

DECISION AND ORDER

Decision Issue Date Tuesday, September 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")

Appellants: HEATHER PAYNE & SHAWN KONOPINSKY

Applicant: SARAH DONALDSON

Property Address/Description: 24 SORAUREN AVE

Committee of Adjustment Case File: 18 237089 STE 14 MV

TLAB Case File Number: 19 130911 S45 04 TLAB

Hearing date: Monday, July 15, 2019

DECISION DELIVERED BY SEAN KARMALI

APPEARANCES

Name	Role	Representative
Heather Payne Shawn Konopinsky	Appellants/Owners	Aaron Platt
Eldon Theodore	Expert Witness	
Alice Tsoi	Party	

INTRODUCTION

[1] Heather Payne and Shawn Konopinsky are the owners of 24 Sorauren Avenue (subject property). There is a two-and-a-half storey semi-detached principal dwelling, and a one-storey detached ancillary building on the subject property. On March 6, 2019, the Toronto and East York Committee of Adjustment (COA) refused the owners' minor variance application, which sought to convert a portion of the one-storey detached rear garage and open storage area into a laneway suite containing four bedrooms.

[2] The appellants were represented by their counsel, Mr. Aaron Platt, before the TLAB.

[3] Alice Choi, who lives at 20 Sorauren Avenue, which is the adjacent property just south of the subject property, formally disclosed her intention to be both a party and a participant prior to the hearing. She was self-represented, and I named her a party at the hearing because she expressed a genuine interest in the proceeding and she could be directly and substantially affected by the proceeding or its result.

[4] Ellen Schraa, who lives at 38 Sorauren Avenue, disclosed her intention to be a participant at the hearing. She also disclosed an outline of her intended evidence in a participant statement prior to the hearing. She did not, however, appear at the hearing.

[5] I informed those in attendance at the hearing that I visited the site of subject property, and walked around the area to familiarize myself with the neighbourhood.

BACKGROUND

[6] The subject property is situated in the Parkdale community in Toronto, northwest of the intersection of Landsdowne Avenue and Queen Street West. More specifically, the subject property is located on the west side of Sorauren Avenue, just north of Queen Street West.

[7] It is designated *Neighbourhoods* in the City's Official Plan (OP) and zoned Residential as "R (d0.6) (x296)."

MATTERS IN ISSUE

[8] The purpose of the minor variance application before the TLAB is to permit the adaptive reuse of the existing detached open storage and garage as a laneway suite, and to provide for a separate living space associated with the principal dwelling.

[9] The appellants would like the TLAB to approve their minor variance application, which includes an amendment to the variance concerning permitted lot coverage for the ancillary building as well as amended plans, including the floor plan. The amended plans are set out in Attachment C of this decision, which includes Exhibit 2 - Appendix J, and Exhibit 1D - Tab 17.

[10] The appellants request an increase in lot coverage from 47% (262.28m²) to 48% (269.00m²) to avoid a rounding issue which could occur at the time of applying for a building permit. The appellants seek an exception under Section 45(18.1.1) of the *Planning Act* to have the TLAB regard the amendment to the original application as minor.

[11] The variances sought by the appellants at the COA are set out in Attachment A of this decision. The variances sought by the appellants before the TLAB, which constitutes

the amended application, are set out in Attachment B of this decision, which is also Exhibit 3.

JURISDICTION

[12] 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).

[13] 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

[14] Mr. Platt called Mr. Eldon Theodore, a Registered Professional Planner, and an urban designer with a Masters of Design Studies from the University of Toronto. I qualified Mr. Theodore to give professional land use planning and urban design opinion evidence. No objections were raised at the hearing about Mr. Theodore being qualified as an expert witness.

[15] Mr. Theodore helpfully used an aid memoir as he moved through his testimony. This memoir was provided to the TLAB, and entered onto the evidentiary record as Exhibit 4. I also found it helpful that Mr. Theodore shared a roadmap at the outset of his testimony.

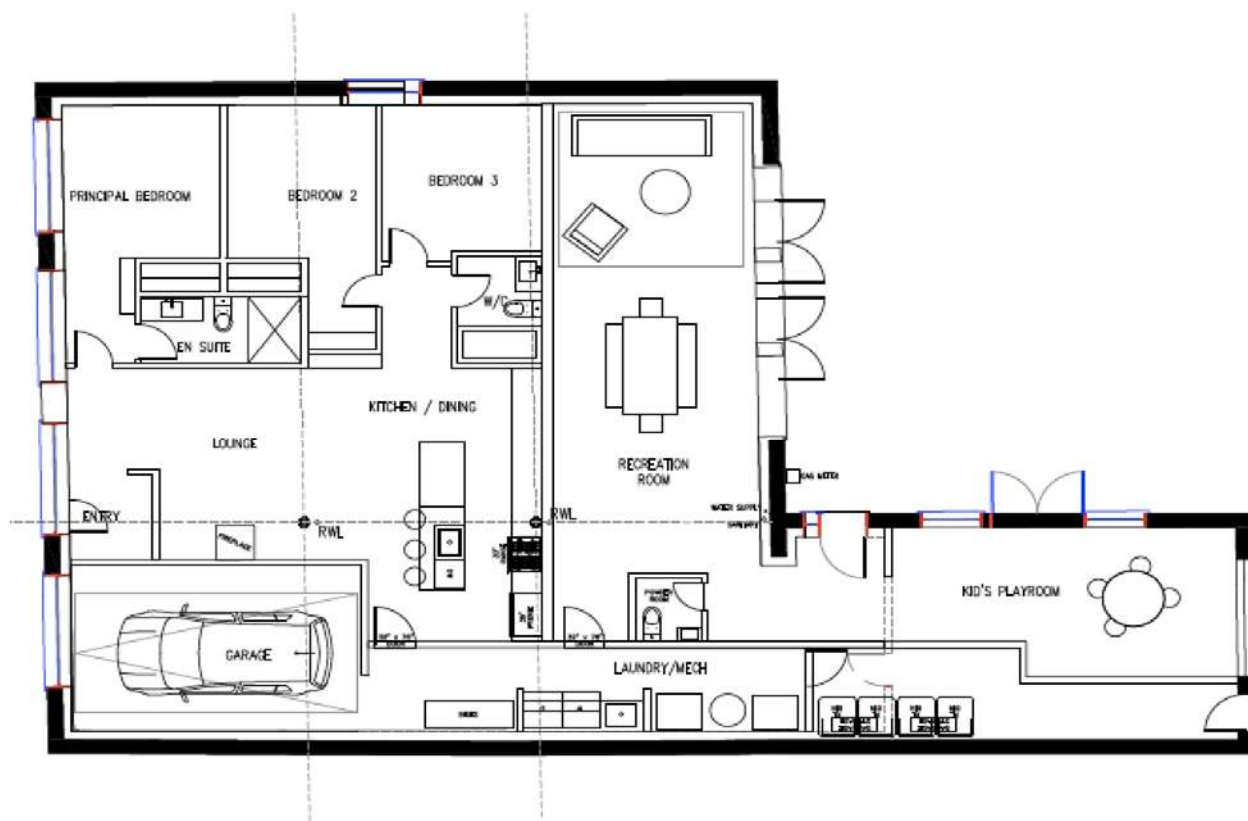
[16] Mr. Theodore defined a surrounding neighbourhood in respect of the subject property. He testified that the subject property is bounded by the mixed use areas along Queen Street West to the south, and Roncesvalles Avenue to the west. He opined that he looked at similar residential forms within a five minute walk from the subject property, which form an area bounded by Garden Avenue to the north, and Landsdowne Avenue to the east. Mr. Theodore stated that within this neighbourhood perimeter are similar residential forms including similar lot patterns, similar lot configurations, similar lot sizes and similar building types.

[17] Mr. Theodore highlighted the immediate study area which he opined is bounded by Marion Street to the north, Queen Street West to the south, Callender Street to the

west, and an area line just east of Sorauren Avenue. Mr. Theodore stated that this immediate area is a microcosm of the overall neighbourhood characteristics, and reflects a similar eclectic mix of dwellings (including one, two and three-storey detached houses, semi-detached houses, townhouses, apartment), building orientation, and relationship to streets and laneways.

[18] Mr. Theodore stated the the purpose of the amended application is to permit the adaptive reuse of the existing ancillary building as a laneway suite, and living space associated with the primary dwelling.

[19] Mr. Theodore testified the proposal before the TLAB includes approximately 100.34 m² of laneway suite space. He stated there will be approximately 28.34 m² of shared utility space that includes laundry, storage and bicycle parking as well as connections through the building. He testified that approximately 78.97 m² of space is reserved for the owners of the principal dwelling to be used for recreation purposes, and, approximately 20.9 m² of garage space will be used by the appellants. Mr. Theodore stated that, in total, the ancillary building, complete with laneway suite will be 265.76 m². The elements of the laneway suite are reproduced in the drawing below, which is found in complete form in Exhibit 1D, at page 0389.



[20] I asked Mr. Theodore when the ancillary building was approximately constructed. He stated the building could be an early twentieth century construction, which, in his opinion, is suggestive the building has been a firm part of the character and fabric of the

neighbourhood. He further opined that the building can easily co-exist in harmony without causing any unacceptable adverse planning impacts.

[21] I also asked Mr. Theodore whether the footprint of the ancillary building will remain the same. Mr. Theodore testified that the footprint will remain the same. He stated that there are going to be some articulations to the façade in certain components. He explained that there will be improvements to access and windows to create a high quality form of a laneway suite. He testified there will be no changes to height, massing, or the footprint of the ancillary building.

