

# DECISION AND ORDER

**Decision Issue Date** Monday, September 30, 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): JAFAR VAHED

Applicant: GUITBERG GROUP INC

Property Address/Description: 268 DELORAINE AVE

Committee of Adjustment Case File: 19 115460 NNY 08 MV

**TLAB Case File Number: 19 143570 S45 08 TLAB**

**Hearing date:** Friday, September 06, 2019

**DECISION DELIVERED BY S. GOPIKRISHNA**

## APPEARANCES

Name	Role	Representative
Guitberg Group Inc.	Applicant	
Jafar Vahed	Appellant	Paul Bottos
Greg Rapp	Expert Witness	
Martin Quarcoopome	Expert Witness	
Neil Kilgour	Participant	
Ian Kerr	Participant	
Doron Yakovlev Golani	Participant	
Helen Yakovlev Golani	Participant	
Susan Vayne	Participant	

## **INTRODUCTION AND BACKGROUND**

Jafar Vahed is the owner of 268 Deloraine Ave, located in Ward 8, of the City of Toronto. He applied to the Committee of Adjustment (COA) for the approval of variances, to build a new house, at this address, in February 2019. The COA considered the variances at their meeting held on April 4, 2019, and refused the application in its entirety. On April 22, 2019, Mr. Vahed appealed the decision of the COA to the Toronto Local Appeal Body (TLAB), which scheduled a Hearing for September 6, 2019.

## **MATTERS IN ISSUE**

### **PROPOSED VARIANCES TO CITY WIDE ZONING BY-LAW 569-2013**

- i) The required side yard setback for the rear deck is 0.9m. The proposed west side setback for the deck is 0.45m.
  
- ii) The maximum permitted height of all side exterior main walls facing a side lot is 7.5m. The proposed height of the side exterior main wall facing a side lot line is 9.08m.
  
- iii) The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot. The proposed floor space is 0.75 times the area of the lot.
  
- iv) The minimum required side yard setback is 0.9m. The proposed east side yard setback is 0.6 m for the rear 4.5m portion of the dwelling only
  
- v) Exterior stairs providing pedestrian access to a building or structure may be no closer than 0.6m to a lot line. The proposed stairs are 0.45m from the west lot line.
  
- vi) Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line. The proposed eaves project 0.05m from the west lot line.
  
- vii) A minimum of 75% of the required front yard landscaping must be soft landscaping. The proposed front yard landscaping is 71.3% of soft-landscaping.

## **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**

At the Hearing completed on September 6, 2019, the Appellant was represented by Mr. Paul Bottos, a lawyer, Mr. Martin Quarcoopome, a land use planner, and Mr. Greg Rapp, an engineer specializing in storm water management. Ms. Susan Vayne, the neighbour residing at 266 Deloraine Ave., elected to be a Participant in opposition to the Appeal. At the onset of the Hearing, Mr. Bottos stated that the Appellant had settled with Mr. and Ms. Yakovlev-Dorani, the neighbours at 270 Deloraine Ave., and that they would not be giving evidence.

Mr. Quarcoopome was recognized as an Expert Witness in the area of land use planning. The highlights of his evidence are:

The municipal address of the Subject Property is 268 Deloraine Avenue, Toronto in the former Borough of North York, within the Lawrence Park North neighbourhood. The Subject Property is situated in the interior of an established residential neighbourhood located on the north side of Deloraine Avenue, east of Avenue Road. The Subject Property is currently occupied by a one storey, single-detached brick dwelling, detached garage and aluminum shed located in the rear yard. A large mature tree is located at the northern property boundary line which provides for privacy and screening from the north and west adjacent dwellings. The parcel is an interior lot, and is rectangular in shape. The Subject Property is approximately 285.70 square metres (3,075.0 square feet) in area with an approximate frontage of 7.62 m. (22 ft.) on Deloraine Avenue. The existing side yard setbacks of the dwelling are 0.17 m. (0.55 ft.) on the west yard and 1.29 m. (4.23 ft.) on the east yard.

Mr. Quarcoopome defined the “Immediate Neighbourhood”, which includes lots fronting onto the north and south side of Deloraine Avenue, Elm Road to the West, Jedburgh Road to the East, Brooke Avenue to the north and Melrose Avenue to the South, and is defined as a ‘low scale residential neighbourhood’ In the Toronto Official Plan Neighbourhoods designation.

The general lot pattern consists of rectangular lots and grid street patterns. The low-rise built form consists of primarily “modest” single, and two storey homes with some semi-detached dwellings scattered throughout. Mr. Quarcoopome said that the area has seen significant investment through renovation and new construction of the existing aging building stock, some requiring variances to the existing development standards, and demonstrated the same through a photo tour of the neighbourhood, and references to a Decision Table reflecting decisions taken by the COA over the last 10 years.

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By way of an editorial note, it is important to note that the application for the above minor variances was submitted to the City of Toronto on February 13, 2019. The importance of the date of submission is to be recognized in light of the Local Planning Appeal Tribunal's (LPAT) issuance of a decision dated December 7, 2018, which stated that OPA 320 was operational, and determinative. This means that applications filed after this date have to demonstrate adherence to the new OPA 320, irrespective of adherence to the former OP.

Mr. Quarcoopome discussed the compatibility between the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2019), and the proposal- he concluded that the proposal was consistent with both the PPS and Growth Plan, by virtue of redevelopment within the settlement area, and compatibility with adjacent uses.

He then discussed the compatibility between the proposal, and the Official Plan. By way of observation, I reiterate that the Official Plan in question is the former Official Plan (OP), as opposed to the Official Plan Amendment (OPA 320), which became operational after December 7, 2018.

Mr. Quarcoopome focused on Policies 3.2.1 and 4.1.5, and specifically relied on the emphasis on Policy 3.2.1.2 on redevelopment, and replacement of existing housing stock, to justify the building of the proposed dwelling at 268 Deloraine Ave. He then reviewed various development criteria in Section 4.1.5, and demonstrated how the planned height, massing, and setbacks were consistent with new construction in the immediate neighbourhood, without altering the street pattern. Mr. Quarcoopome emphasized how the proposal respected, and reinforced the low-rise character of tree-lined streets, with houses two and three storeys in height, consistently setback from the streetline, and how the proposal represented a form of intensification that did not create adverse impacts on the surrounding properties. Based on this discussion, Mr. Quarcoopome concluded that the proposal maintained the intent, and purpose of the Official Plan.

