

DECISION AND ORDER

Decision Issue Date Friday, June 28, 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): MANUEL FERRAZ

Applicant: MANUEL FERRAZ

Property Address/Description: 119 PLAYFAIR AVE

Committee of Adjustment Case File: 18 203311 NNY 15 MV

TLAB Case File Number: 18 244637 S45 15 TLAB

Motion Hearing date: Thursday, June 06, 2019

DECISION DELIVERED BY DINO LOMBARDI

APPEARANCES

Name	Role	Representative
Maria Ferraz	Owner	
Manuel Ferraz	Appellant	Amber Stewart
Franco Romano	Expert Witness	

INTRODUCTION

This is an appeal from a decision of the North York Panel of the City of Toronto (City) Committee of Adjustment (COA) refusing variances to permit the legalization and maintenance of the existing front porch and rear deck at 119 Playfair Avenue (subject property).

The subject property is located on the south side of Playfair Avenue, east of Caledonia Road, south of Lawrence Avenue, within the former municipality of North York. The

property is occupied by a two-storey detached dwelling and detached garage that are substantially completed following the City issued building permit of December 23, 2015. The proposal before the Toronto Local Appeal Body (TLAB) would permit the dwelling and garage to be completed while legalizing and maintaining the front porch and rear deck.

BACKGROUND

The Appellant, Manuel Ferraz, applied to the COA in 2015 in respect of a minor variance application to permit the construction of a new two-storey dwelling with a detached garage on the subject property. The application was partially approved by the COA, but certain variances were refused.

The Appellant appealed to the (then) Ontario Municipal Board (OMB) and in a decision dated September 11, 2015, the OMB approved the application subject to conditions. The Appellant has since obtained building permits from the City and substantially completed construction of the new dwelling and rear garage. However, certain aspects of the as-built construction are inconsistent with the approved building permits. As such, the Appellant submitted a minor variance application to the COA to facilitate the maintenance, recognition and retention of the revisions as built, including to legalize and maintain the existing front porch and rear deck.

A total of 12 variances to both Zoning By-law 7625 (former By-law) and the new harmonized Zoning By-law 569-2013 (new By-law) were considered by the COA. On September 26, 2018, the COA refused the minor variance application and the Appellant appealed the decision to the TLAB, which set a Hearing Date of March 26, 2019, to hear the appeal.

The TLAB issued a Notice of Hearing (Form 2) on November 14, 2018, setting out several deadlines and received no additional Notices of Intention to be a Party or Participant to this matter by the requisite due date of December 4, 2018, established in the above referenced Notice.

However, on February 20, 2019 the TLAB received an email from Michael Presutti, MEP Design Inc., on behalf of the owners of 121 Playfair Avenue (his parents), the neighbours immediately to the west of the subject property. In that email, Mr. Presutti advised that he was representing the owners and advised that he had provided a deputation on behalf of 121 Playfair at the September 26, 2018 COA Hearing in opposition to the application.

He further advised that the owners had only recently been informed, indirectly, by another neighbour of the appeal application filed with the TLAB and the forthcoming Hearing on March 26th. He noted that the COA had erred in failing to properly inform the owners, or their representative (Mr. Presutti), of the appeal despite having been identified as interested parties at the COA Hearing.

As a result, Mr. Presutti requested that the scheduled TLAB Hearing regarding the subject property be postponed to a later date to allow the owners of 121 Playfair adequate time to review the application and documents before the TLAB and to seek professional consultation. In addition, he requested an adjournment to allow his clients the opportunity to formally request 'Party' status at the March 26, 2019 Hearing.

As the presiding Member, I directed TLAB staff to advise Mr. Presutti, via email on February 27, 2019, of the policy direction provided by the TLAB Chair dealing with the issue of election of status after the expiry of the time set out by the TLAB's Rules of Practice and Procedure (Rules), in a Notice of Hearing for such election and after the delivery of any Witness Statements.

"Where a person requests Party or Participant status after expiry of the due date set out in the Rules and after the delivery of any Witness Statement, whether or not the person participated before the initial decision of the COA, no rights, privileges or obligations shall be afforded or extended to such individuals in respect of the proceedings before the TLAB."

He was further advised that the Hearing, generally, is public and open for attendance by the individual and, further, that the presiding Member would deal with such a request as a preliminary matter prior to the commencement of the Hearing. The Member may or may not, at his or her discretion, on request admit an oral statement by the individual(s) and admit documentary submissions made by the individual(s) into the record.

On March 25, 2019, the day before the scheduled Hearing of this matter, the TLAB received a Notice of Motion (Form 7) from Amber Stewart, Amber Stewart Law, on behalf of the Appellant. That Notice included an Affidavit (Form 10) from Franco Romano, the Appellant's Expert Witness, in support of the Notice of Motion. The Motion requested that the TLAB grant a written Hearing to determine the application and appeal based on the written record and on related matters arising after the issuance of the Notice of Hearing.

In the alternative, she requested the adjournment of the scheduled March 26, 2019 Hearing, and scheduling an attendance by telephone conference to address any questions of the TLAB Member hearing the matter.

In the Affidavit, Ms. Stewart advised that the Appellant's expert planning witness, Franco Romano, was scheduled to be in another TLAB hearing on the same day and therefor was not available to attend. The Affidavit explained that he was retained on that matter on October 19, 2018, and on this matter shortly thereafter, the Notices of Hearing for the two matters were issued within 10 days of one another, and both Hearings were scheduled for March 26, 2019.

As set out in the Affidavit, and as suggested by the absence of any other parties or participants at the Hearing, Ms. Stewart noted that no other persons, parties or City departments have expressed any concerns with the application that is currently before the TLAB, and she respectfully submitted that it should proceed as a Written Hearing and be determined on the basis of the written record.

On the day of the Hearing, Ms. Stewart attended to further support her Motion to adjourn and reschedule the Hearing. Neither Mr. Presutti nor his clients, the owners of 121 Playfair Avenue, attended. No materials were filed with the TLAB in advance of the Hearing on their behalf other than the aforementioned email, and no reason was provided as to why they failed to attend.

As a result, I concluded that Mr. Presutti and his clients did not intend to pursue status at the Hearing or to participate in the proceedings, and the Motion was addressed.

In my Decision, issued March 29, 2019, I granted the Appellant's Motion for a Written Hearing to determine the application based on the written record. In addition, I directed TLAB staff to issue a Notice of a Teleconference Hearing for this matter, and to post the Notice on the TLAB website. The Decision also directed that Affiant and the expert witness participate in the teleconference and that any additional submissions be received by the TLAB no later than ten (10) days prior to the Teleconference.