[22] Mr. Theodore testified that the proposed minor variances are consistent with the PPS and the Growth Plan. In making this conclusion, Mr. Theodore stated that the proposal facilitates a range and a mix of housing types, including second units, encourages intensification and redevelopment, and reduces waste as materials in the building will be reused instead of discarded.

[23] Mr. Theodore stated the variances being sought are to be viewed in light of the City of Toronto's Amendment 403 to the Official Plan (OPA 403), which was adopted in June 2018 pursuant to the *Planning Act*, as amended. Mr. Theodore testified that OPA 403 specifically recognizes and contemplates minor variance applications to permit laneway suites in existing buildings within the Site and Area Specific Policy 546 (SASP 546) area.

[24] Mr. Theodore testified there is also the City of Toronto's Amendment 320 to the Official Plan (OPA 320), which strengthens language around how to define geographic neighbourhood, and the protection of physical character through development criteria. Mr. Theodore stated that each proposed variance satisfies OPA 320 by either maintaining or not altering its impact on each development criterion. He opined that while a laneway suite is not a prevailing building type in the neighbourhood, the proposal is not to create a new building. He testified the proposal is to change the use of the existing building, which is the very reason the variances have been triggered.

[25] He opined that the amended minor variance application maintains the general intent and purpose of the Official Plan. He further testified that the proposed variances individually and collectively maintain the general intent and purpose of the Harmonized Zoning By-law 569-2013 as amended by the Zoning By-Law 810-2018, which is the recent amendment to permit laneway suites.

[26] With regard to the first variance about soft landscaping, Mr. Theodore testified that the proposal improves the existing condition significantly by providing 71.9 m² of soft landscaping consisting of grass and planting, which was increased by the use of different surface materials for the driveway extending to the rear of the house. He opined that the adaptive reuse of the ancillary building into a laneway suite triggers the need to legalize a condition that is already non-compliant. Accordingly, he stated that the variance is technical in nature, and the general intent and purpose of the rear yard soft landscaping provisions continue to be met.

[27] Mr. Theodore testified that the second and seventh variances, respectively, the rear yard setback and side yard setback, each meet the general intent and purpose of

Zoning By-law 569-2013. He opined that access will continue to be maintained on the west and east facades. He stated that the setback variances are to provide for sufficient space to allow access for maintenance, avoid any encroachments from elements such as door swings, and to protect for privacy. He stated that the setback conditions are technical in nature as they recognize the existing footprint of the detached accessory building.

[28] Mr. Theodore, the expert witness, testified that the third variance concerning separation distance is technical in nature and continues to meet the general intent and purpose of Zoning By-law 569-2013. He opined that a separation distance requirement is based on ensuring adequate privacy between each dwelling and to avoid overlook. He admitted that the south-east part of the existing ancillary building is non-compliant. He testified that this is a small portion and there is no resulting loss in privacy to the occupants of the residents of the principal building. Mr. Theodore opined that this variance recognizes an existing condition, and is, therefore, technical in nature.

[29] Mr. Theodore testified that the fourth and fifth variances in respect of the building length and building width, respectively, meet the general intent and purpose of the Harmonized Zoning By-law. He stated that length and width requirements are based on ensuring appropriately sized laneway suites are massed within the context of the lane with the principal dwelling in the surrounding context. He opined that the ancillary building has existed for decades, and there is no change to the building footprint from what currently exists.

[30] Mr. Theodore testified that the sixth variance regarding lot coverage, although amended, will continue to maintain the general intent and purpose of Zoning By-law 569-2013. He opined that the revision to lot coverage is “extremely minor”, reflects an existing condition on the site, and is being “sought out of an abundance of caution.” Elsewhere, in his witness statement, Mr. Theodore stated that the increase in lot coverage is “due to a correction on site statistics.” He further opined that the lot possesses a larger area because of its key shape which relates to the historic ownership and use of the accessory building for semi-industrial and commercial uses. He stated that the ancillary building has a larger laneway frontage.

[31] Mr. Theodore explained that all of the variances are desirable for the appropriate development and use of the land. He testified that allowing the adaptive reuse of the ancillary building helps reinvest in housing stock. He stated that new rental housing opportunities are critically needed in Toronto. He opined that the proposal is an example of the “missing middle” of housing options. He testified that the proposal offers a larger than average three bedroom suite, which can accommodate families.

[32] He opined that the requested variances are minor in nature as they do not create any undue impact on the subject property and surrounding lands.

[33] Ms. Alice Tsoi was sworn in as a witness. Ms. Tsoi relied on Exhibit 7, which is a verbal statement she prepared and shared at the hearing. She lives at 20 Sorauren Avenue. Ms. Tsoi testified that she has concerns with the modification to the lot coverage variance as well as the plans which are now before the TLAB. She stated that the new floor plan, for example, she believes, has created more variances. She was also concerned about the placement of windows in the proposed ancillary building.

[34] Ms. Ellen Schraa, who did not appear, had provided an electronic statement to the TLAB on the date of the hearing. The record will show that Ms. Tsoi had requested Ms. Schraa's statement become an exhibit. Ms. Schraa did not directly provide the TLAB a reason for submitting late disclosure. Mr. Platt expressed concern about the late filing of disclosure, and was, nevertheless, content to speak to it in submissions. With some reluctance, I allowed Ms. Schraa's statement to be entered onto the record as Exhibit 6.

[35] Ms. Schraa's participant witness statement, which was provided to the TLAB on May 16, 2019, included concerns about laneway housing in the neighbourhood. Her electronic statement added to these concerns. Ms. Schraa expressed concerns about the variances related to setbacks, length, width, and lot coverage in her electronic statement. She also expressed concerns about the north side yard window, and the permitted uses of the proposed laneway suite.

ANALYSIS, FINDINGS, REASONS

[36] The TLAB has evaluated very carefully the evidence of the appellants as well as the concerns of the neighbours in this appeal, Ms. Schraa and Ms. Tsoi.

[37] The TLAB is the appellate jurisdiction on decisions from the City of Toronto's Committee of Adjustment. While the TLAB hearing is a *de novo* (new) hearing, the *Planning Act* requires the TLAB to give consideration to provincial policy, statutory tests, and the decision on initial consideration.

[38] The decision on initial consideration, at the COA, was to refuse the applicants' minor variance application. That application was refused because, as noted on the COA notice of decision, the variances did not maintain the general intent and purpose of the Official Plan and Zoning By-law, the variances were not considered desirable for the appropriate development of the land, and the variances, in the opinion of the Committee, were not minor. The COA made its decision based on oral and written submissions related to the application, as indicated on the notice of decision.

[39] It would appear the COA had before it the plans dated October 11, 2018 by Craig Race Architecture Incorporated. The ground floor plan (A1.1), for example, shows four bedrooms with en suite bathrooms, a living room, a lounge, a kitchen, a dining area, a powder room, a laundry room, a furnace room, and a garage. I observe from this plan that a laneway suite was proposed in the ancillary building as kitchen and bathroom facilities are contemplated in a self-contained proposed residential unit. I am, however, unable to find on this plan any indication for proposed remnant accessory uses for the resident of the principal dwelling.

[40] Despite this, Mr. Platt is correct to state that the TLAB may make a decision on an application which has been amended from the initial application pursuant to Section 45(18.1) of the *Planning Act*. Mr. Platt has requested that the increase in lot coverage and the amended plans be considered a minor amendment to the initial application under Section 45(18.1.1) of the *Act*. Furthermore, Mr. Platt stated that the amended application,

inclusive of the amended plans, was disclosed in accordance with the TLAB's rules regarding disclosure, and that no further notice ought to be circulated in this instance.

[41] The amended floor plan dated May 1, 2019 by Qanuk Interiors depicts one bedroom with an en suite bathroom, two bedrooms sharing a common washroom, a lounge area, a kitchen and dining area, a laundry area, and a garage. There is a place for sanitary facilities, which appears to be outside of the proposed laneway suite, and closer to the proposed accessory areas of the recreation room and kid's playroom, which will be enjoyed by the owners of the principal dwelling. Accordingly, under the new definition of laneway suite under Zoning By-Law 810-2018, and with respect to the amended application, it is unclear to me whether the sanitary facilities are actually provided for the exclusive use of the occupants of the proposed laneway suite.

[42] However, OPA 403 was approved with an area specific permission for the consideration of laneway suites in Neighbourhoods where they do not exist as part of the neighbourhood's physical character. According to SASP 546, where a laneway suite does not conform to the applicable zoning standards, the application shall be generally consistent with one or more categories.

[43] In the present case, Mr. Platt and Mr. Theodore have both reiterated that the proposed amended application is generally consistent with the category of accommodating a laneway suite within an existing ancillary building. They both also highlighted the amended application is generally consistent with the construction of a suite that meets accessible building standards, and one that avoids the removal of any existing protected trees. There does not appear to be another Site and Area Specific Policy or Secondary Plan, which could bring SASP 546 into technical conflict.

[44] There are no variances requested for fenestration or doors. SASP 546, nevertheless, allows for accessible design features. However, I would emphasize, from SASP 546, the importance of direct and safe access by meeting fire and emergency services requirements for the proposed adaptive reuse of the ancillary building into a laneway suite.

