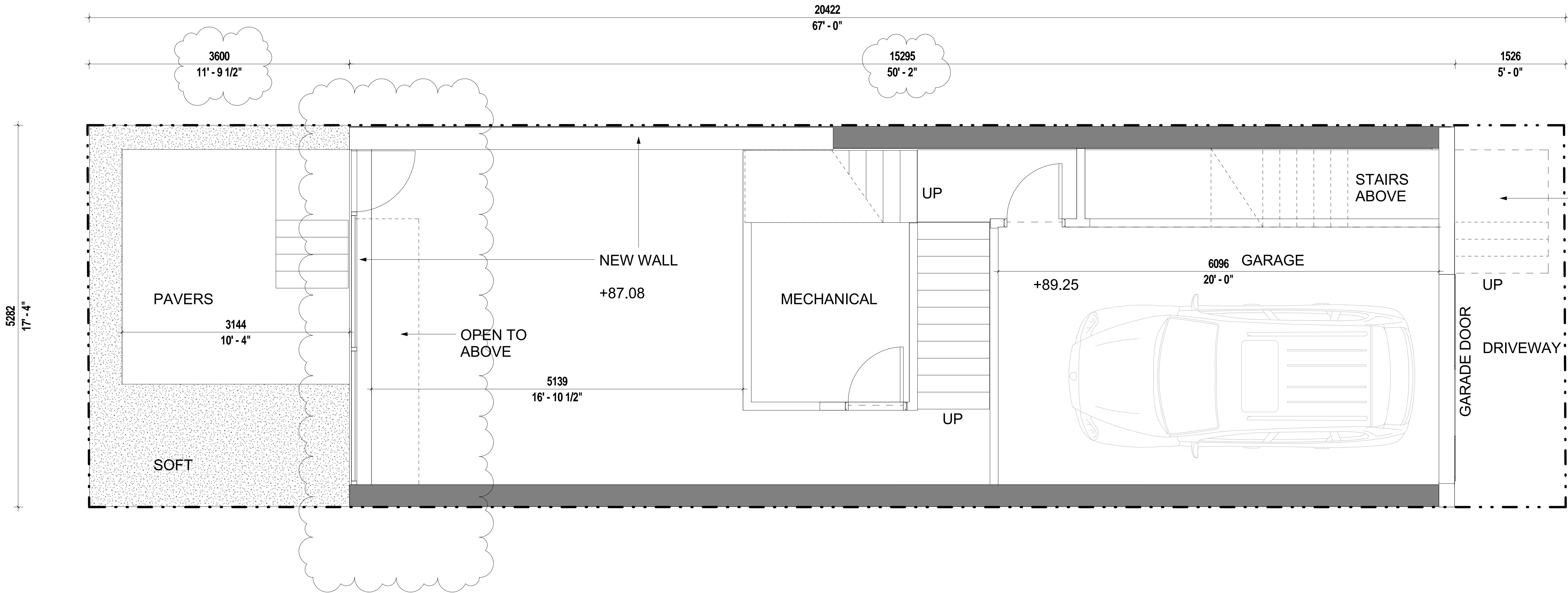
168 STRACHAN AVENUE
M6J 2S9



SCALE 1 : 30
ISSUE DATE 12.4.2018

GARAGE ENTRY & BASEMENT

A-1.4

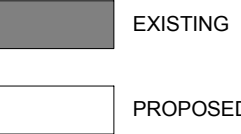


FOR ENTRY & STAIR
& FRONT
LANDSCAPE
SEE A-1.5

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1	ISSUED FOR ZCC	2.12.2018

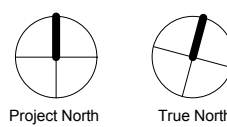


1 12.4.2018 Revision 1

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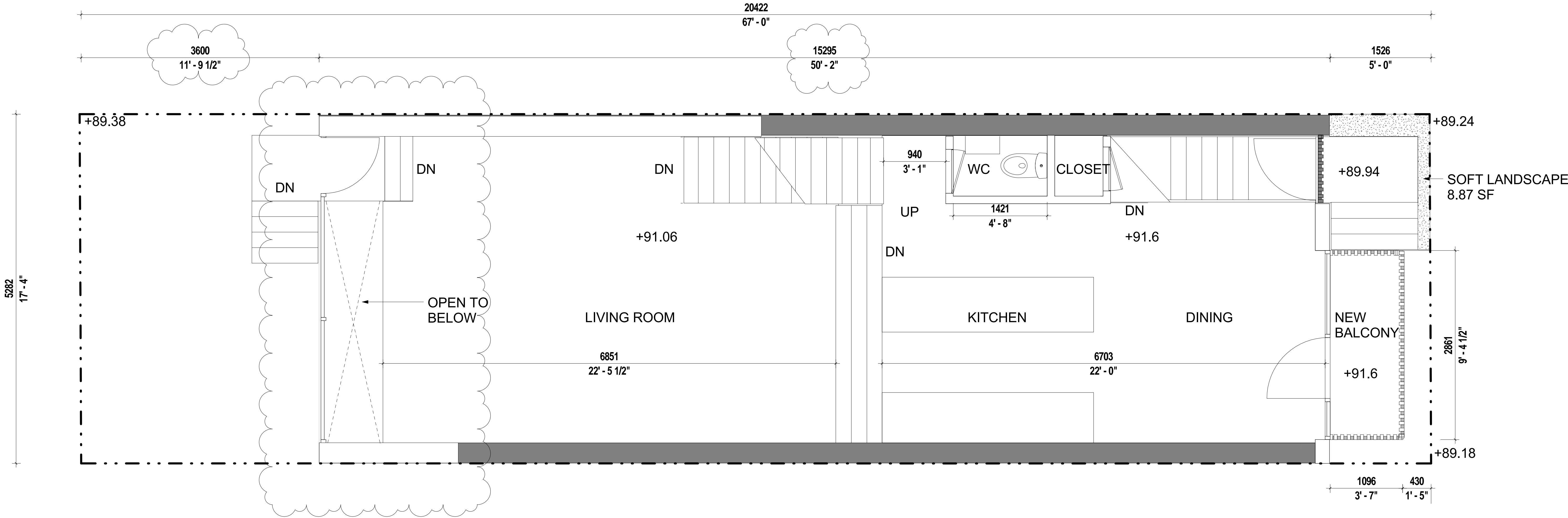
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SCALE 1 : 30
ISSUE DATE 12.4.2018

GROUND FLOOR

A-1.5



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2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

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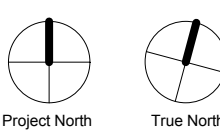
PROPOSED