The Teleconference Hearing was scheduled for June 6, 2019. The purpose was to allow the presiding Member to ask clarifying questions of the Appellant's solicitor and Expert Witness, Mr. Romano, regarding any matters contained in the filed submissions.

In attendance were Ms. Stewart and Mr. Romano, along with TLAB staff and the presiding Member. However, also participating was Mr. Presutti, who apparently received an invitation from the TLAB as a courtesy, for which he was extremely appreciative. Ms. Stewart expressed no objection to Mr. Presutti's attendance nor to the materials he submitted to the TLAB on May 28th.

In addressing the issue as to why his parents, the abutting neighbours of the subject property, did not pursue standing before the TLAB in this matter, Mr. Presutti advised that they investigated the cost of hiring an expert witness but found the expenditure prohibitive. Consequently, they decided against electing status in front of this Body. Instead, they asked their son, Mr. Presutti, who is a professional landscape architect, to voice their concerns in a more informal manner.

The agenda for the Teleconference covered the following four issues: understanding the difference between the variances approved by the OMB on September 11, 2015 and those before the TLAB, both in quantitative and qualitative terms; relating the 'as built' drawings to the variances being requested; Mr. Romano's brief review of his Expert Witness Statement (EWS) filed with the TLAB and dated January 2, 2019; and a discussion regarding the issues raised by Mr. Presutti on behalf of the owners of 121 Playfair the neighbouring property outlined in his submissions of May 28th..

With respect to the first three issues noted above, there was significant discussion of each in the materials already filed with the TLAB and, particularly, in Mr. Romano's EWS. As to the fourth issue, Ms. Stewart acknowledged that the Appellant was agreeable to addressing the following concerns already raised by Mr. Presutti. The Appellant's response to each is also provided.

- Concern 1 – the location of the existing air conditioning unit on the west elevation adjacent to 121 Playfair which is encroaching 1.20m into the west side yard setback.
 - The Appellant agreed to relocate the A/C unit no closer to the lot line than a maximum of 0.9 m as required by the Zoning By-law.
- Concern 2 – Ensure that the front yard driveway and landscape area comply with the Zoning By-law. The as-built condition includes an 8.0 m wide non-pervious, interlocked area that has resulted in a reduced the area of landscaped front yard.
 - The Appellant has agreed to reduce the driveway width to reflect the 5m width shown on the approved site plan.

The Teleconference concluded with Mr. Presutti expressing gratitude to the Member on behalf of the owners of the abutting property for the opportunity to participate in the call and for considering the requests submitted by those owners. Ms. Stewart also provided a very brief closing remark stating that although the Appellant is requesting ‘after the fact’ variance approvals, the as built dwelling is substantially similar to what was approved by the OMB in 2015. She concluded that the Appellant was agreeable to rectifying any changes raised by Mr. Presutti that are not expressly listed and not authorized by the TLAB.

Having reviewed the record before the TLAB, I find that there are no other parties or participants who have expressed an intention or declared to participate in the TLAB Hearing. I am satisfied that the abutting neighbors’ concerns that were originally submitted to the COA and now filed with the TLAB have been appropriately considered and the Appellant has offered some redress. There is extensive evidence in the EWS on the file, sufficient in my opinion to enable a determination of compliance or otherwise with the statutory tests. As a result, and pursuant to my Motion Decision issued March 29, 2019, this matter is converted to a written Hearing, to be decided on the basis of the written record.

MATTERS IN ISSUE

The major issue on the appeal was whether the twelve variances sought, individually and collectively, met the policy considerations and the four statutory tests below recited.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body (‘TLAB’) must be consistent with the 2014 Provincial Policy Statement (‘PPS’) and conform to the Growth Plan for the Greater Golden Horseshoe for the subject area (‘Growth Plan’).

Minor Variance – S. 45(1)

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 AND ANALYSIS, FINDINGS, REASONS

As noted in the 'Background' section of this Decision, the Appellant sought approval from the COA for variances to legalize and maintain the front porch and rear deck of the as built two-storey dwelling on the subject property. That application was refused by the COA and the Appellant is before the TLAB requesting approval for twelve variances as outlined in **Attachment 1** to this Decision.

Some of variances being requested deal with the same subject matter that was approved via minor variances in 2015, while others deal with the current, perhaps, different zoning interpretations. In some instances, the relief requested is unchanged, smaller or slightly greater. For example, the west side yard setback approved in 2015 was 1.22m while the current measurement is 1.24m, or larger than required; the lot coverage is 1.35m² greater than permitted; the building height is the same under By-law 569-2013 but higher under the former By-law although the architectural dimensions have not changed.

As it relates to the front porch, the 2015 drawings illustrate a centre porch while the proposal is for a porch that extends along the western front of the dwelling.

As it relates to the rear porch (or deck), the 2015 drawings illustrate a porch with a walkout near to the west side of the dwelling.

As it relates to the detached garage, there appears to be no change to the building position, height and size.

During the above-referenced Teleconference Hearing, Mr. Romano reviewed the evidence contained in his Expert Witness Statement, which I found to be precise, thorough, well researched, appropriate and comprehensive. He proved to be fully alert to the issues, the neighbourhood, the assessment criteria and requisite research. Noting the '*Neighbourhoods*' designation and policy framework, he demonstrated neighbourhood familiarity and nuanced details of the considerations of the variance types sought. He related these all in respect of similar examples in a neighbourhood study area he identified as between Caledonia Road and Dufferin Street from Lawrence Avenue to Glencairn Avenue.

He noted that the area exhibits similar characteristics to the broader neighbourhood which he described as a cohesive residential community within the Neighbourhoods Official Plan designation. The subject property was described as situated within a well-established community comprised of similar zoning provisions for detached residential dwellings with some differences in regulations.

A chart in his EWS, along with visual evidence in that document, all detail the extent, location and project influence of area variances and their graphical impact of the proposal depicted on the subject property.

Because the evidence was uncontested and is aptly canvassed in Mr. Romano's EWS, and although the oral evidence provided during the Teleconference Hearing canvassed all four tests collectively and individually in great detail, I provide only a summary, by variance. Mr. Romano's evidence was in respect of the site plan and elevations dated July 31, 2018, as they apply to By-law 569-2013, and one variance to the former By-law, 7625.