[45] I find there is no new development occurring to the ancillary building in this case. The variances related to setbacks, length, width, and lot coverage, among others, are existing conditions. I agree with Mr. Theodore that the proposed change of use has triggered the variances, and that the proposed laneway suite represents gentle intensification.

[46] Furthermore, as the footprint of the building is unchanged, the proposed laneway suite cannot create any new privacy and overlook issues to adjacent properties. It is true that a proposed laneway suite can impact soft landscaping on a property. Mr. Theodore, however, testified there is an existing condition is 34.5 m² of soft landscaping whereas the application will provide for 71.9 m², which represents an increase.

[47] I am persuaded by Mr. Theodore that the proposal is consistent with the objectives of the PPS, conforms to the GP, and the applicable policies of the OP.

[48] Mr. Theodore relied on Exhibit 5B, which states that laneway suites can contribute to increase the supply of rental housing and provide additional housing options at different ages and life stages. The PPS, for example, has a policy on the provision of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents. The PPS also has a policy on encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

[49] The Growth Plan also supports a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

[50] OPA 402 encourages gentle intensification. Furthermore, although not at all determinative, in July 2019, shortly after the TLAB hearing, Toronto City Council adopted OPA 460, which expands laneway suites in areas with a land use designation of Neighbourhoods, which indicates that this is a desire of the City.

[51] The City typically represents the public interest. The City, however, did not provide comment on the minor variance application before the COA. The City also did not comment on the amended application before the TLAB. The amended materials were made available online for months before the TLAB hearing to be clear.

[52] The ancillary building is existing, and there are no proposed changes to its footprint as a result of the requested adaptive reuse. No new construction is required except for minor construction for fenestration.


[53] As it concerns the amended application, having found each variance to meet the general intent and purpose of the Official Plan, and the Zoning By-law, and having found each variance is considered desirable for the appropriate use of the land, I find that the proposed variances are individually and cumulatively minor in nature. I find the amendment to the lot coverage variance minor in nature to be clear. I find that the amended plans, which modify some of the internal elements of the ancillary building from the original application, constitute a minor amendment. I do not find that the amended application constitutes overdevelopment. I do not find that the amended application creates any undue impact on the subject property or surrounding area or warrants any further notice or reconsideration.

[54] I would alert the owners to pay close attention to the permitted uses of laneway suites as indicated in 150.8.20 Use Requirements of Zoning By-law 810-2018.

[55] I would like to thank all those who appeared at the hearing for their civility, courtesy, and patience.

DECISION AND ORDER

[56] The appeal is allowed. I approve the expansion of residential uses into the ancillary building on the subject property. The variances set out in Attachment B, or Exhibit 3, are approved. The Owners shall build substantially in accordance with the amended plans, which follow this decision and order in Attachment C, or Exhibit 2-Appendix J, and Exhibit 1D-Tab 17. Any other variances triggered by the approval of this decision are expressly not authorized.

X 

Sean Karmali
Panel Chair, Toronto Local Appeal Body

ATTACHMENT A: INITIAL APPLICATION BEFORE THE COA

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW FOR 24 SORAUREN AVENUE:

1. Chapter 150.8.50.10.(1)(A), By-law 569-2013

A minimum of 85% (110.9 m²) of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite must be maintained as soft landscaping.

In this case, **64% (71.9 m²)** of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite will be maintained as soft landscaping.

2. Chapter 150.8.60.20.(2)(B), By-law 569-2013

The minimum required rear yard setback of ancillary building containing a laneway suite is 1.5 m.

The ancillary building containing a laneway suite will be located 0.1 m from the rear lot line.

3. Chapter 150.8.60.30.(1)(A), By-law 569-2013

The minimum required distance between an ancillary building containing a laneway suite and a residential building on the same lot is 5.0 m.

The ancillary building containing a laneway suite will be 3.81 m from the residential building on the same lot.

4. Chapter 150.8.60.30.(4), By-law 569-2013

The maximum permitted building length of an ancillary building containing a laneway suite is 10 m.

In this case, the ancillary building containing a laneway suite will have a building length of 23.89 m.

5. Chapter 150.8.60.30.(5), By-law 569-2013

The maximum permitted building width of an ancillary building containing a laneway suite is 8 m.

In this case, the building width of the ancillary building containing a laneway suite is 14.74 m.

6. Chapter 150.8.60.70, By-law 569-2013

The maximum permitted lot coverage by all ancillary buildings on the lot, including the ancillary building with a laneway suite, is 30% (168.1 m²) of the lot area.

The total lot coverage of all ancillary buildings on the lot will be 47% (262.28 m²) of the lot area.

7. Chapter 150.8.60.20.(3)(C), By-law 569-2013

The minimum required side yard setback for an ancillary building containing a laneway suite is 1.5 m.

The ancillary building containing a laneway suite will be 0 m from the north side lot line.

**ATTACHMENT B: AMENDED MINOR VARIANCE APPLICATION BEFORE THE
TLAB**

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW FOR 24 SORAUREN AVENUE:

1. Chapter 150.8.50.10.(1)(A), By-law 569-2013

A minimum of 85% (110.9 m²) of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite must be maintained as soft landscaping.

In this case, **64% (71.9 m²)** of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite will be maintained as soft landscaping.

2. Chapter 150.8.60.20.(2)(B), By-law 569-2013

The minimum required rear yard setback of ancillary building containing a laneway suite is 1.5 m.

The ancillary building containing a laneway suite will be located 0.1 m from the rear lot line.

3. Chapter 150.8.60.30.(1)(A), By-law 569-2013

The minimum required distance between an ancillary building containing a laneway suite and a residential building on the same lot is 5.0 m.

The ancillary building containing a laneway suite will be 3.81 m from the residential building on the same lot.

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The maximum permitted building length of an ancillary building containing a laneway suite is 10 m.

In this case, the ancillary building containing a laneway suite will have a building length of 23.89 m.

5. Chapter 150.8.60.30.(5), By-law 569-2013

The maximum permitted building width of an ancillary building containing a laneway suite is 8 m.

In this case, the building width of the ancillary building containing a laneway suite is 14.74 m.

6. Chapter 150.8.60.70, By-law 569-2013

The maximum permitted lot coverage by all ancillary buildings on the lot, including the ancillary building with a laneway suite, is 30% (168.1 m²) of the lot area.

The total lot coverage of all ancillary buildings on the lot will be 48% (269.00 m²) of the lot area.

7. Chapter 150.8.60.20.(3)(C), By-law 569-2013

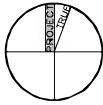
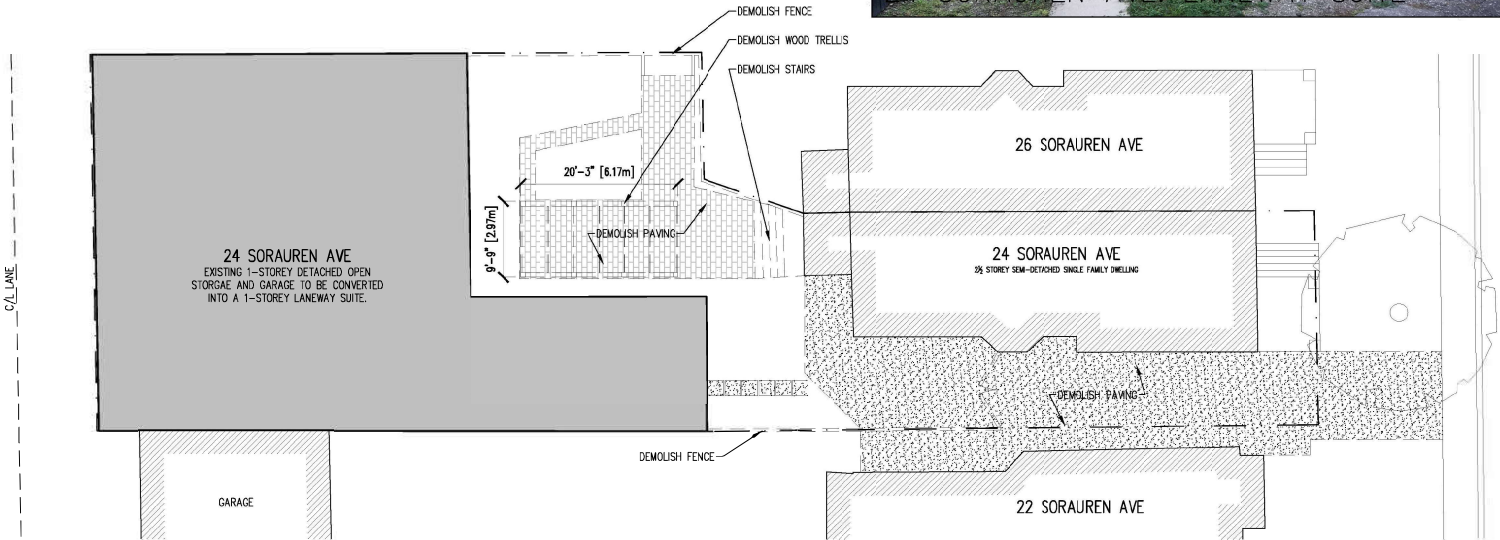
The minimum required side yard setback for an ancillary building containing a laneway suite is 1.5 m.

The ancillary building containing a laneway suite will be 0 m from the north side lot line.

Attachment C

PROJECT DESCRIPTION

RENOVATION OF EXISTING 1-STORY LANEWAY STRUCTURE.