1 12.4.2018 Revision 1

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168 STRACHAN AVENUE
M6J 2S9

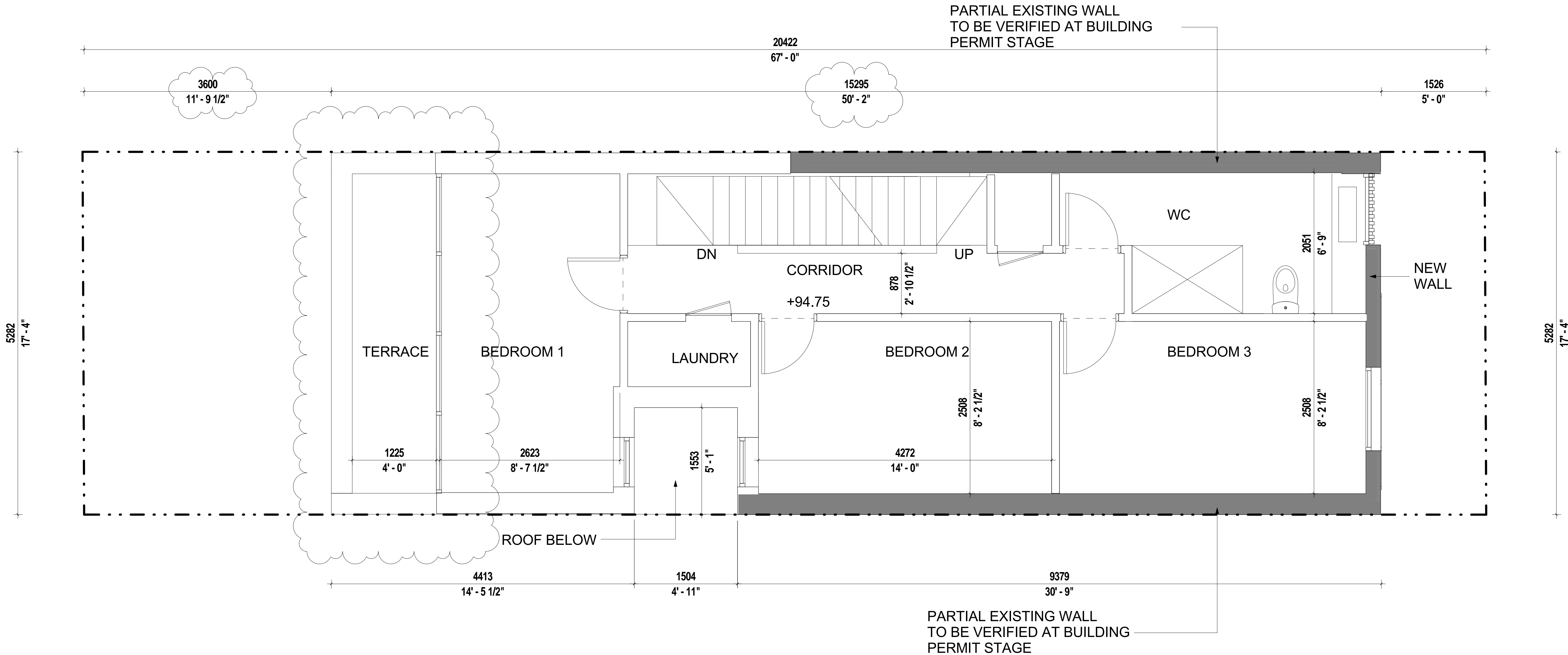


SCALE 1 : 30

ISSUE DATE 12.4.2018

SECOND FLOOR

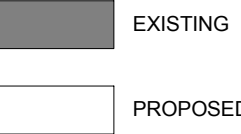