The variances, their description and import, follow. The 'as built' drawings are reflected in the Site Plan and Elevation drawings, dated July 31, 2018, and attached as **Attachment 2** to this Decision.

The Proposed Variances

Variance 1 relates to a request for a lot coverage of 40.95%, instead of the maximum permitted coverage of 35%. This includes the dwelling and the detached garage. The approximate lot coverage for the dwelling is 33.8% and 7% for the garage.

Mr. Romano noted that in 2015, the property obtained minor variance relief for a lot coverage of 39.6%, or 1.35m² smaller than currently proposed. That approval had the same 7% garage lot coverage (or smaller than the permitted 10%) and the calculated dwelling lot coverage at that time was 32.6%.

I accept his evidence that the proposed lot coverage meets the general intent and purpose of the By-law to ensure that a modest amount of the lot is covered so that the property can accommodate other features such as amenity, servicing and setback components. I agree that the proposed lot coverage provides for ample open space on the lot ensuring that the proposal is not an overdevelopment of the property, and I acknowledge that the garage itself does not require a lot coverage variance. I agree that the dwelling and garage size, position and relation to the surrounding properties respect and reinforce the neighbourhood's physical character.

Variance 2 and 11 relate to the west side yard setback of the rear porch (deck) and platform. The minimum side yard setback for the rear porch and the platform is 1.8m whereas the proposed setback is 0.75m. Mr. Romano stated that the rear porch (or deck) is ground-oriented and approximately 0.3m above grade. The 0.75m setback is at the pinch point nearest the rear of the deck widening to approximately 1m at the dwelling's rear wall.

I accept Mr. Romano's evidence that the proposed west side yard setback variances for the dwelling, front and rear porches/platforms meet the general intent and purpose to provide for adequate space to facilitate access, maintenance and servicing. I agree that there is appropriate space on both sides of the dwelling, and I accept his evidence that the prevailing patterns of side yard setbacks in the neighbourhood are modest to wide, presenting themselves frequently into the streetscape due to the varied lot fabric. I accept his evidence that non-compliance with the zoning by-law is a common side yard condition.

Variance 3 relates to the west side yard setback of the eaves portion of the front porch canopy which projects beyond the porch. The minimum requirement is 1.8m whereas a 0.94m setback is being proposed. I accept Mr. Romano's evidence that the proposed setback maintains the general intent and purpose of the By-law to maintain a subordinate condition.

Variance 4 and 12 relate to building (dwelling) height as required by both the former and current By-laws. The proposed height is 10.82m whereas by 569-2013 permits a maximum of 10m. By-law 7625 permits a maximum of 8.8m whereas 9.72m is proposed.

Mr. Romano described the dwelling as having a pitched roof with a front turret that is located at the southeast corner and the peak of the turret is where the 10.82m height measurement is taken. He noted that the dwelling, in actuality, is less than the permitted 10m overall and to the highest ridgeline, submitting that the former By-law measures height from the centerline of the roof to the roof midpoint. This measurement is shown on the architectural drawings as 9.15m per the 2015 drawings and approval. He suggested that the current height variance appears to be calculated to the midpoint of the turret feature of the roof which was not previously identified as part of the roof midpoint calculation.

I accept his evidence that while numerically different, the dwelling is substantially the same height as previously authorized and meets the general intent and purpose of the By-laws in achieving a low profile, low-rise residential dwelling with a pitched roof. I accept that the height variances refer to the turret feature which is a relatively small component of the dwelling's roof.

Variance 5 relates to building length and proposes a length of 17.05m instead of the maximum permitted length of 17m. There is no variance for the depth of the dwelling. Mr. Romano advised that the 5cm variance request is for the western portion of the dwelling as well as the eastern portion where the turret feature is located.

I accept his evidence that the dwelling length variance is minor (5cm), meets the general intent and purpose of the By-law ensuring that the building is oriented towards the front of the lot, appropriately sized in relation the lot and nearby properties, and it is not positioned 'too deep' into the rear yard.

Similarly, Variance 6 is for front yard setback, and is proposing a setback of 7.57m instead of the minimum of 7.59m, representing a 2cm variance request. The variance is

for the western portion of the dwelling only, and I accept Mr. Romano's evidence that the dwelling has an appropriate front wall setback that contributes to the undulating nature of front yard setbacks along Playfair Avenue.

Variances 7 and 9 relate to the west side yard setback as it pertains to the front porch component of the dwelling. A minimum setback of 1.8m is required whereas the proposed setback is 1.24m. Mr. Romano noted that the dwelling is 2cm farther away from the side lot line than the 1.22m setback granted and illustrated in the 2015 plans. I accept his evidence that this is minor and appropriate.

Variance 8 relates to the height of the detached garage which is proposed to be 4.3m, to the central peak of the roof, instead of the By-law maximum permitted height of 4m. I accept Mr. Romano's evidence that the size of the garage does not appear any different from the approved 2015 plans although it is now shown as a variance on the zoning notice. I also accept that the height meets the general intent and purpose of the By-law, which is to achieve a subordinate, low rise structure of one storey.

Finally, Variance 10 relates to the rear canopy projection from the dwelling wall of 4.35m whereas the By-law permits a maximum projection of 2.5m. Mr. Romano noted that the rear canopy is situated overtop a portion of the rear porch/deck and is open at both sides and the rear.

I accept his evidence that most of the canopy is located within the permitted building depth of 19m and had been constructed to ensure that the canopy is not an intrusive component of the dwelling and can be considered a subordinate, accessory feature. The steps at the rear of the dwelling, previously related to the rear porch, have now been internalized into the dwelling to minimize the intrusion into the rear yard and I concur with Mr. Romano's assessment that the impact of an additional projection of 1.85m into the rear yard is offset by an existing rear yard setback in excess of the zoning requirements.

As to the issue of impact resulting from the proposal, I accept Mr. Romano's evidence and opinion that the variances create no unacceptable adverse impact such as shadowing, noise, privacy or overlook or any related to site design features such as access and maintenance. I agree that any additional shadow arising from the requested variances will be negligible, incremental and not cause adverse impact.

I also agree that the proposal appears not to be substantially different from the previously approved plans and I agree that the dwelling and accessory structure are located in areas where they are to be reasonably expected and anticipated.

With respect to the 'Order to Comply' issued by the City to the owner of the subject property, and raised by Mr. Presutti, Ms. Stewart, the owner's solicitor, confirmed that the notice deadline lapsed on October 31, 2017 but that the owner continued to complete construction of the dwelling. The dwelling is currently fully occupied.