I asked Mr. Quarcoopome why he had relied on the former Official Plan, when the Local Planning Appeal Tribunal had released its decision on the applicability of the Official Plan Amendment 320 (OPA 320) on December 7, 2018, after which the latter document became determinative. Q Mr. Quarcoopome said that he had reviewed the proposal in light of OPA 320, and had come to the same conclusions about adhering to the Official Plan, as discussed above.

Mr. Quarcoopome then discussed the compatibility between the proposal, and the intention, and general purpose of the Zoning By-Law-The City of Toronto Zoning By-law 569-2013 zones the Subject Property as 'Residential' – R (f7.5; d0.6) X 604. The applicable Exception 604 relates to a Site-Specific provision, which precludes an apartment building as a permitted use on the Subject Property.

The performance standards for each variance were reviewed in detail, followed by an explanation of how the requested variance met the relevant performance standard. The general intent of the side yard setback provision is to maintain an appropriate separation distance to adjacent lots, allowing for comfortable access to the rear yard, sidewalls for maintenance and to reduce overlook issues. The FSI performance standard is used to control the massing of buildings, and its 'bulk' with respect to its

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established lot. The intent of minimum front yard soft landscaping provision is to ensure that there will be sufficient soft landscaping to provide adequate permeable surface for drainage, and creation of visual consistency, with the neighbouring properties. Lastly, the purpose and intent of side wall height is to prevent a 'rectangular large box' built form with a 3-storey façade and flat roof. Mr. Quarcoopome then provided explanations of how each variance conformed to the performance standard, and supported his conclusion through illustration of examples of how similar variances had been approved in the neighbourhood, through references to the COA decision table. Mr. Quarcoopome also added that the Appellant had agreed to provide a permanent opaque screening, along the west edge of the rear deck with a minimum height of 1.5 metres, from the floor of the deck to mitigate overlook and privacy issues.

Based on this discussion, Mr. Quarcoopome concluded that the proposal maintained the intent, and purpose of the Zoning By-Law.

Mr. Quarcoopome next addressed the test of appropriate development. He said that the proposed development is consistent with the function, as well as the "intensity of uses" permitted in the Official Plan, and is therefore in keeping with the character and mix of residential uses within the Immediate Area. He reiterated that a number of dwellings, within the neighbourhood have undergone moderate redevelopment, and reinvestment in the form of renovated or new dwellings, without any palpable adverse impact. He characterized this development as a "trend" that was in the public interest, because it encouraged growth and investment of neighbourhoods.

Mr. Quarcoopome then alluded to storm water management issues that were being canvassed by the neighbour in opposition. He recited Sections 629-11, and 629-20 of the Toronto Municipal Code (i.e. Landscaping, Drainage and Grading, and Roofs and Roof Structures respectively), and then briefly described how the downward slope of the land behind the properties at 268 and 266 Deloraine, impacted the storm water collection at the Subject Site, resulting in ponding. He added that a qualified engineer would speak to this issue later in the Hearing, and concluded that the proposal would have no "foreseeable adverse impacts to neighbouring properties, the neighbourhood, or the Deloraine streetscape".

Based on this discussion, Mr. Quarcoopome concluded that the proposal satisfied the test of appropriate development.

Lastly, Mr. Quarcoopome addressed the test of how the proposal was "minor". He said that the test of being "minor" is not one of 'no' impact, but one of evaluating unacceptable adverse impact. He asserted that the evidence presented thus far demonstrated that the variances did not create any adverse impact on the streetscape, shadowing, privacy or overlook and massing. On the basis of this, Mr. Quarcoopome concluded that the proposal satisfied the test of "minor".

He recommended that since the proposal met all four tests under Section 45.1, the Appeal should be allowed, and that the variances should be approved. When asked if he would recommend any conditions to be imposed on the approval, Mr. Quarcoopome referenced the Planning Department's recommendation, that a permanent opaque screening be installed, along the west edge of the rear deck, with a minimum height of

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1.5 metres from the floor of the deck. I asked him about the appropriateness of a standard condition, which requires Applicants to construct the building in substantial conformity with the submitted Plans, and Elevations, and was advised that the Appellant had no objection to the imposition of such a condition.

The next witness to testify was Mr. Greg Rapp, who is a civil engineer, who specializes in storm management issues. After being recognized as an Expert Witness in Storm Water Management, Mr. Rapp spoke briefly to his retainer, the questions he was to answer, and what his investigations found. He described the existing drainage as follows:

The existing property at 268 Deloraine Avenue, accepts external drainage from an area of approximately 898m<sup>2</sup>. The majority of this runoff drains through the rear lot at 268 Deloraine Avenue and drains to a low area on the property to the west (270 Deloraine Avenue). The peak flow from the 898m<sup>2</sup> external area, during the 100 year storm is 43.7L/s. In addition, an area of 170m<sup>2</sup> from the rear yard of 268 Deloraine Avenue, with a 100 year peak flow of 8.5L/s would drain toward the low area on 270 Deloraine Avenue. The total flow is therefore currently calculated to be 52.2L/s.

It was expected that following significant rainfall, there would be ponding in the rear lot of 270 Deloraine Avenue. When the low area filled up with water, the storm water would spill along the shared property line between 268 and 270 Deloraine Avenue. Mr. Rapp then described the mitigation measures, as listed below

- 1) The grading and drainage design had been prepared such that:
  - There would be no significant changes to the grading on the east side of the site.
  - Drainage from the rear yard would be directed to a trench drain within the 0.5m side yard
- 2) The swale and trench drain on the west side of the property would divert all drainage, up to the 100 year storm, that was previously directed to the rear yard on 270 Deloraine Avenue along the side yard to the municipal right of way.
- 3) . The drainage on 268 Deloraine Avenue will be self-contained and drain toward the municipal right-of-way.

He described how the proposal conformed to the Wet Weather Flow Management guidelines from the City of Toronto. Mr. Rapp described how the type of absorbent topsoil being used, fulfilled the City's guidelines, and how an overland flow route had been provided on the site to protect the house from flooding in a 100 year storm. Lastly, he added that the development sites, temporary erosion and sediment control for construction have been provided on-site. Mr. Rapp emphasized the fact that the topography was such that any excess water from the Subject Property would not impact the neighbour at 266 Deloraine Ave.

Based on this design, Mr. Rapp concluded that there would be a significant reduction in the external drainage (52.2L/s during the 100 year storm), being directed toward the low area on 270 Deloraine Avenue, as a result of the proposed swale and trench drain that will direct drainage toward the municipal right-of-way. No grading onto adjacent

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properties will be required, The site grading and drainage design would not create ponding within the lot, or on adjunct properties.