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4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZZC	3.16.2018
1	ISSUED FOR ZZC	2.12.2018

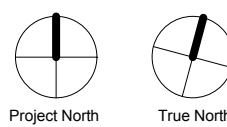


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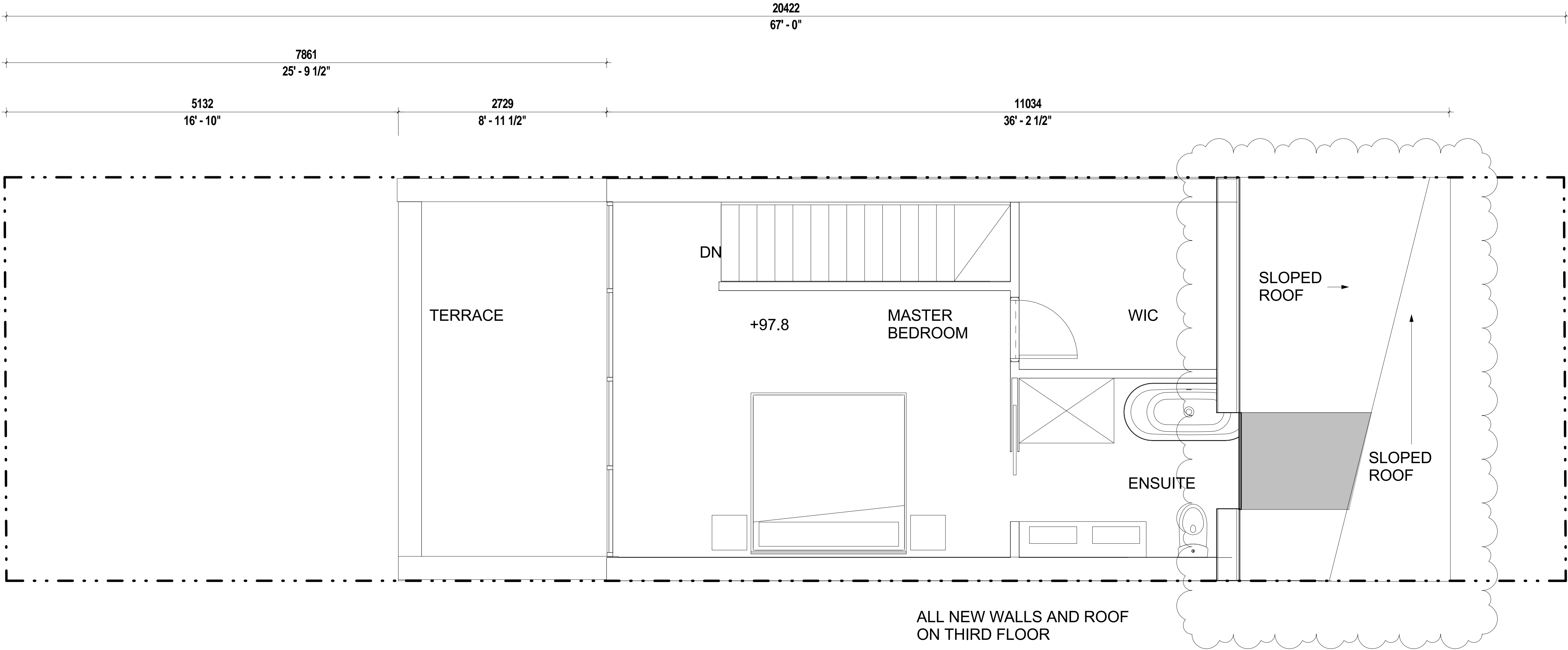
168 STRACHAN AVENUE
M6J 2S9