In attempting to explain the circumstances in this regard, Ms. Stewart advised that the dwelling was "tweaked" (her word) during construction to incorporate very minor

improvements to the design and that the owner may not have appreciated the import of the changes made in light of the OMB's conditional approval in 2015 to "construct substantially in accordance with the front elevation drawing." She confirmed that these changes triggered additional variances which were identified and are the subject of this appeal.

Ms. Stewart provided a possible hypothesis as to why the owner continued to build following the Order to Comply, suggesting that a structural framing permit had been issued by the City in October 2016 and that the owner likely chose to continue construction of the dwelling to enclose the structure and avoid possible costly internal damage during winter.

More importantly, she noted that the owner did submit a revised building permit which precipitated the COA application in 2018, and that permit is awaiting a decision of the TLAB regarding the requested variances. Ms. Stewart suggested that typically the Building Department will allow the process related to a lapsed Order to Comply to unfold if it is satisfied that the owner is demonstrating efforts to bring the property into compliance, which she suggested is occurring in the present matter.

Based on the above, and in light of the written and oral evidence provided by Mr. Romano in this matter, I agree with his submissions that the subject property's physical and planning instrument context support the proposal and that the variances will result in a site development that is reflective of the neighbourhood's physical context in a manner that respects and reinforces that context with no unacceptable adverse impact.

I accept that the variances sought, individually and cumulatively, meet the intent and purpose of OP policy and zoning permission, and maintain and enhance their purpose on the subject property within relevant ranges all while being quantitatively and qualitatively minor and desirable.

I agree with Mr. Romano's submission that all the relevant tests, including OPA 320, are passed on the evidence; that there will be no impact or privacy concerns and that the reinvestment contemplated by the plans in the community is desirable and does not constitute over-development.

I also accept that the alterations to the variances requested are indeed minor changes to the application so that no further notice is required, as provided in subsection 45(18.1.1) of the Act.

DECISION AND ORDER

The appeal herein is allowed; the variances identified in Attachment 1, as listed below, are approved.

ATTACHMENT 1

- 1. Chapter 10.20.30.40.(1), By-law No. 569-2013**

The maximum lot coverage is 35%. The proposed lot coverage is 40.95%

- 2. Chapter 10.5.40.50.(2), By-law No. 569-2013**
The rear porch west side yard setback required is 1.8m.
The rear porch west side yard setback proposed is 0.75m.
- 3. Chapter 0.5.40.60.(2), By-law No. 569-2013**
The front porch canopy side yard setback required is 1.8m.
The front porch canopy west side yard setback proposed is 0.94m.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building or structure is 10.82m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum building length for a detached house permitted is 17.0m.
The building lengthy proposed is 17.05m.
- 6. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The minimum front yard setback required is 7.59m. The front yard setback proposed is 7.57m.
- 7. Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum side yard setback required is 1.8m. The west side yard setback proposed is 1.24m.
- 8. Chapter 10.5.60.40.(2), By-law No. 569-2013**
The maximum height of an ancillary building or structure required is 4.0m. The height of the ancillary structure (detached garage) proposed is 4.3m.
- 9. Chapter 10.5.40.60.(1), By-law No. 569-2013**
The front porch west side yard setback required is 1.8m.
The front porch west side yard setback proposed is 1.24m.
- 10. Chapter 10.5.40.60.(2), By-law No. 569-2013**
The maximum rear canopy projection required is 2.5m.
The proposed rear canopy projects 4.35m.
- 11. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform may encroach into the required rear yard setback 2.5m if it is no closer to a side lot line than 1.8m.
The proposed rear platform is 0.75m from the west side lot line.
- 12. Section 14.2.6, By-law No. 7625**
The maximum permitted building height required is 8.8m.
The building height proposed is 9.72m.

*Any variances not expressly listed above are not authorized.

REQUIRED CONDITIONS

1. The proposed development shall be constructed substantially in accordance with the site plan and elevations drawings, A1 (Site Plan), A6 (North Elevation), A7 (South Elevation), A8 (East Side Elevation) , and A9 (West Side Elevation), and Garage Elevation drawings, A12 (Garage North Elevation) and A13 (Garage South Elevation), dated July 31, 2018, attached as **Attachment 2**