The next witness to speak was Ms. Susan Vayne, the neighbour residing at 266 Deloraine Street. Ms. Vayne painted a detailed, and troubling picture of how the drainage issues had steadily worsened on Deloraine St., since her family had moved to 266 Deloraine in 2003. She narrated how the drainage system had deteriorated rapidly in the recent past, resulting in catastrophic flooding in their basement, and provided a graphic account of one particular flood had endangered the well being of her husband, Mr. Ian Kerr. She piquantly referred to the intense clean up exercise by the neighbours, after each flood as a “neighbourhood bonding exercise”, and wondered if they could “bond over an exercise that was more pleasant”.

Ms. Vayne also stated that her property lay at the lowest point in what she called the “Valley of Deloraine”, which was bounded by 108 Deloraine on the east, and Avenue Road on the west. She stated that the elevation of the street in front of 266 Deloraine is 172m, 108 Deloraine is 176m, and Avenue Road is 183m, and that each of these points (effectively the high point on the side of the valley) was approximately 375m from 266 Deloraine. She interpreted this configuration to mean that “any water that is not absorbed into the ground anywhere on the street for 375m on either side for a total of 750m ends up in the street in front of our house”. In addition, “it is not just water that careens down the street, but a massive number of leaves, in addition to animal droppings”. Ms. Vayne linked the impact of flooding to massive houses being built in the neighbourhood, which reduced landscaping, and exacerbated the probability of flooding. She concluded by stating that a massive house next door would rapidly worsen the bad flooding situation, and requested that all variances, except Variance 2, be refused.

Mr. Bottos cross examined Ms. Vayne, and demonstrated that the topography of the area was such that debris, and flood water from the Subject Property could not impact her property, as a result of the fact that water flowed from points of higher elevation, to lower elevation. It was emphasized that 266 Deloraine is at higher elevation than 268 Deloraine Ave.

During oral argument, the following issues came up for discussion:

- **OP vs OPA 320:** I asked Mr. Bottos to draw my attention to authorities for advice on how much weight had been placed by tribunals in previous decisions, when a Witness relied on a former Official Policy, notwithstanding the adoption of a new, determinative Official Policy (OPA 320 in this case).
- **Storm Water Management:** In his concluding remarks, Mr. Bottos emphasized the Appellant’s willingness to retain an engineer to design a solution to reduce the impact of storm water management, notwithstanding the fact that storm water management is not a planning matter. By way of editorial comment, this conclusion is different from that of Mr. Quarcoopome, who discussed storm water management, as part of the test for appropriate development.

Mr. Bottos also suggested that the TLAB could impose a condition requiring the Appellant to submit a Storm Water Management report to the City as part of the Project Assessment Report (PAR), to indicate to the neighbours that the Appellant was sensitive to their complaints. However, he also emphasized that all

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Applicants had to submit a storm water management plan, as part of the PAR, in order to obtain a building permit. I asked Mr. Bottos to submit suggested wording for the condition, along with the submission of the authorities, as discussed above.

The submissions were completed on September 20, 2019.

## **ANALYSIS, FINDINGS, REASONS**

It is important to note that the Appellant reached a Settlement with the neighbours at 270 Deloraine Ave., resulting in the latter not participating in the Hearing. The concerns raised by Ms. Vayne, the neighbour at 266 Deloraine Ave., focused exclusively, on storm water management issues. She suggested that there was an inverse relationship between the building of new, big houses, and the loss of vegetation, which assisted in storm water management. Her conclusion was that the building of a new, “big” house, next door would worsen, what was already an unacceptable situation with respect to storm water management.

While Ms. Vayne’s frustration was very evident through her powerful description, punctuated by piquant commentary, of the impact of storm water on her basement and property, after each thunderstorm. However, there was no demonstrable cause and effect, which could precisely establish how the construction of a new house at 268 Deloraine, would directly exacerbate the flooding on her property. For variances to be refused on the basis of unacceptable adverse impact on the neighbouring properties, it is important to establish, as much as possible, a direct, one-on-one causative relationship between the requested variances, and the adverse impact on the concerned neighbour.

In addition to the above reason, it is important to point out that the issue of storm water management lies outside the jurisdiction of the TLAB, which has to confine its determination of the appropriateness of variances, based solely on planning related reasons. Notwithstanding Mr. Quarcoopome’s perspectives of how storm water management is related to the test of appropriate development, I am in agreement with Mr. Bottos’ conclusion that storm water management lies outside the purview of the TLAB, and is an engineering issue. In other words, no weight is assigned to the storm water management issues, for the reasons discussed above.

I take this opportunity to commend the Appellant, Mr. Jafar Vahed, for his sensitivity to facilitating evidence on storm water management issues through the evidence of Mr. Rapp, and express my sincere sympathy with the unfortunate situation faced by Ms. Vayne.

As such, I accept the uncontroverted evidence of Mr. Quarcoopome on the tests pertaining to upholding the intent of the Zoning By-Law, appropriate development, and minor, and find that the proposal satisfies all the three tests listed in this sentence.

As reiterated earlier, the evidence provided to satisfy the test of satisfying the intent of the Official Plan needs to be examined closely, because the evidence relied, *prima facie*, on the former OP, which is no longer determinative. Mr. Bottos drew my attention to the decision of Member Melling of the former Ontario Municipal Board, in



the case of *Darling v. Brockville (City) Committee of Adjustment, [19941 O.M.B. No 1398]*. Under the sub-title of “**The Problem of the Two By-laws**”, Member Melling stated:

*There is one other unusual feature of this case. When the Applicant originally sought his variances, the old By-law was in force. Thus, it might be said, what he applied for was variances to that by-law. However, through no fault of the Applicant, the time that it has taken his variances to reach this Board has permitted the passage, less than a month before the hearing, of the new By-law.*

*This gives rise to two questions. Which by-law's standards apply in determining the application, and which by-law do the variances vary?*

*The first question may be answered relatively briefly. This Member inclines to the view that people are entitled to the law in force at the time they made their application, unless there is a clear intention of retroactivity expressed in later legislation. Thus, in this case, the question of whether the variances should be granted ought to be answered with a view to the old By-law.*

*However, it just so happens that the only relevant difference between the two by-laws is the parking standard, and the Board has already found that it does not have any concerns about the Applicant's inability to provide any parking. This finding does not turn on whether one spot is required, or two, and the Board's conclusions regarding the merits of the variances would in all respects have been the same even if the new By-law were applied.*

While the Appeal respecting 268 Deloraine may be distinguished from the case before Member Melling because the Application to the COA was filed in February 2019, more than two months after the LPAT's ruling about the applicability of the OPA 320., I am nevertheless persuaded by the wisdom of the decision, where Member Melling considered what relevant changes may have taken place between the former, and the new By-laws, and how the change of By-laws impacted the specific variances before the adjudicator.