4	COA APPLICATION	2019 FEB 28
3	PPR 3	2018 JAN 22
2	PPR 2 ADDITIONAL INFO	2018 DEC 11
1	PPR 2	2018 OCT 11
NO. REVISION		DATE

CRAIG RACE ARCHITECTURE INC.
140 YONGE ST. SUITE 200
TORONTO, ON M5C 1X6
647 823 6877
info@craigrace.com

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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

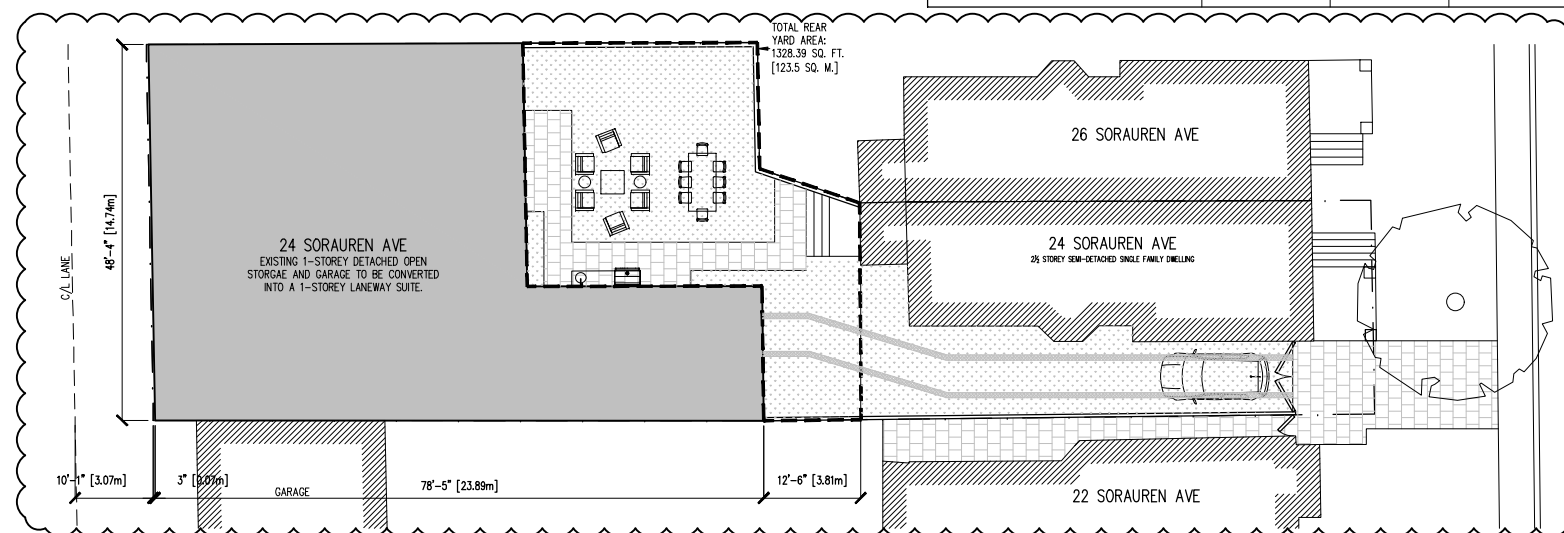
SITE PLAN
DEMOLITION
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2019.03.04

A0.0

LANDSCAPING AREAS	
PLANTING TYPE	REAR YARD
GRASS AND PLANTING	71.9 m ²
PAVING & PATIOS	51.6 m ²
TOTAL YARD AREA	123.5 m ²

☐ = TOTAL REAR YARD AREA

ZONING STATISTICS			
MUNICIPAL ADDRESS	24 SORAUREN AVE. TORONTO, ON M6R 2C7		
LEGAL DESCRIPTION	PART OF LOT 8 REGISTERED PLAN 461-Y CITY OF TORONTO		
ZONING DESIGNATION	R (d0.6) (x296)		
TYPE OF BUILDING	LANEWAY SUITE		
LOT AREA	560.33 m ²		
GROSS FLOOR AREA	265.76 m ²		
REQUIREMENT	PERMITTED	EXISTING	PROPOSED
SOFT LANDSCAPING – REAR	85.0% (104.9 m ²)	40.6% (50.1 m ²)	64.0% (71.9 m ²)
SOFT LANDSCAPING – LANE	75.0%	100%	NO CHANGE
SETBACK – REAR (LANE)	1.5 m	0.07 m	NO CHANGE
SETBACK – SIDE (SOUTH)	0.0 m	0.0 m	NO CHANGE
SETBACK – SIDE (NORTH)	0.0 m	0.0 m	NO CHANGE
SETBACK – C/L OF LANE	1.5 m	3.07 m	NO CHANGE
SEPARATION	7.5 m	3.81 m	NO CHANGE
SECOND FLOOR DORMER WIDTH	30.0%	N/A	N/A
BUILDING LENGTH	10.0 m	23.89 m	NO CHANGE
BUILDING WIDTH	8.0 m	14.74 m	NO CHANGE
HEIGHT	6.0 m	3.64 m	3.73 m
LOT COVERAGE	30.0% (168.10 m ²)	50.7% (283.94 m ²)	47.4% (265.60 m ²)
BICYCLE PARKING	2	0	2



4	COA APPLICATION	2019 FEB 28
3	PPR 3	2018 JAN 22
2	PPR 2 ADDITIONAL INFO	2018 DEC 11
1	PPR 2	2018 OCT 11
NO. REVISION		DATE

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BEFORE PROCEEDING WITH THE WORK.

SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

SITE PLAN
PROPOSED
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2019.03.04

A0.1

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
**PART OF LOT 8
REGISTERED PLAN 461-Y**
CITY OF TORONTO

SCALE = 1 : 150
0 1 2 3 4 5 6 7 8 9 10 metres

NOTE
1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MARCH 27TH, 2018.
2) THIS PLAN AND REPORT WERE PREPARED FOR HAKKIOYU AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC
DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO: CITY OF TORONTO BRICK MARK NO. CT-374 HAVING A PUBLISHED ELEVATION OF 97.897 METRES (CDOV-1928; PRE-1978).

BEARING NOTE
BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERLY LIMIT OF SORAUREN AVENUE. HAVING A BEARING OF N 19° 44' 05" W AS SHOWN ON FIELD NOTES BY CITY OF TORONTO SURVEYS DATED NOVEMBER 24TH, 1982.

LEGEND	DENOTES	MONUMENT PLANTED
WIT	—	MONUMENT FOUND
CT	—	CUT CROSS
CA	—	CUT ARROW
IB	—	IRON BAR
SIB	—	STANDARD IRON BAR
OR	—	ORIGIN UNKNOWN
D	—	INSTRUMENT N° CT0224509
RP	—	REGISTERED PLAN 461-Y
RP2	—	REGISTERED PLAN 397-Y
SWN	—	FIELD NOTES BY SWEIGHT & WAS
SW2	—	NOSTRAND, O.L.S., DATED MAY 1ST, 1922
WWS	—	FIELD NOTES BY WINTERS WAUGHAN & GLENDY, O.L.S., DATED OCT. 10TH, 1985
CTS	—	FIELD NOTES BY CITY OF TORONTO SURVEYS DATED NOVEMBER 24TH, 1982
P.I.N.	—	PROPERTY IDENTIFIER NUMBER
O.H.U.C.	—	OVERHEAD UTILITY CABLES
CB	—	CATCH BASIN
CO	—	CLEAN OUT
SM	—	GAS METER
GK	—	GAS KEY
WK	—	WATER KEY
WT	—	WATER TABLE
TC/B	—	TOP/BOTTOM OF CURB
FDN	—	FOUNDATION WALL
B	—	BRICK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 22ND, 2018.