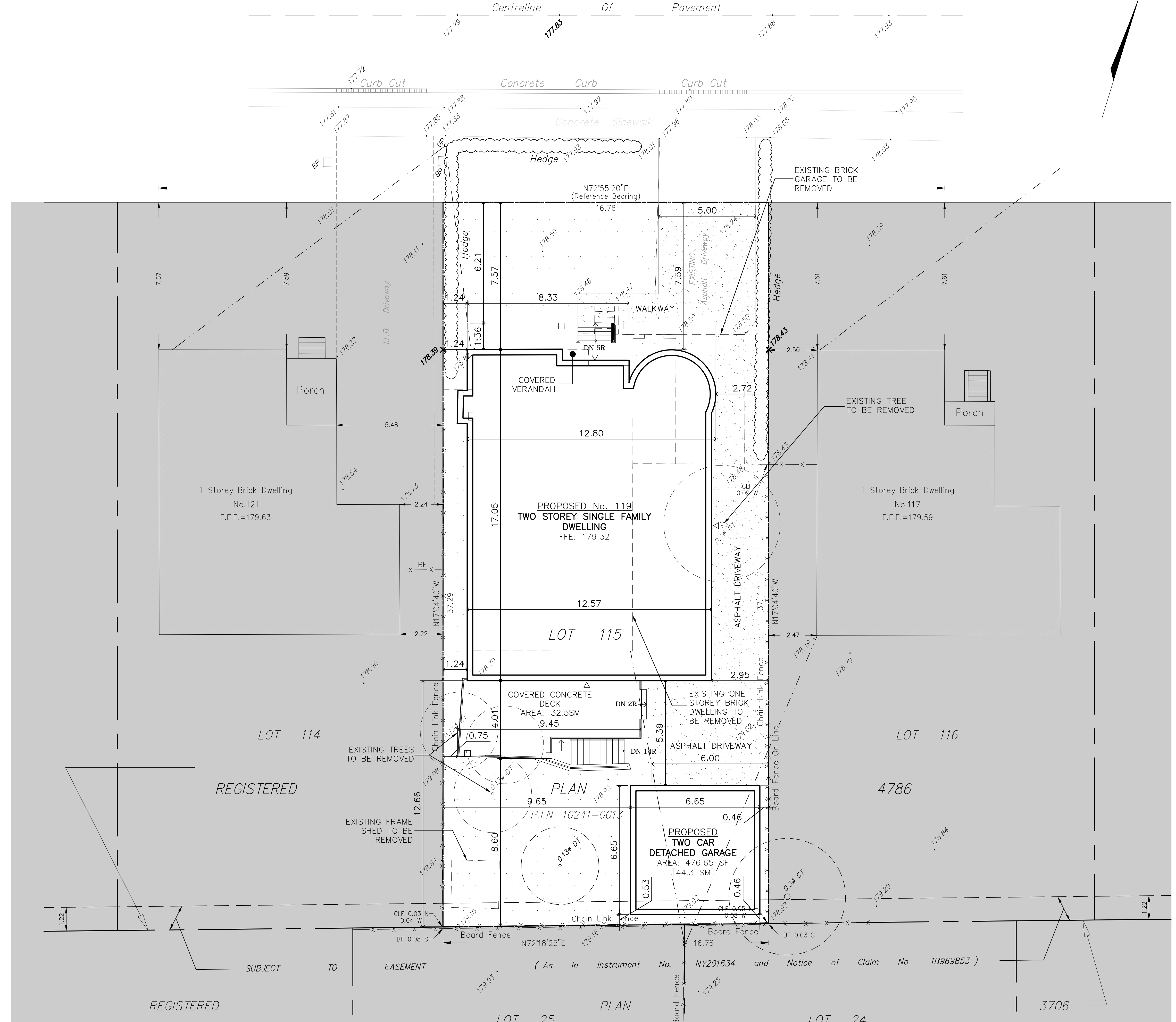
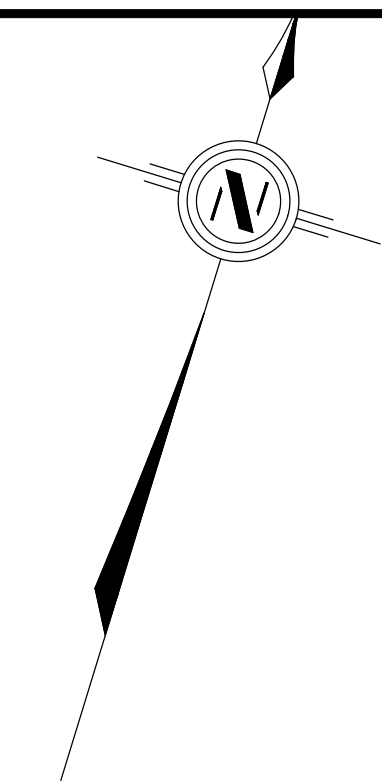
Attachment 2 - Drawings

X 

Dino Lombardi
Panel Chair, Toronto Local Appeal Body

PLAYFAIR AVENUE

(By By-Law 25736, Instrument By-Law 3104)
 (Formerly LAMONT AVENUE by Registered Plan 4786)
 (Street Line as Confirmed by Plan BA-1098)
 Centreline Of Pavement



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REV.	ISSUED FOR:	DATE:
	ISSUED FOR CLIENT REVIEW	04.01.2014
	ISSUED FOR CLIENT REVIEW	05.02.2014
	ISSUED FOR CLIENT REVIEW	07.15.2014
	ISSUED FOR CLIENT REVIEW	08.06.2014
	ISSUED FOR CLIENT REVIEW	08.29.2014
	ISSUED FOR ZONING REVIEW	09.18.2014
	ISSUED FOR COMMITTEE OF ADJUSTMENT	12.02.2014
	ISSUED FOR O.M.R.	02.20.2015
	ISSUED TO URBAN FORESTRY	09.16.2015
	ISSUED FOR PERMIT	10.30.2015
	ISSUED REVISIONS AS PER COMMENTS	11.30.2015
	ISSUED REVISIONS TO PERMIT #15251215	12.05.2017
	ISSUED REVISIONS AS PER COMMENTS	06.20.2018
	ISSUED FOR COMMITTEE OF ADJUSTMENT	07.31.2018

SEAL:

Project :
**NEW SINGLE FAMILY DWELLING
 119 PLAYFAIR
 TORONTO, ONTARIO**

Drawing Name :
SITE PLAN

Proj no. : 14-263 Date : MAR 2014
 Drawn by : EI Scale : AS NOTED
 Checked by : PM
 North : Drawing No.:

1 SITE PLAN
 SCALE 1:150

A1

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	ISSUED TO URBAN FORESTRY	09.16.2015
	ISSUED FOR PERMIT	10.30.2015
	ISSUED REVISIONS AS PER COMMENTS	11.30.2015
	ISSUED REVISIONS TO PERMIT #15251215	12.05.2017
	ISSUED REVISIONS AS PER COMMENTS	06.20.2018
	ISSUED FOR COMMITTEE OF ADJUSTMENT	07.31.2018

SEAL:

Project:
NEW SINGLE FAMILY DWELLING
119 PLAYFAIR
TORONTO, ONTARIO

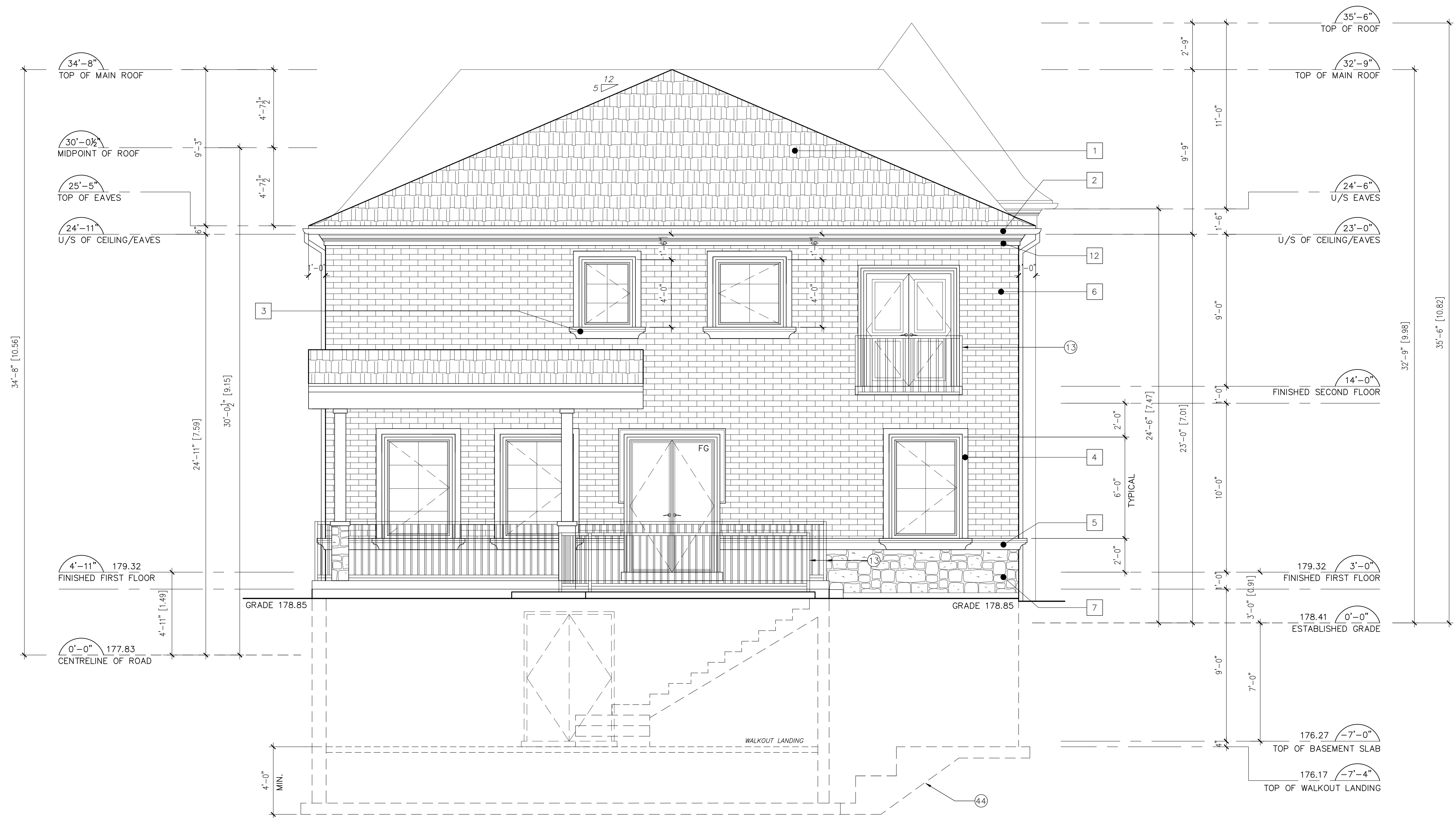
Drawing Name:
ELEVATION

Proj no.: 14-263 Date: MAR 2014
 Drawn by: EI Scale: AS NOTED
 Checked by: PM
 North: Drawing No:

A6

1 NORTH ELEVATION
 SCALE: 1/3" = 1'-0"

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	ISSUED FOR CLIENT REVIEW	08.29.2014
	ISSUED FOR ZONING REVIEW	09.18.2014
	ISSUED FOR COMMITTEE OF ADJUSTMENT	12.02.2014
	ISSUED FOR O.M.B.	02.20.2015
	ISSUED TO URBAN FORESTRY	09.16.2015
	ISSUED FOR PERMIT	10.30.2015
	ISSUED REVISIONS AS PER COMMENTS	11.30.2015
	ISSUED REVISIONS TO PERMIT #15251215	12.05.2017
	ISSUED REVISIONS AS PER COMMENTS	06.20.2018
	ISSUED FOR COMMITTEE OF ADJUSTMENT	07.31.2018

SEAL:

Project :
**NEW SINGLE FAMILY DWELLING
 119 PLAYFAIR
 TORONTO, ONTARIO**

Drawing Name :
ELEVATION

Proj no. : 14-263 Date : MAR 2014
 Drawn by : EI Scale : AS NOTED
 Checked by : PM
 North : Drawing No :

A7

1 SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"

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REV.	ISSUED FOR:	DATE:
	ISSUED FOR CLIENT REVIEW	04.01.2014
	ISSUED FOR CLIENT REVIEW	05.02.2014
	ISSUED FOR CLIENT REVIEW	07.15.2014
	ISSUED FOR CLIENT REVIEW	08.06.2014
	ISSUED FOR CLIENT REVIEW	08.29.2014
	ISSUED FOR ZONING REVIEW	09.18.2014
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	ISSUED REVISIONS AS PER COMMENTS	06.20.2018
	ISSUED FOR COMMITTEE OF ADJUSTMENT	07.31.2018

SEAL:

Project:
**NEW SINGLE FAMILY DWELLING
 119 PLAYFAIR
 TORONTO, ONTARIO**

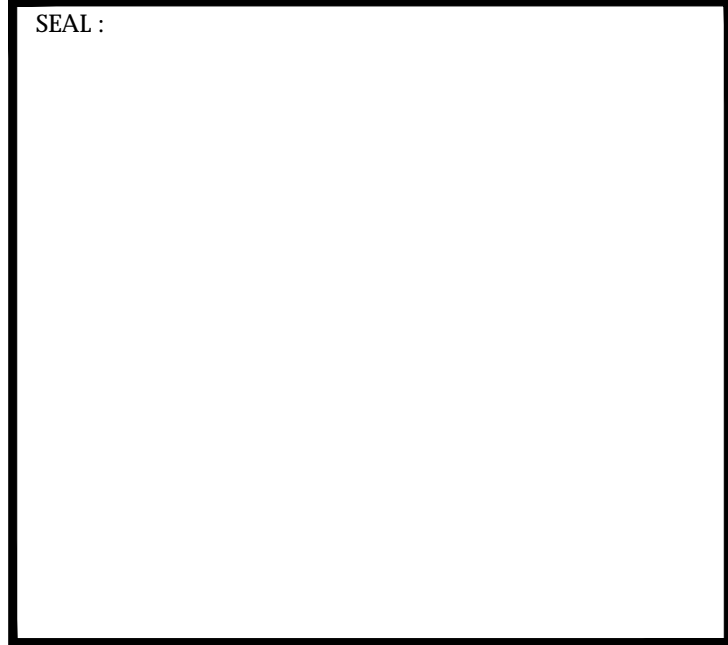
Drawing Name:
ELEVATION

Proj no.:	14-263	Date:	MAR 2014
Drawn by:	EI	Scale:	AS NOTED
Checked by:	PM		
North:		Drawing No.:	