Applying this reasoning to the Appeal at 268 Deloraine, I find that the relevant section of the policies relied upon by Mr. Quarcoopome, namely Policies 3.2.1.2, and 4.1.5, to arrive at his conclusions, have not changed significantly, between the former OP, and the new, determinative OPA 320. Given this conclusion, I find that the proposal's ability to satisfy the intent and purpose of the former OP, also results in its satisfying the intent of the new OPA 320.

Notwithstanding my finding in the previous paragraph, I must hasten to add that I would have been more comfortable with a demonstration of how the proposal satisfied OPA 320, which has been fully implemented since December 7, 2018.

I therefore find that the Appeal may be allowed in part, to reflect the fact that some of the variances were changed from the time they were submitted to the COA, and conclude that all the variances, as submitted to the TLAB, may be approved. The conditions imposed on the approval reflect the recommendation of the City's

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Planning Department that a “permanent opaque screening along the west edge of the rear deck with a minimum height of 1.5 metres from the floor of the deck” be installed, as well as the need to build in substantial conformity with the submitted Plans, and Elevations, numbered A1- A9, in the drawings prepared by the Guitberg Group as submitted to the City, date stamped November, 2018. While I agree with Mr. Bottos that the condition about the submission of a drainage plan with the Building Permit Application is outside the jurisdiction of the TLAB, for reasons discussed earlier in this Section, I find it prudent to nevertheless include the condition, to give the neighbours peace of mind. However, I do not regard the inclusion of such a condition to be precedent setting, for the adjudication of similar Appeals by the TLAB.

## **DECISION AND ORDER**

1. The Appeal is allowed, and the Decision of the Committee of Adjustment dated April 4, 2019, is set aside.
2. All the variances, as recited in the “Matters in Issue” section of this Decision, are approved. No other variances, other than those specifically listed in the “Matters in Issue” section are approved.
3. The following conditions are imposed on the approval.:
  - a) The owner shall provide a permanent opaque screening along the west edge of the rear deck with a minimum height of 1.5 metres from the floor of the deck.
  - b) The owner shall submit the Lot Grading and Drainage Plan prepared by Husson Engineering and Management and dated July 8, 2019 to the City Building Department, as part of the Building Permit Application
  - c) The Appellant is required to construct the building in substantial accordance with the Plans and Elevations, numbered A1-A9, prepared by the Guitberg group, date stamped November 2018. The relevant diagrams are appended to this Decision, as an attachment.

X



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S. Gopikrishna  
Panel Chair, Toronto Local Appeal Body

# SITE PLAN

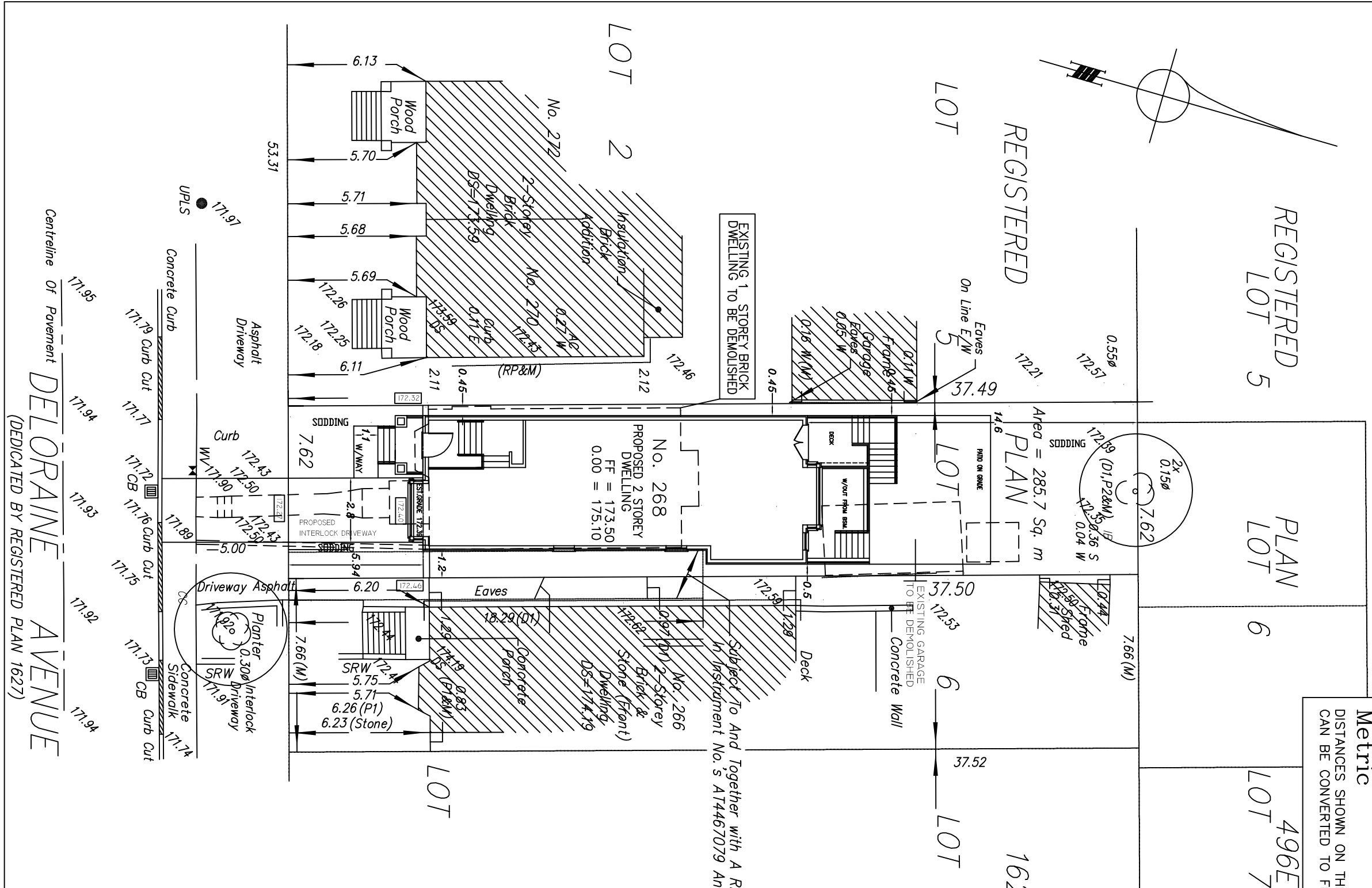
SCALE 1/16" = 1'