SCALE 1 : 30
ISSUE DATE 12.4.2018

THIRD FLOOR

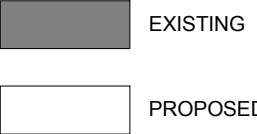
A-1.7



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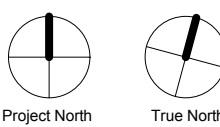


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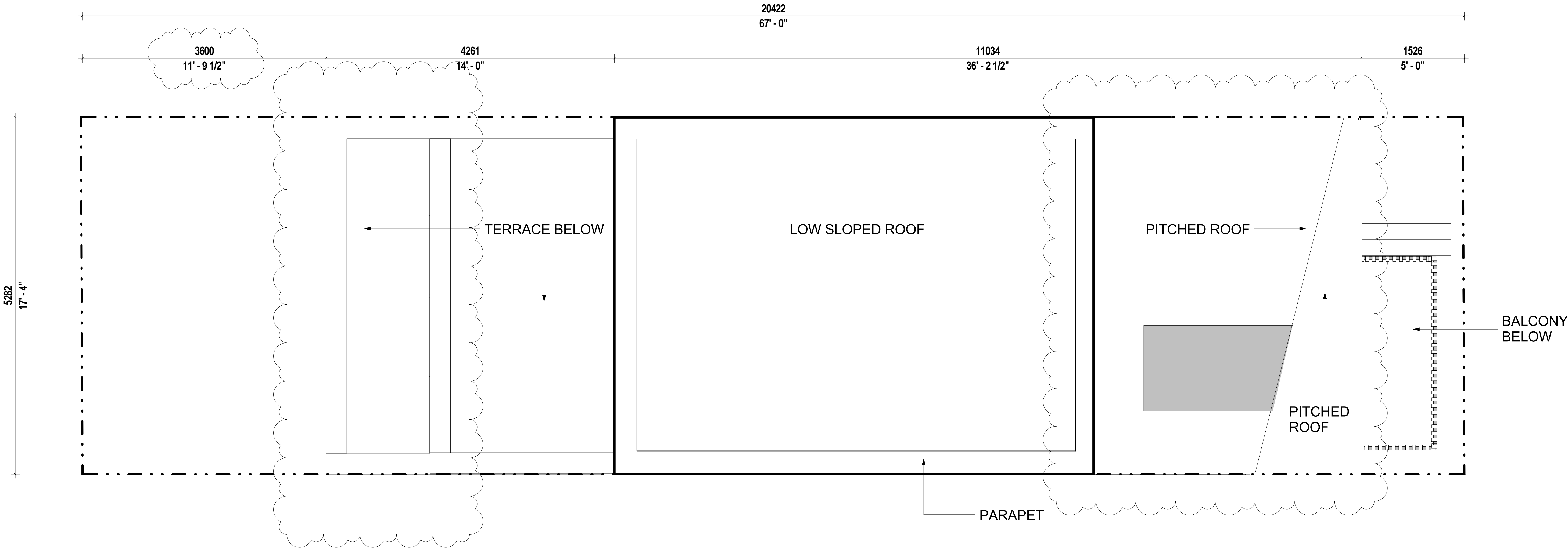
168 STRACHAN AVENUE
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SCALE 1 : 30
ISSUE DATE 12.4.2018

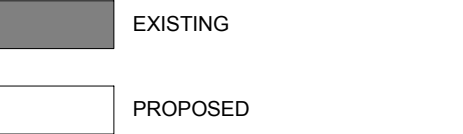
ROOF PLAN

A-1.8



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REVISIONS		
6	ISSUED FOR TLAB	11.9.2018
5	RE-ISSUED FOR ZCC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