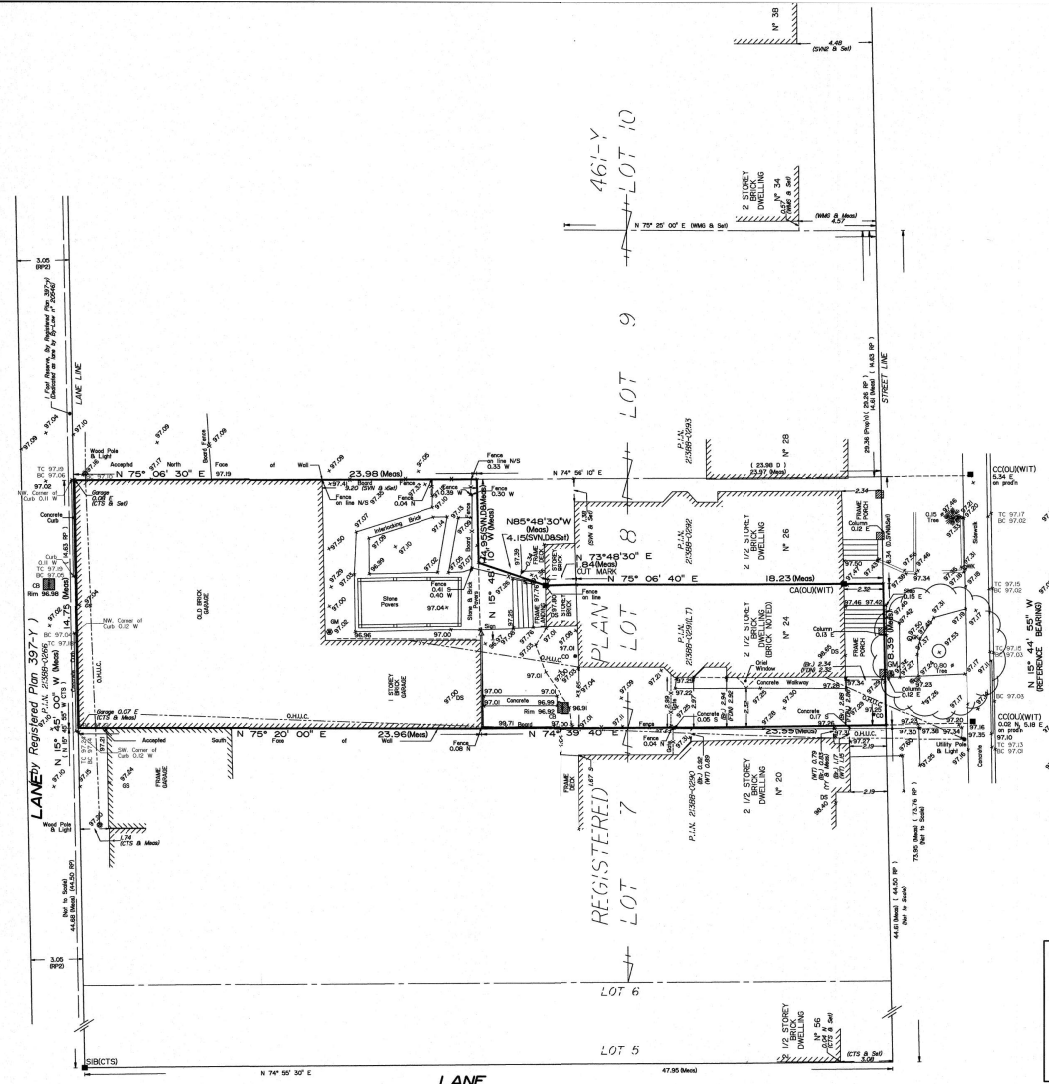
Marcus 27th, 2018
DATE
PETER J. HOMER
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2035014

THIS PLAN IS NOT VALID
UNLESS IT IS ENDORSED
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1025, Section 25(3)

LSG LAND SURVEY GROUP
ONTARIO LAND SURVEYORS
77 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
Tel: 416-252-2311 Fax: 416-667-8023 www.landsurveygroup.com

DRAWN: R. M. RILLERA CHECKED BY: P.J.H. PLAN N°: LSG-4347



4 COA APPLICATION 2019 FEB 28
PPR 3 2018 JAN 22
2 PPR 2 ADDITIONAL INFO 2018 DEC 11
1 PPR 2 2018 OCT 11
NO. R-VISION DATE

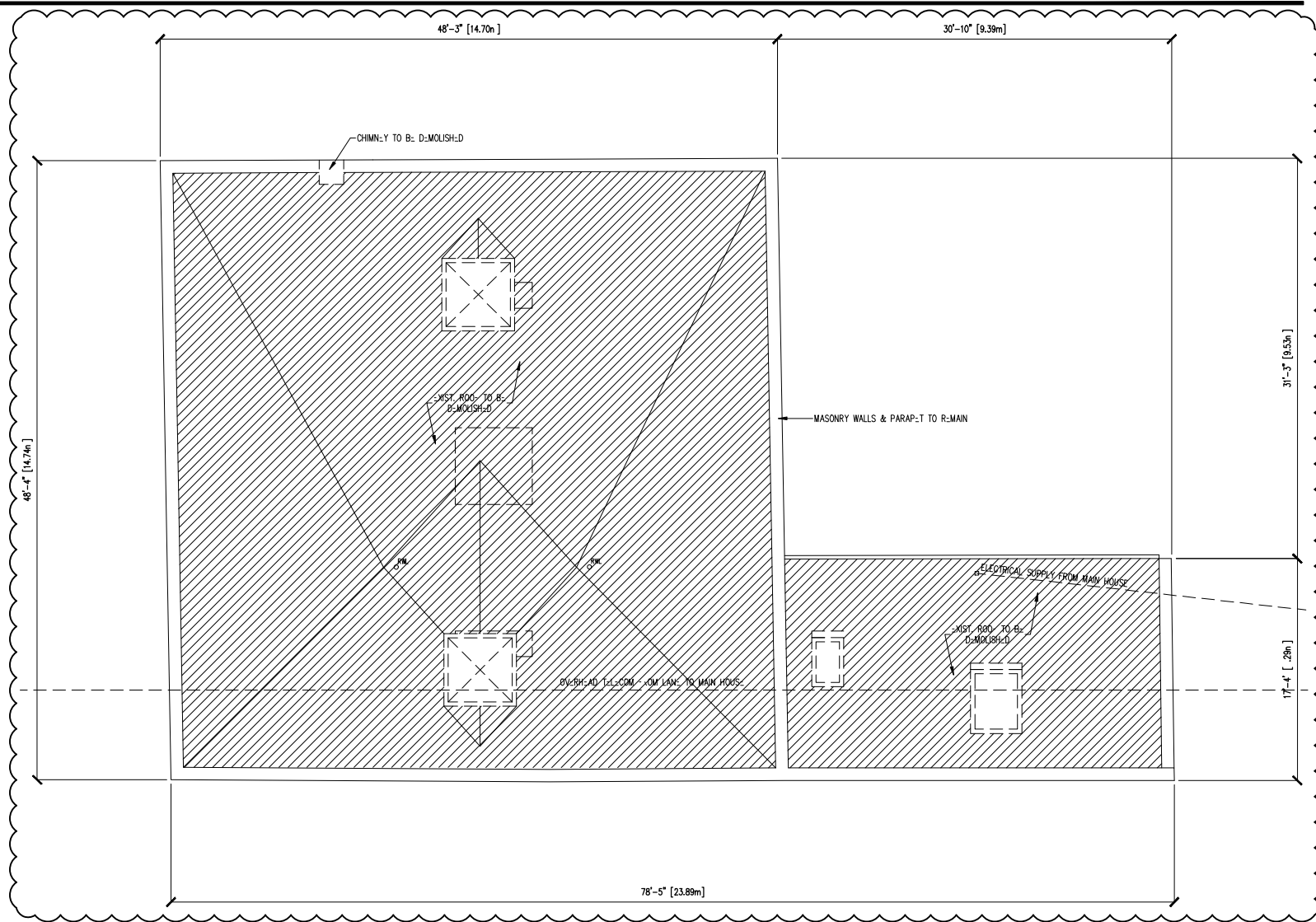
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REPORT DISCRP - IS TO THE DESIGNER
BE - IN PROCEEDING WITH THE WORK

SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

EXISTING SURVEY
PROJECT: 18061
SCALE: N.T.S.
DATE: 2019.03.04

A0.2



4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
 2 PPR 2 ADDITIONAL INFO 2018 DEC 11
 1 PPR 2 2018 OCT 11
 NO. R-VISION DATE

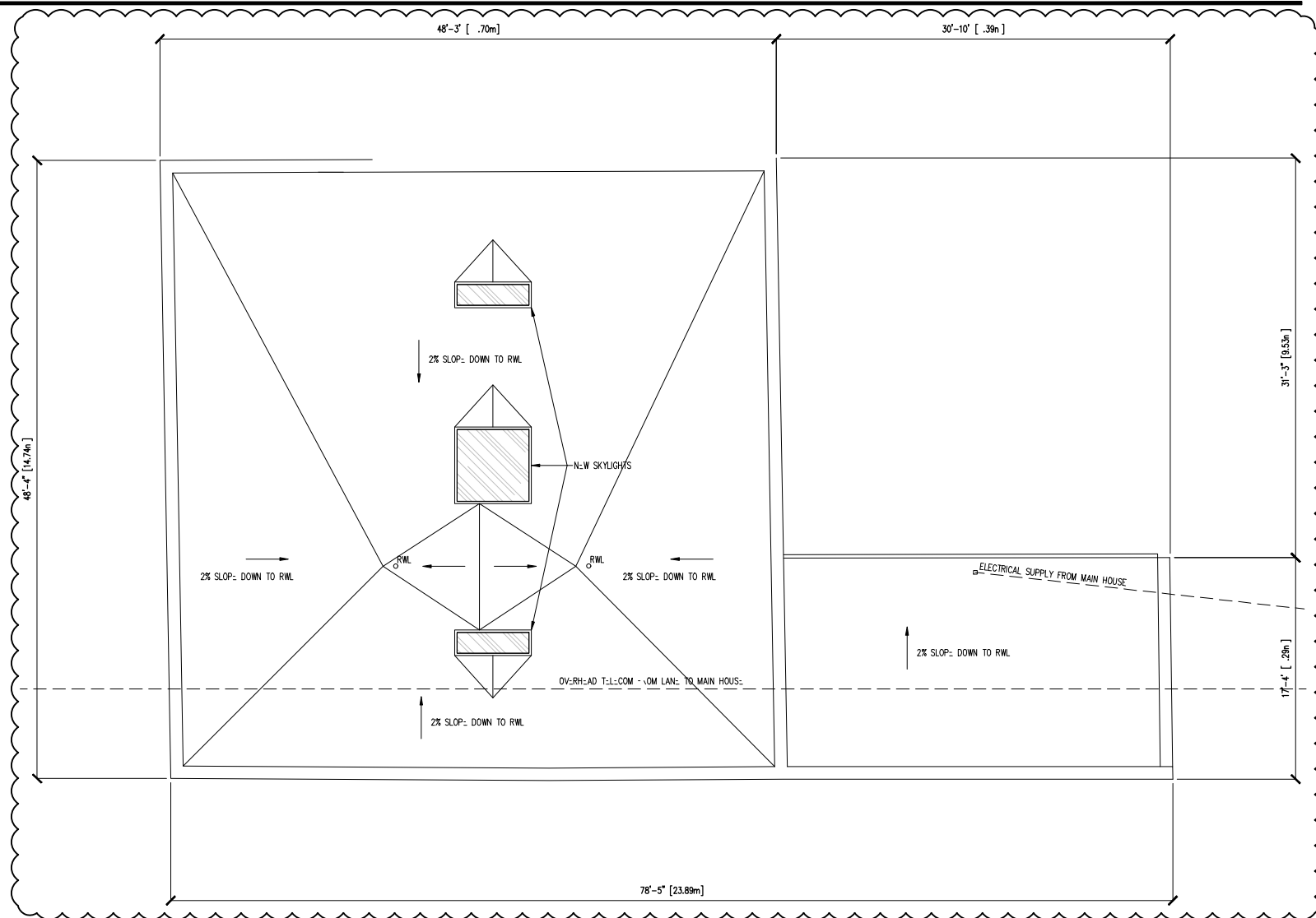
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SORAUREN STUDIO
 LANEWAY HOUSE
 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