DERIVED FROM  
 SURVEYOR'S REAL PROPERTY REPORT-PART 1  
 PLAN OF PART OF LOT 6  
 REGISTERED PLAN 1627  
 CITY OF TORONTO  
 FORMERLY CITY OF NORTH YORK  
 ERTL SURVEYORS  
 Ontario Land Surveyors  
 PROJECT : 18250

DEVELOPMENT DATA			
ZONING DESIGNATION	- R7.5.00.6/H10.0.604 (By Law 598 - 2013)		
LOT FRONTAGE	PROPOSED	IMPERIAL	ALLOWABLE
	7.62 M	25'	
SITE AREA	285.70M <sup>2</sup>	3075.00 SQ.FT.	MIN. REQUIRED - N/A
BUILDING AREA(GRA)			
BASEMENT	81.00 M <sup>2</sup>	872.0 SQFT	GARAGE EXCLUDED
GROUND FLOOR	107.20 M <sup>2</sup>	1154.0 SQFT	
SECOND FLOOR	105.26 M <sup>2</sup>	1133.0 SQFT	
TOTAL (G.F.A.)	212.46 M <sup>2</sup>	2287.0 SQFT	TWO FLOORS
FIRST FLOOR HEIGHT	1.11 M	3'-8"	MAX. REQUIRED - 1.20M
BUILDING HEIGHT	10.00 M	32'-10"	FROM 1ST FLOOR TO ROOF FINISH
BUILDING LENGTH	17.00 M	55'-8"	REQUIRED - 17.0M (EXCLUDING 2.0M 1-ST. EXTENSION)
BUILDING DEPTH	17.00 M	55'-8"	REQUIRED - 17.0M (EXCLUDING 2.0M 1-ST. EXTENSION)
SETBACKS			
FRONT	5.94 M	19'-6"	REQUIRED 3.0M MIN. AVERAGE
REAR	14.6 M	47'-10"	REQUIRED - 9.36M
SIDES	0.45 M : 0.50 M	1'-6" : 1'-6"	MIN. REQUIRED - 0.45M
HEIGHT OF MAIN WALL	8.20 M	26'-11"	7.50 M
SITE RATIO	212.46 M <sup>2</sup> : 287.00 SQ.FT. (0.744)		MIN. REQUIRED - 0.80

**Metric**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**FRONT YARD LANDSCAPING**  
 Total frontage area - 45.26sq.m.  
 Total Green - 21.15 sq.m.(46.7%)  
 & walkway  
 Total Dec. stone - 6.97sq.m.(33.0%)  
 porch & steps  
**FRONT YARD SOFT LANDSCAPING**  
 Total Green - 21.15 sq.m.(100%)  
 porch & walkway  
 Total Dec. stone - 6.97sq.m.(33.0%)  
 porch & steps  
**FRONT YARD SOFT LANDSCAPING - 84.7%**



Subject To And Together with A Right-Of-Way As In Instrument No. s A14467079 And CA671532

**GUTTERBERG GROUP INC.**  
 33 BELVEDERE CRES.  
 RICHMOND HILL ONTARIO  
 TEL. (905) 508-7436

PRIVATE RESIDENCE  
 #268 DELORAINNE AVENUE  
 CITY OF TORONTO, ONTARIO

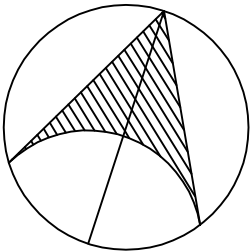
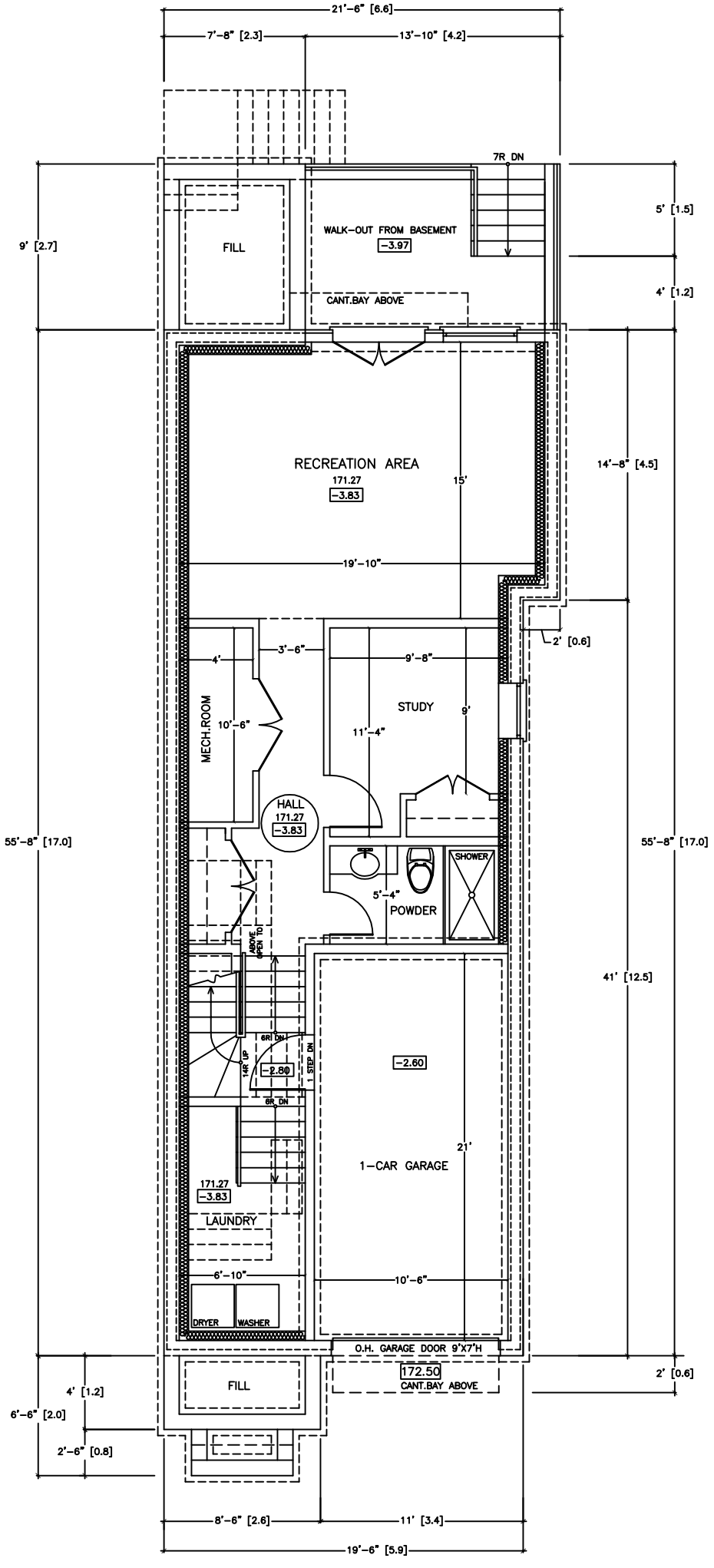
**SITE PLAN**