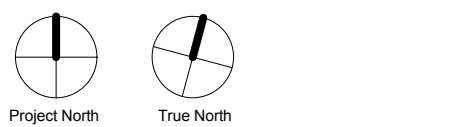


1 12.4.2018 Revision 1

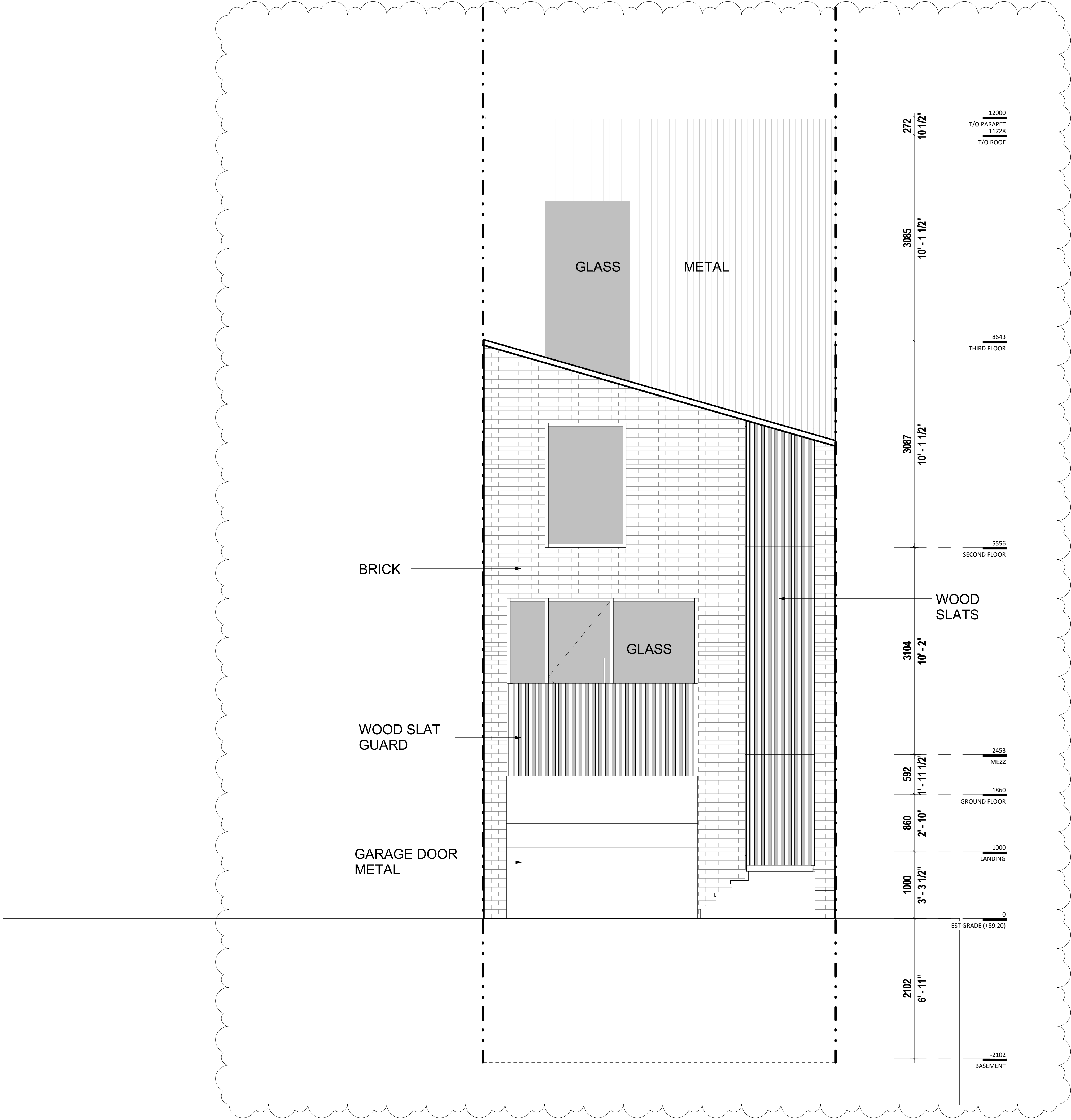