ROOF DEMOLITION
 PLAN
 PROJECT: 18061
 SCALE: 1/8" = 1'-0"
 DATE: 2019.03.04

A1.2



4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
 2 PPR 2 ADDITIONAL INFO 2018 DEC 11
 1 PPR 2 2018 OCT 11
 NO. R-VISION DATE

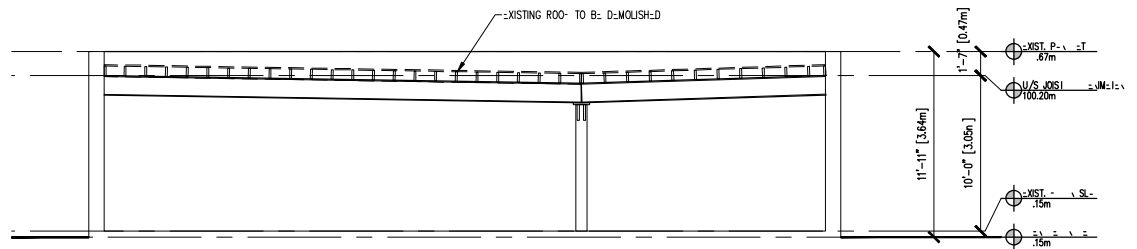
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SORAUREN STUDIO
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 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

PROPOSED
 ROOF PLAN
 PROJECT: 18061
 SCALE: $\frac{1}{8}" = 1'-0"$
 DATE: 2019.03.04

A1.3



4 COA APPLICATION 2019 FEB 28
3 PPR 3 2018 JAN 22
2 PPR 2 ADDITIONAL INFO 2018 DEC 11
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NO. REVISION DATE

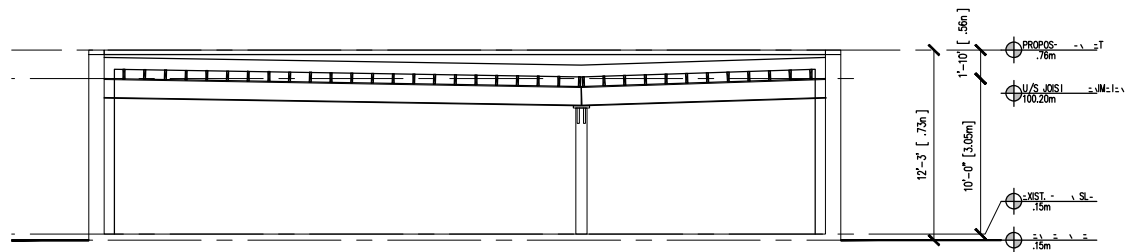
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

N-S SECTION
DEMOLITION
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2019.03.04

A3.0



4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
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 NO. REVISION DATE

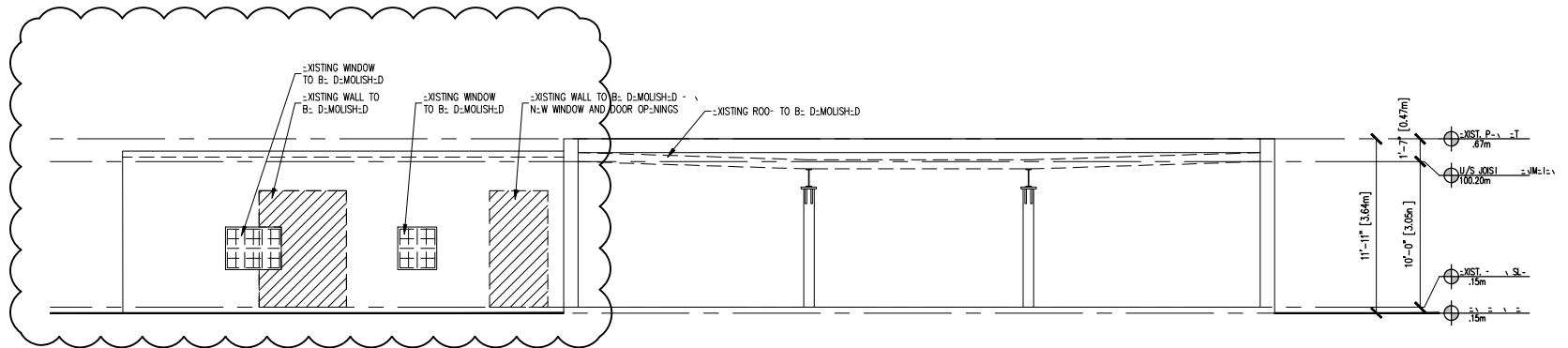
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SORAUREN STUDIO
 LANEWAY HOUSE
 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

N-S SECTION
 PROPOSED
 PROJECT: 18061
 SCALE: 1/8" = 1'-0"
 DATE: 2019.03.04

A3.1



4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
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 NO. R-VISION DATE

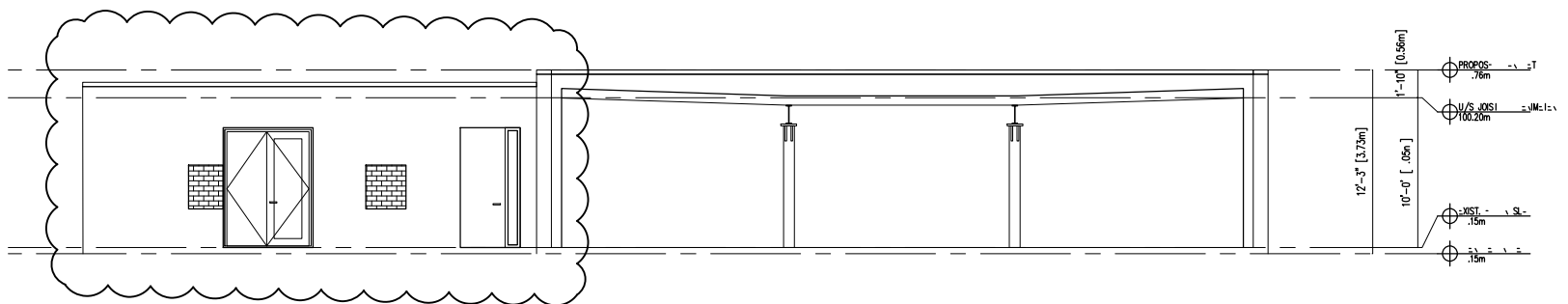
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SORAUREN STUDIO
 LANEWAY HOUSE
 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

E-W SECTION
 DEMOLITION
 PROJECT: 18061
 SCALE: 1/8" = 1'-0"
 DATE: 2019.03.04

A3.2



4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
 2 PPR 2 ADDITIONAL INFO 2018 DEC 11
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 NO. R-VISION DATE