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_  
 SCALE: 1/16" = 1' DATE: NOVEMBER 18

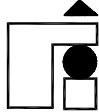
PROJECT NUMBER: R-19/11/18 A - 1

Centreline Of Pavement **DELORAINNE AVENUE**  
 (DEDICATED BY REGISTERED PLAN 1627)

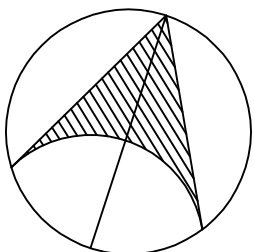
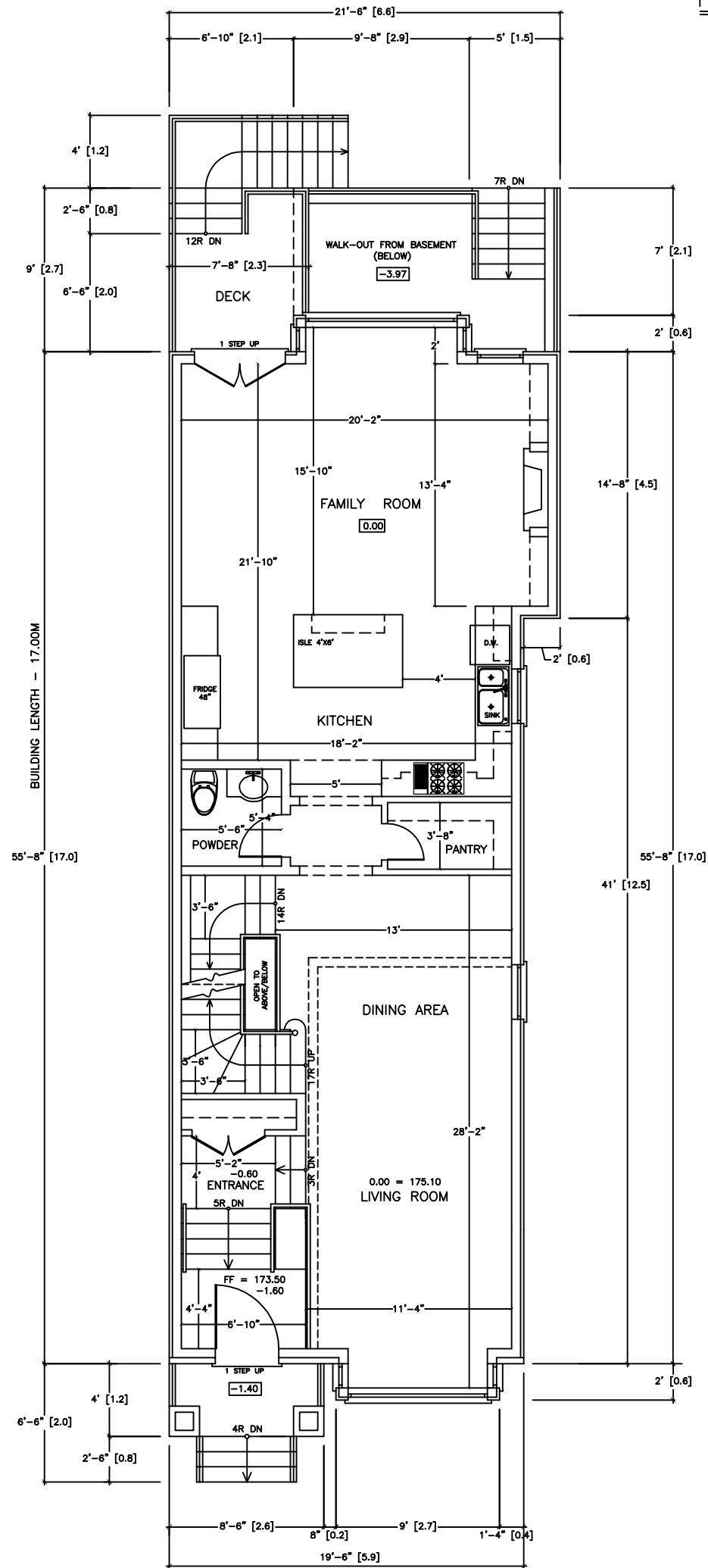
BASEMENT FLOOR PLAN



ALL DIMENSIONS ARE IMPERIAL  
(DIMENSIONS IN BRACKETS ARE METRIC)

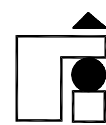
GUITBERG GROUP INC.	
	
33 BELVEDERE CRES. RICHMOND HILL ONTARIO TEL. (905) 508-7436 FAX. (905) 508-7453	
PRIVATE RESIDENCE #268 DELORAINE AVENUE CITY OF TORONTO	
BASEMENT FLOOR PLAN	
DRAWN BY J.M.	CHECKED V.G.
SCALE 1/8" = 1'	DATE NOVEMBER'18
PROJECT NUMBER R-19/11/18	A-2

FIRST FLOOR PLAN



ALL DIMENTIONS ARE IMPERIAL  
(DIMENTIONS IN BRACKETS ARE METRIC)