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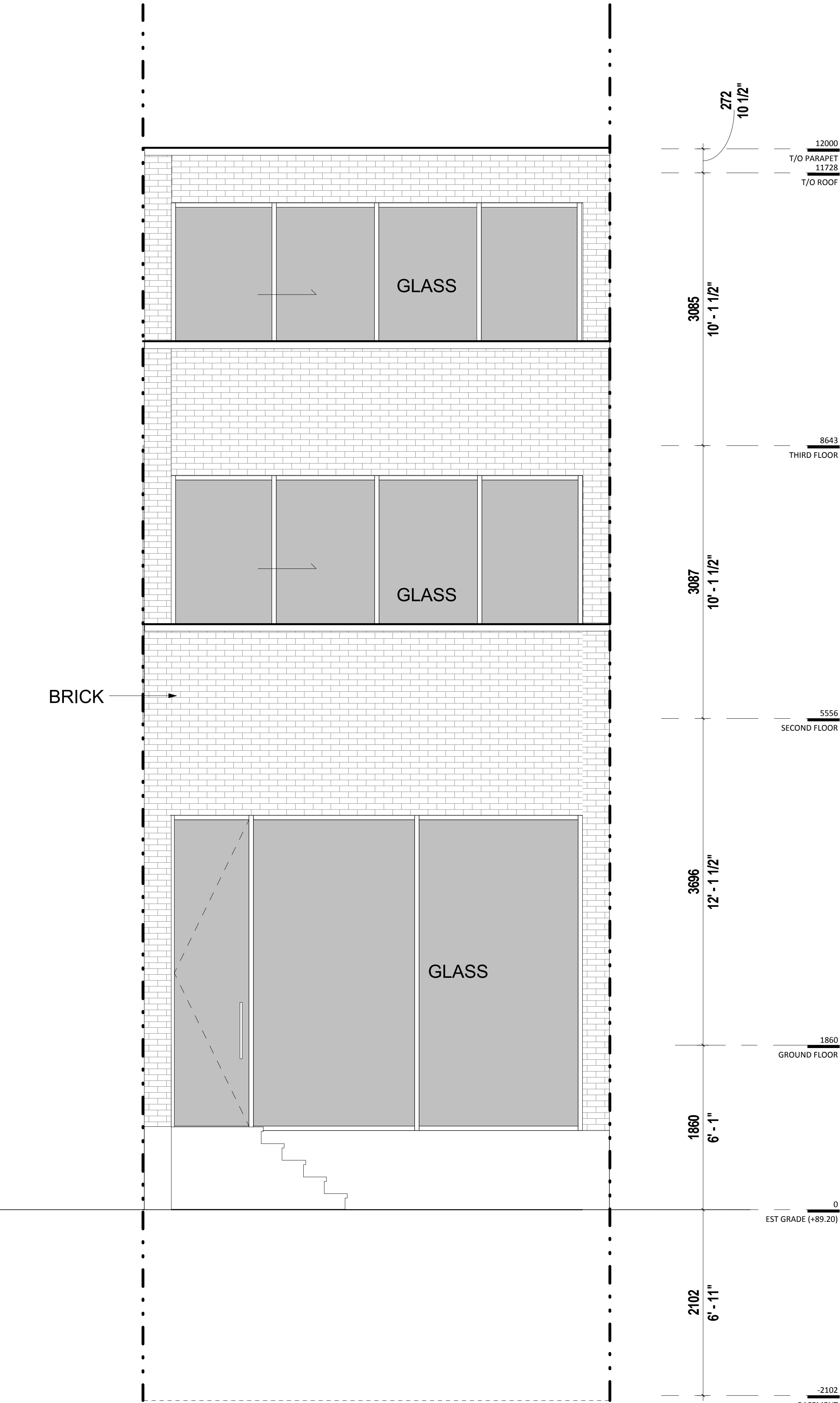