A8

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	ISSUED REVISIONS AS PER COMMENTS	06.20.2018
	ISSUED FOR COMMITTEE OF ADJUSTMENT	07.31.2018

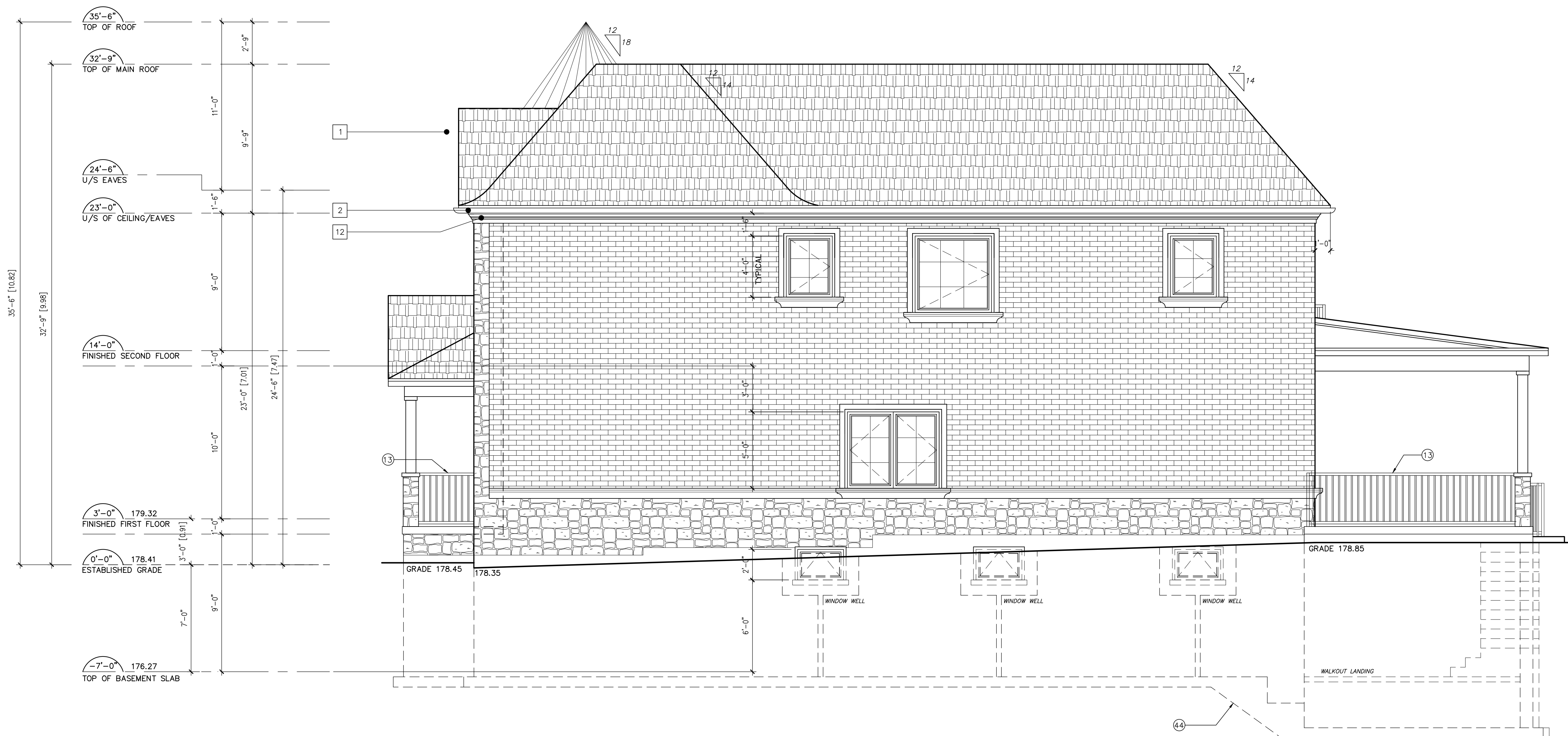


Project :
**NEW SINGLE FAMILY DWELLING
 119 PLAYFAIR
 TORONTO, ONTARIO**

Drawing Name :
ELEVATION

Proj no. : 14-263 Date : MAR 2014
 Drawn by : EI Scale : AS NOTED
 Checked by : PM