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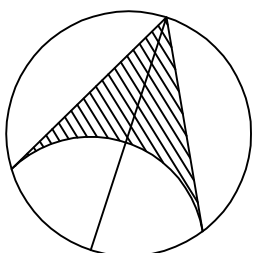
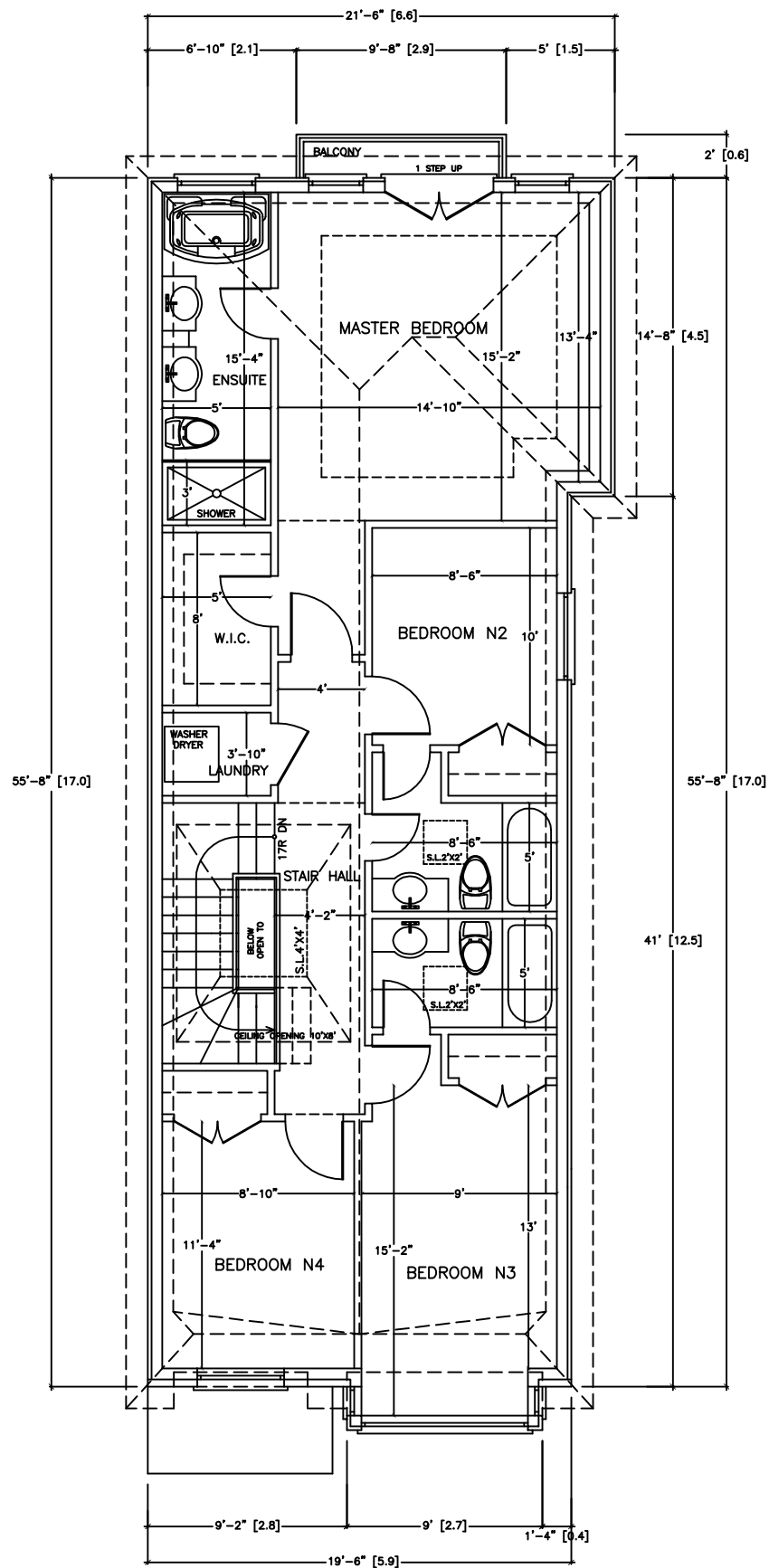
PRIVATE RESIDENCE  
#268 DELORAINE AVENUE  
CITY OF TORONTO

FIRST FLOOR PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18

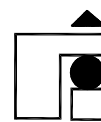
PROJECT NUMBER	R-19/11/18	A-3
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SECOND FLOOR PLAN



ALL DIMENSIONS ARE IMPERIAL  
(DIMENSIONS IN BRACKETS ARE METRIC)

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RICHMOND HILL ONTARIO  
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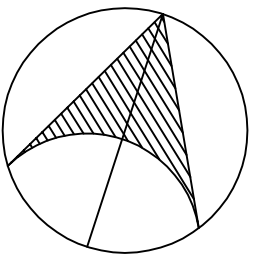
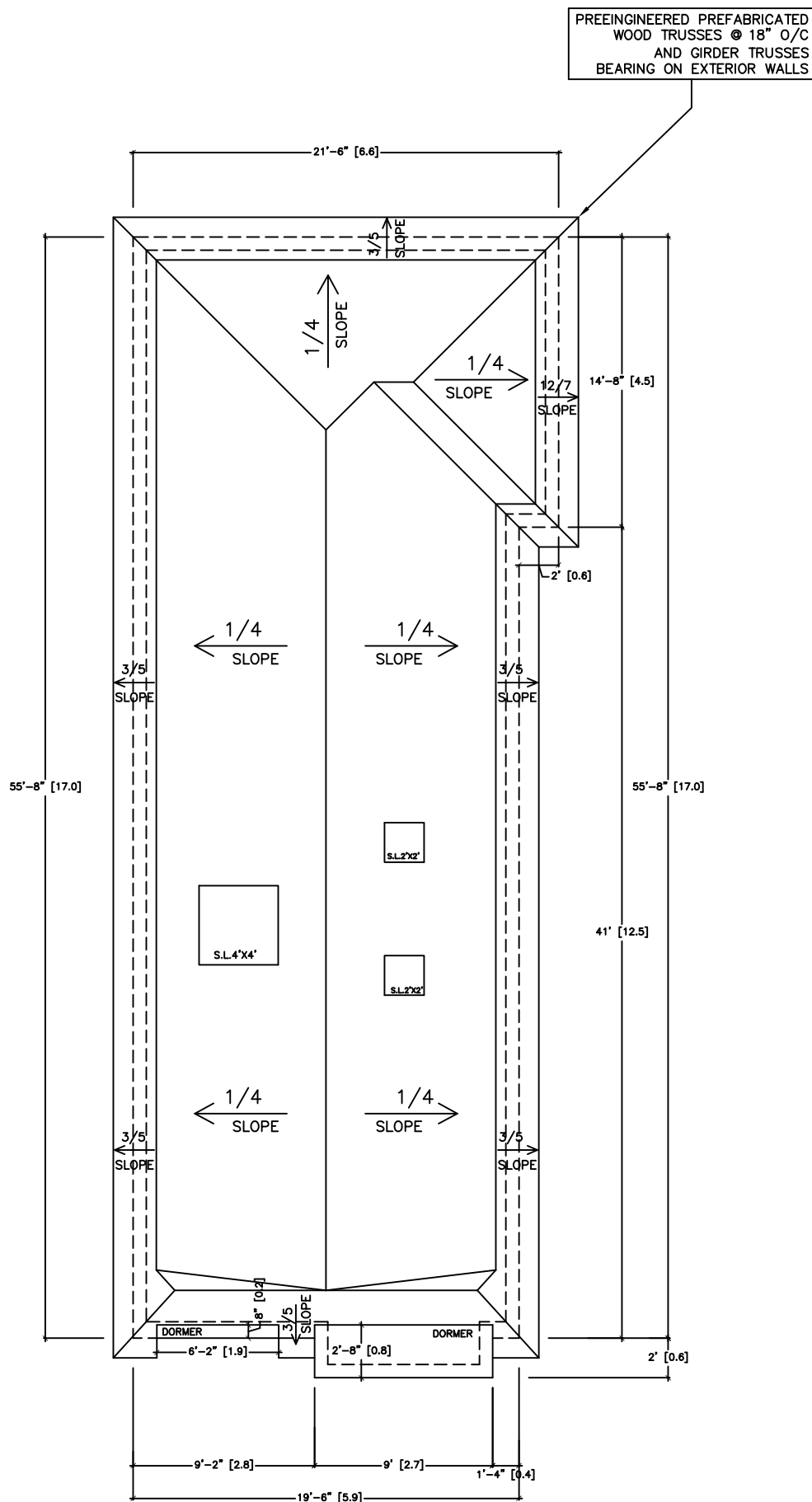
PRIVATE RESIDENCE  
#268 DELORAINE AVENUE  
CITY OF TORONTO