168 STRACHAN AVENUE
M6J 2S9



SCALE 1 : 30
ISSUE DATE 12.4.2018
EAST ELEVATION





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REVISIONS		
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5	RE-ISSUED FOR ZCC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

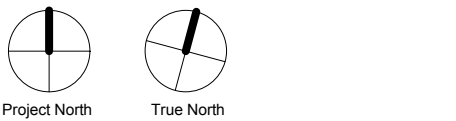
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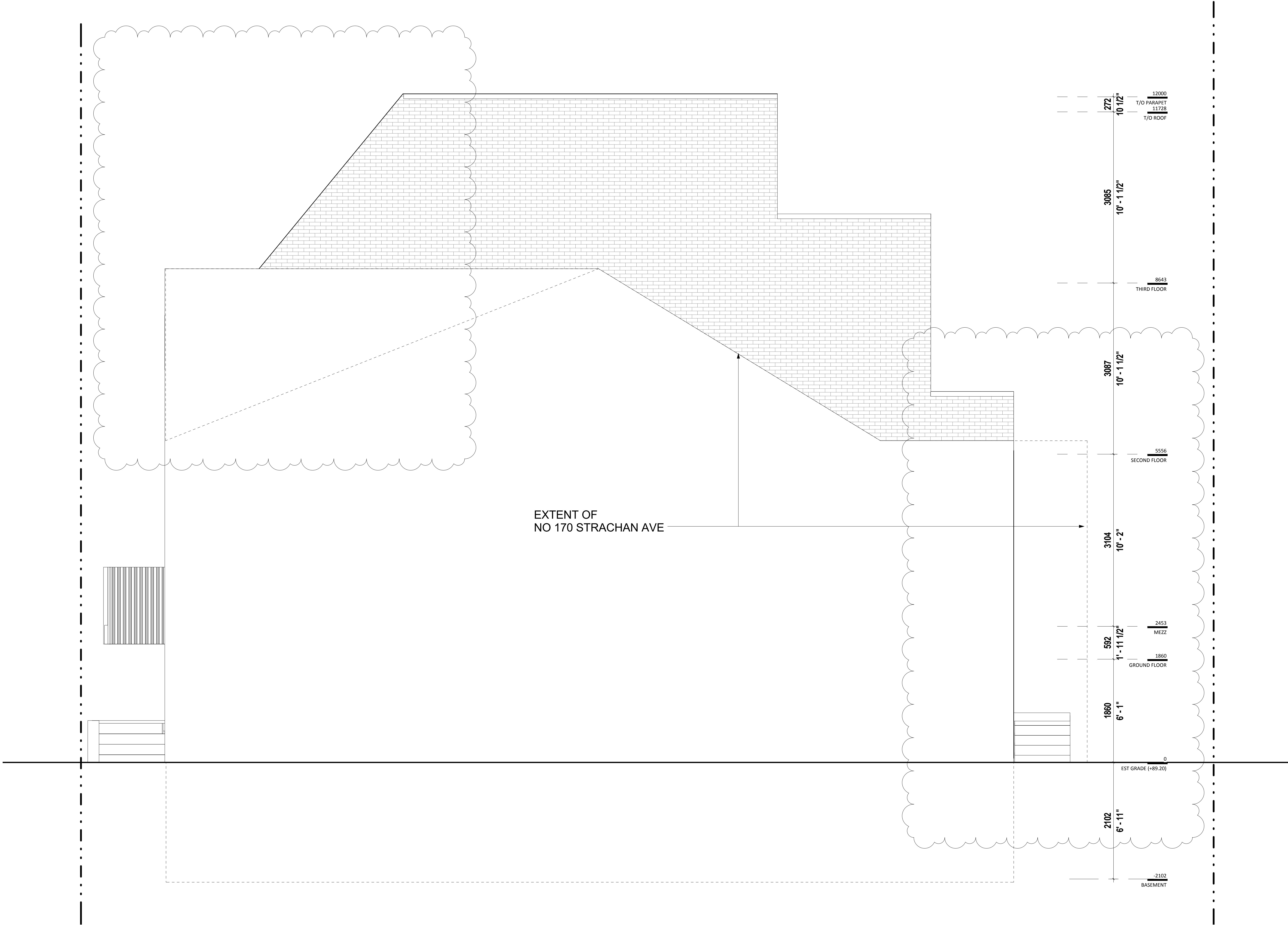


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SCALE 1 : 30
ISSUE DATE 12.4.2018

WEST ELEVATION



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REVISIONS		
6	ISSUED FOR TLAB	11.9.2018
5	RE-ISSUED FOR ZCC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