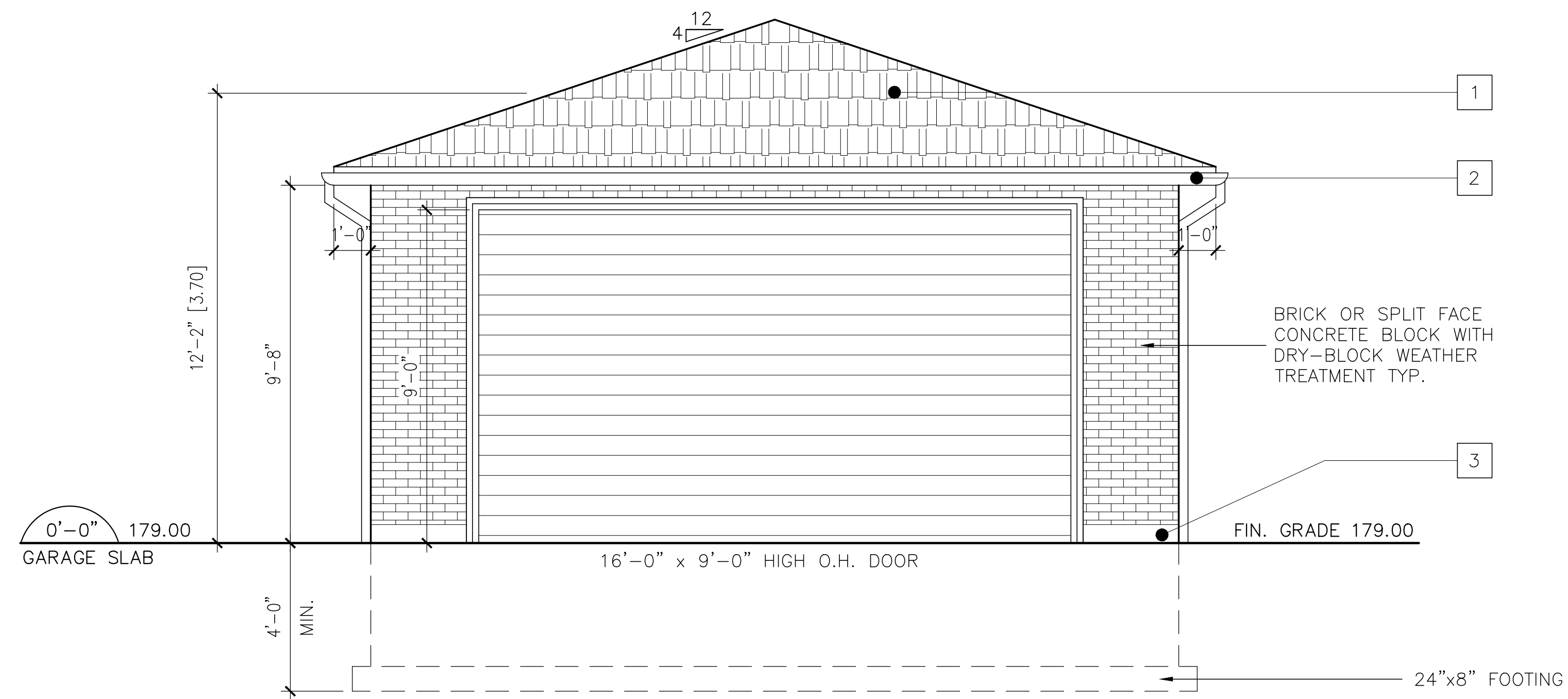
North : Drawing No :
A9



1 WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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FINISHES LEGEND			
1	ASPHALT ROOF SHINGLES (TYP.)	3	EXPOSED FOUNDATION WALL (TYP.)
2	ALUM. FASICA, SOFFIT, AND GUTTER (TYP)	4	PRECAST CONCRETE LINTEL/ SURROUND (TYP.)



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SEAL:

Project :
**NEW SINGLE FAMILY DWELLING
 119 PLAYFAIR
 TORONTO, ONTARIO**

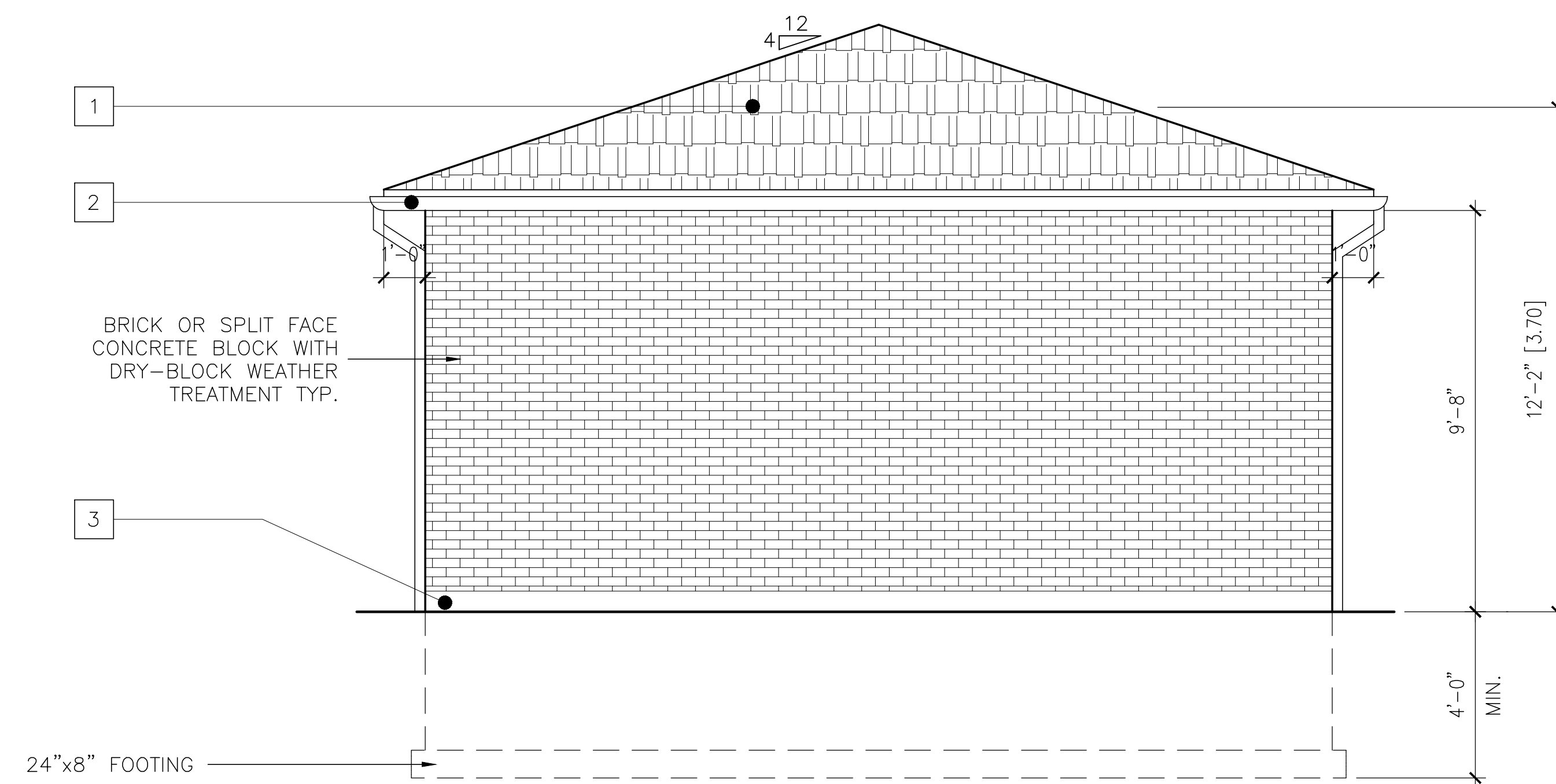
Drawing Name :
GARAGE ELEVATION

Proj no. : 14-263	Date : MAR 2014
Drawn by : EI	Scale : AS NOTED
Checked by : PM	
North :	Drawing No :

A12

1 GARAGE NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

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SEAL:

Project :

NEW SINGLE FAMILY DWELLING
119 PLAYFAIR
TORONTO, ONTARIO

Drawing Name :

GARAGE ELEVATION

Proj no. :	14-263	Date :	MAR 2014
Drawn by :	EI	Scale :	AS NOTED
Checked by :	PM		
North :		Drawing No. :	A13

1 GARAGE SOUTH ELEVATION
SCALE: 3/8" = 1'-0"