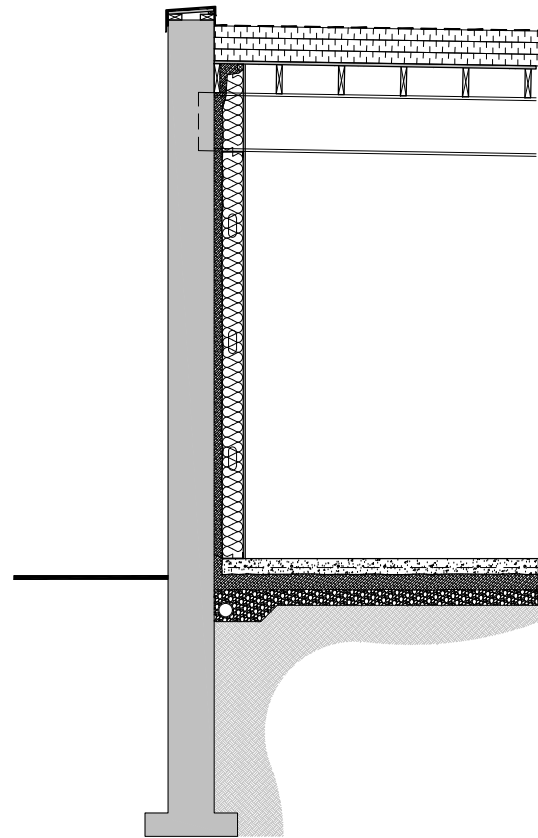
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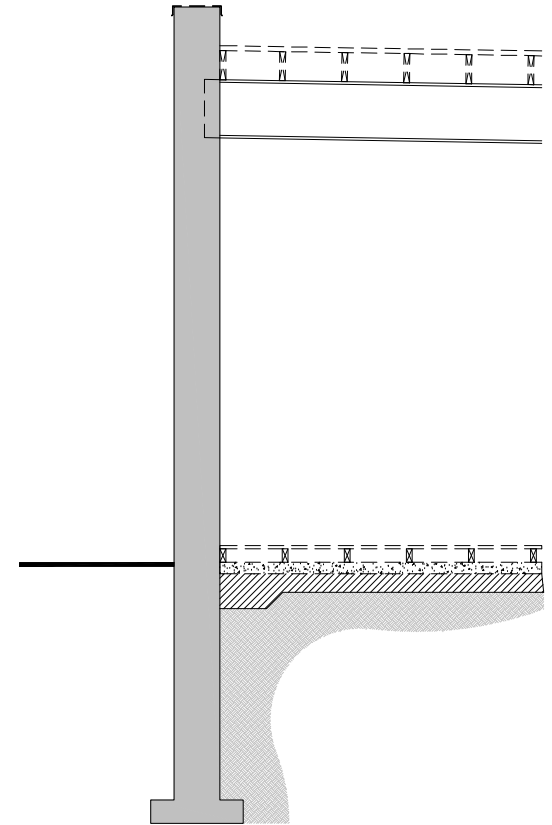
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 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

GROUND FLOOR
 PROJECT: 18061
 SCALE: $\frac{1}{8}'' = 1'-0''$
 DATE: 2019.03.04

A3.3



② PROPOSED WALL SECTION
3/8" = 1'-0"



① WALL DEMO SECTION
3/8" = 1'-0"

4	COA APPLICATION	2019 FEB 28
3	PPR 3	2018 JAN 22
2	PPR 2 ADDITIONAL INFO	2018 DEC 11
1	PPR 2	2018 OCT 11
NO.	REVISION	DATE

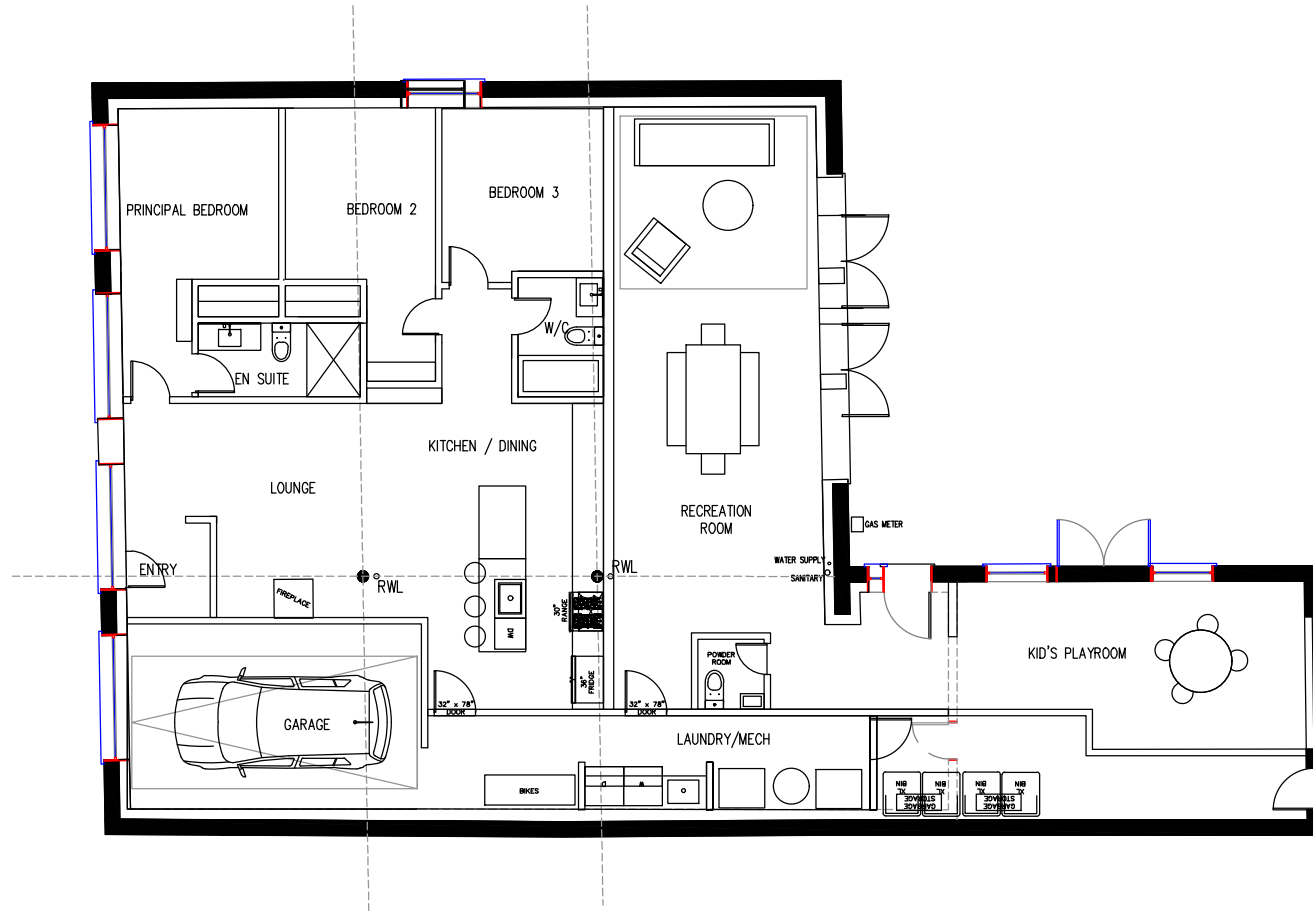
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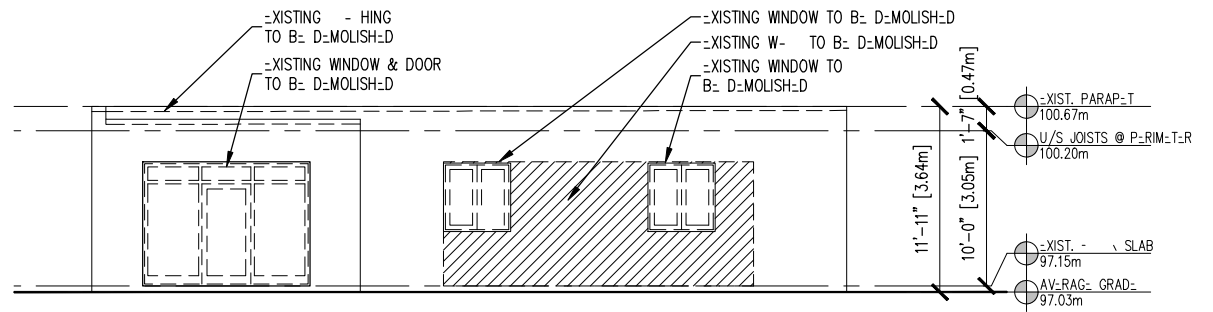
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LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

TYPICAL WALL
SECTION
PROJECT: 18061
SCALE: 3/8" = 1'-0"
DATE: 2019.03.04

A4.0



SORAUREN STUDIO – FLOOR PLAN
 QANUK INTERIORS – SCALE $\frac{1}{8}" = 1'-0"$
 MAY 1, 2019



1 PPR 2
NO. R-VISION

2018 OCT 11
DATE

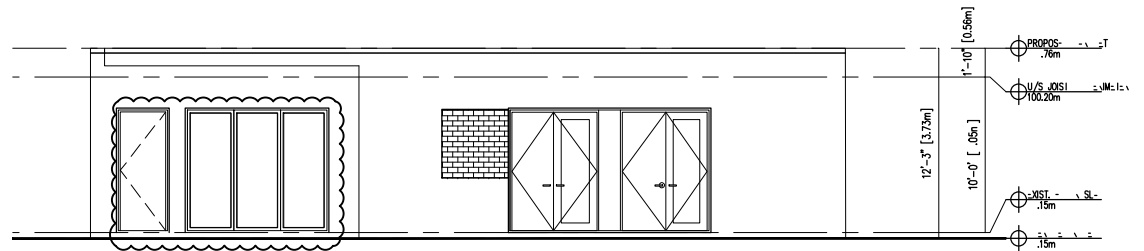
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

EAST ELEVATION
DEMOLITION
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2018.10.11

A2.0



5 TLAB CO-ORDINATION 2019 MAY 15
 4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
 2 PPR 2 ADDITIONAL INFO 2018 DEC 11
 1 PPR 2 2018 OCT 11
 NO. REVISION DATE:

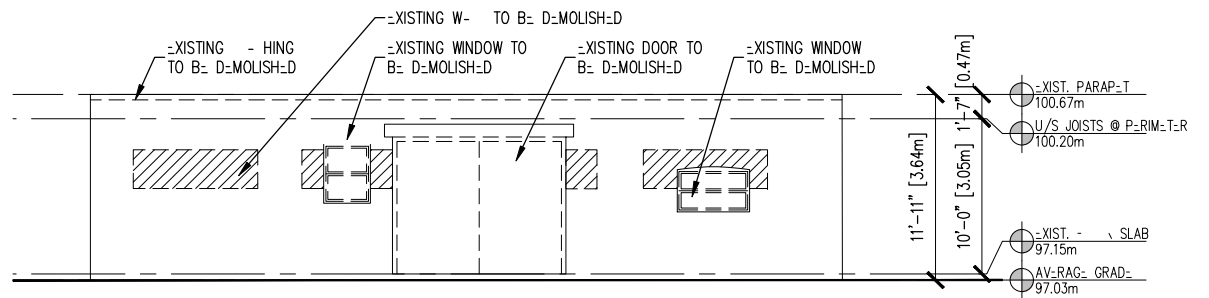
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SORAUREN STUDIO
 LANEWAY HOUSE
 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

EAST ELEVATION
 PROPOSED
 PROJECT: 18061
 SCALE: 1/8" = 1'-0"
 DATE: 2019.05.17

A2.1



1 PPR 2
NO. R-VISION

2018 OCT 11
DATE

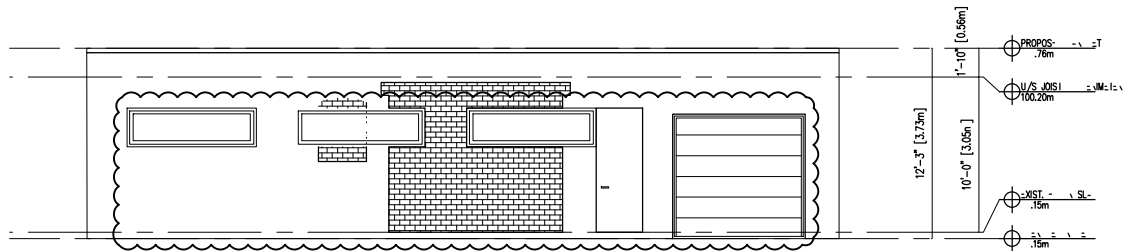
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

WEST ELEVATION
DEMOLITION
PROJECT: 18061
SCALE: $\frac{1}{8}'' = 1'-0''$
DATE: 2018.10.11

A2.2



5 TLAB CO-ORDINATION
4 COA APPLICATION
3 PPR 3
2 PPR 2 ADDITIONAL INFO
1 PPR 2
NO. REVISION

2019 MAY 15
2019 FEB 28
2018 JAN 22
2018 DEC 11
2018 OCT 11
DATE:

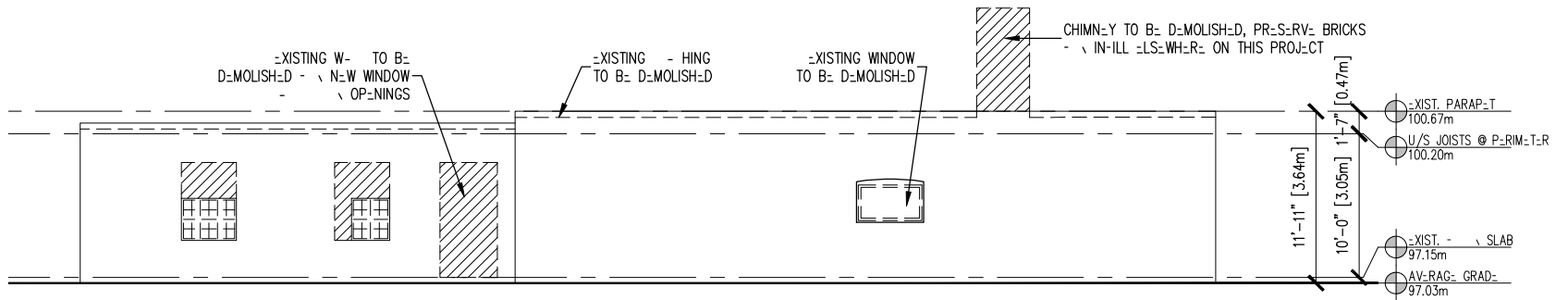
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

WEST ELEVATION
PROPOSED
PROJECT: 18061
SCALE: $\frac{1}{8}'' = 1'-0''$
DATE: 2019.05.17

A2.3



1 PPR 2
NO. REVISION

2018 OCT 11
DATE

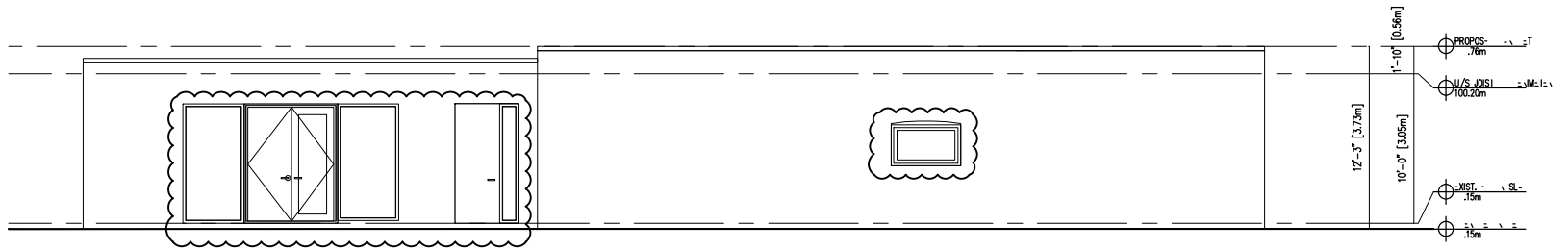
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

NORTH ELEVATION
DEMOLITION
PROJECT: 18061
SCALE: $\frac{1}{8}" = 1'-0"$
DATE: 2018.10.11

A2.4



5 TLAB CO-ORDINATION 2019 MAY 15
 4 COA APPLICATION 2019 FEB 28
 3 PPR 3 2018 JAN 22
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 1 PPR 2 2018 OCT 11
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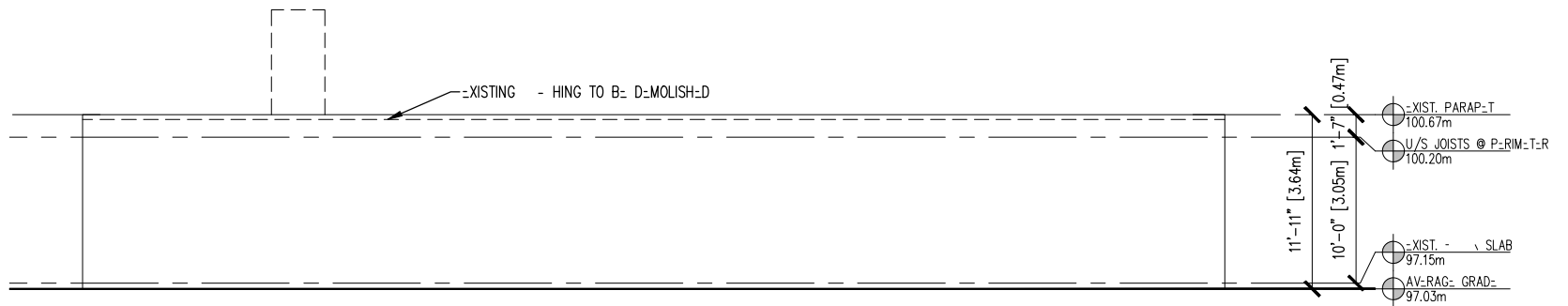
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SORAUREN STUDIO
 LANEWAY HOUSE
 24 SORAUREN AVE.
 TORONTO, ON M6R 2C7

NORTH ELEVATION
 PROPOSED
 PROJECT: 18061
 SCALE: 1/8" = 1'-0"
 DATE: 2019.05.17

A2.5



1 PPR 2
NO. REVISION

2018 OCT 11
DATE

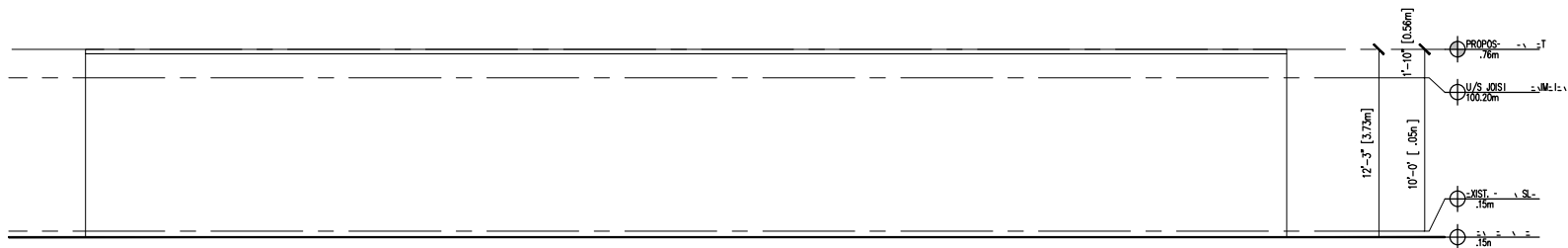
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SORAUREN STUDIO
LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

SOUTH ELEVATION
DEMOLITION
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2018.10.11

A2.6



5 TLAB CO-ORDINATION 2019 MAY 15
4 COA APPLICATION 2019 FEB 28
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LANEWAY HOUSE
24 SORAUREN AVE.
TORONTO, ON M6R 2C7

SOUTH ELEVATION
PROPOSED
PROJECT: 18061
SCALE: 1/8" = 1'-0"
DATE: 2019.05.17

A2.7