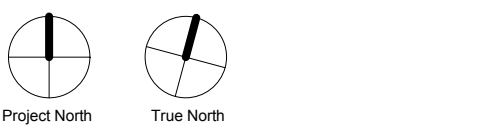
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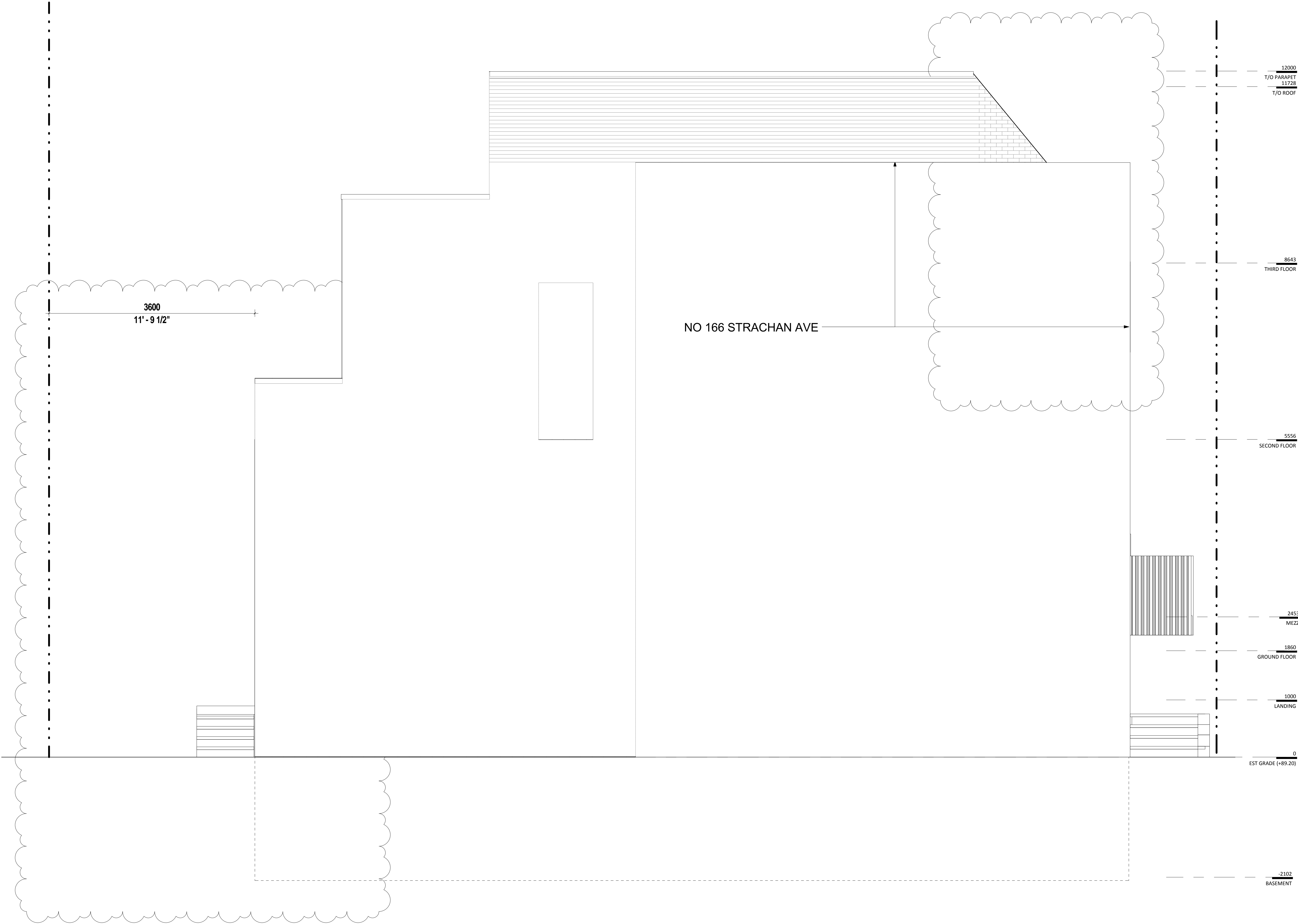


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M6J 2S9



SCALE 1 : 30
ISSUE DATE 12.4.2018
NORTH ELEVATION

A-5.3



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REVISIONS		
6	ISSUED FOR TLAB	11.9.2018
5	RE-ISSUED FOR ZCC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZCC	3.16.2018
1	ISSUED FOR ZCC	2.12.2018

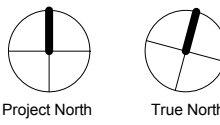
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1 12.4.2018 Revision 1

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M6J 2S9



SCALE 1 : 30
ISSUE DATE 12.4.2018

SOUTH ELEVATION

A-5.4

PROPERTY LINE

PROPERTY LINE

3600
11' - 9 1/2"

TERRACE

BEDROOM 1

LIVING

REC ROOM

MASTER BEDROOM

EXISTING BUILDING
SHOWN DASHED

BEDROOM 2

ENSUITE

BEDROOM 3

DINING/KITCHEN

BALCONY

GARAGE

CRAWL SPACE/UTILITY

12000
T/O PARAPET
11728
T/O ROOF

8643
THIRD FLOOR

5556
SECOND FLOOR

2453
MEZZ

1860
GROUND FLOOR

1000
LANDING

745
2' - 5 1/2"

EST GRADE (+89.20)

-2102
BASEMENT

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REVISIONS

6	ISSUED FOR TLAB	11.9.2018
5	RE-ISSUED FOR ZZC	10.25.2018
4	RE-ISSUED FOR COFA	8.3.2018
3	ISSUED FOR COFA	3.20.2018
2	RE-ISSUED FOR ZZC	3.16.2018
1	ISSUED FOR ZZC	2.12.2018

EXISTING

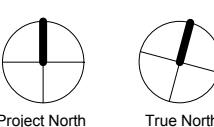
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SCALE 1 : 30

ISSUE DATE 12.4.2018

EAST/WEST SECTION

A-6.1