SECOND FLOOR PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18

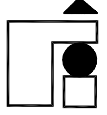
PROJECT NUMBER	R-19/11/18	A - 4
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ROOF PLAN



ALL DIMENTIONS ARE IMPERIAL  
(DIMENTIONS IN BRACKETS ARE METRIC)

GUITBERG GROUP INC.



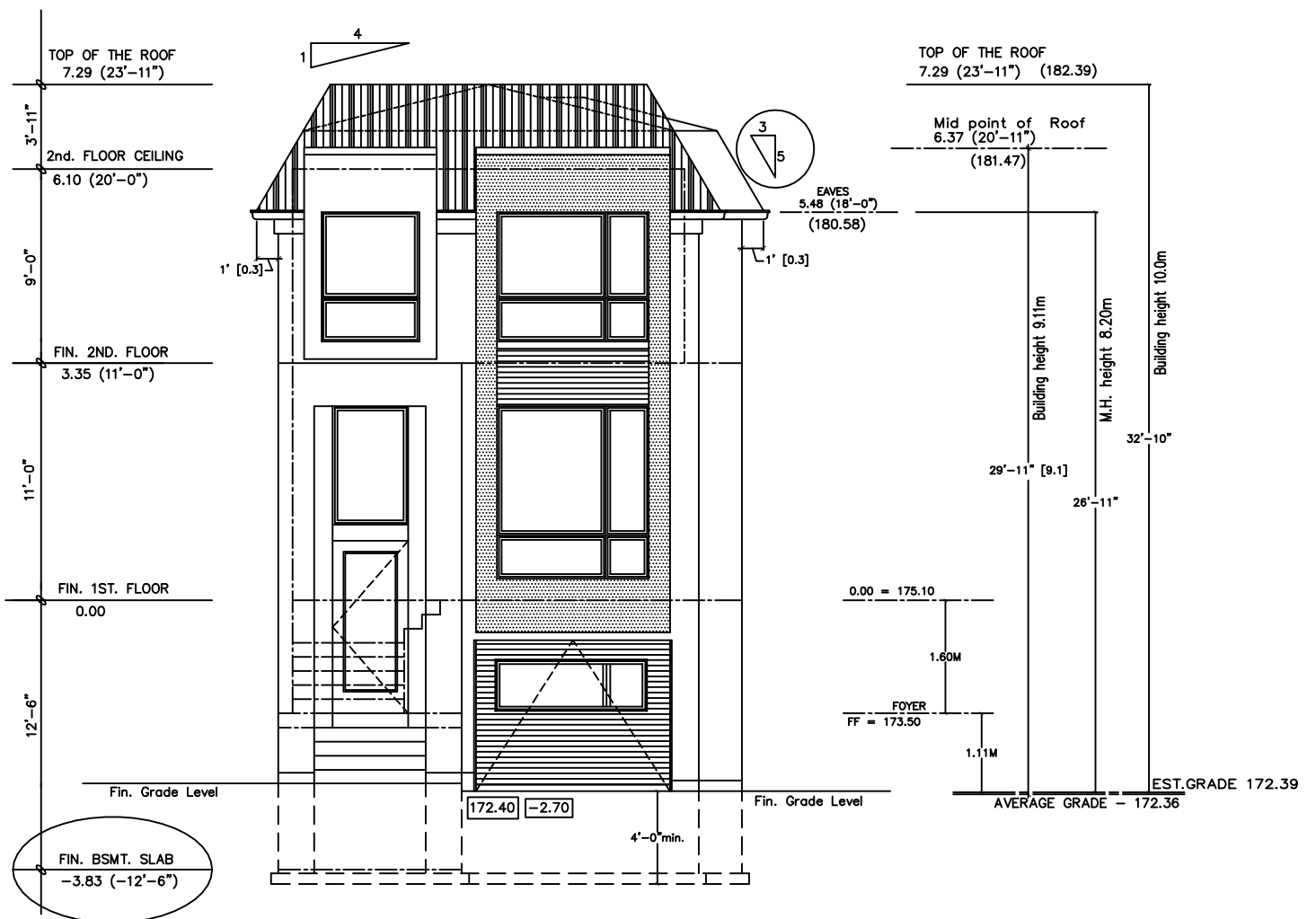
33 BELVEDERE CRES.  
RICHMOND HILL, ONTARIO  
TEL. (905) 508-7436  
FAX. (905) 508-7453

PRIVATE RESIDENCE  
#268 DELORAINE AVENUE  
CITY OF TORONTO

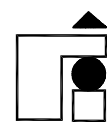
ROOF PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18
PROJECT NUMBER	R-19/11/18	A-5	

SOUTH ELEVATION



GUITBERG GROUP INC.



RICHMOND HILL, ONTARIO  
TEL. (905) 508-7436  
FAX. (905) 508-7453

PRIVATE RESIDENCE  
#268 DELORAIN AVENUE  
CITY OF TORONTO

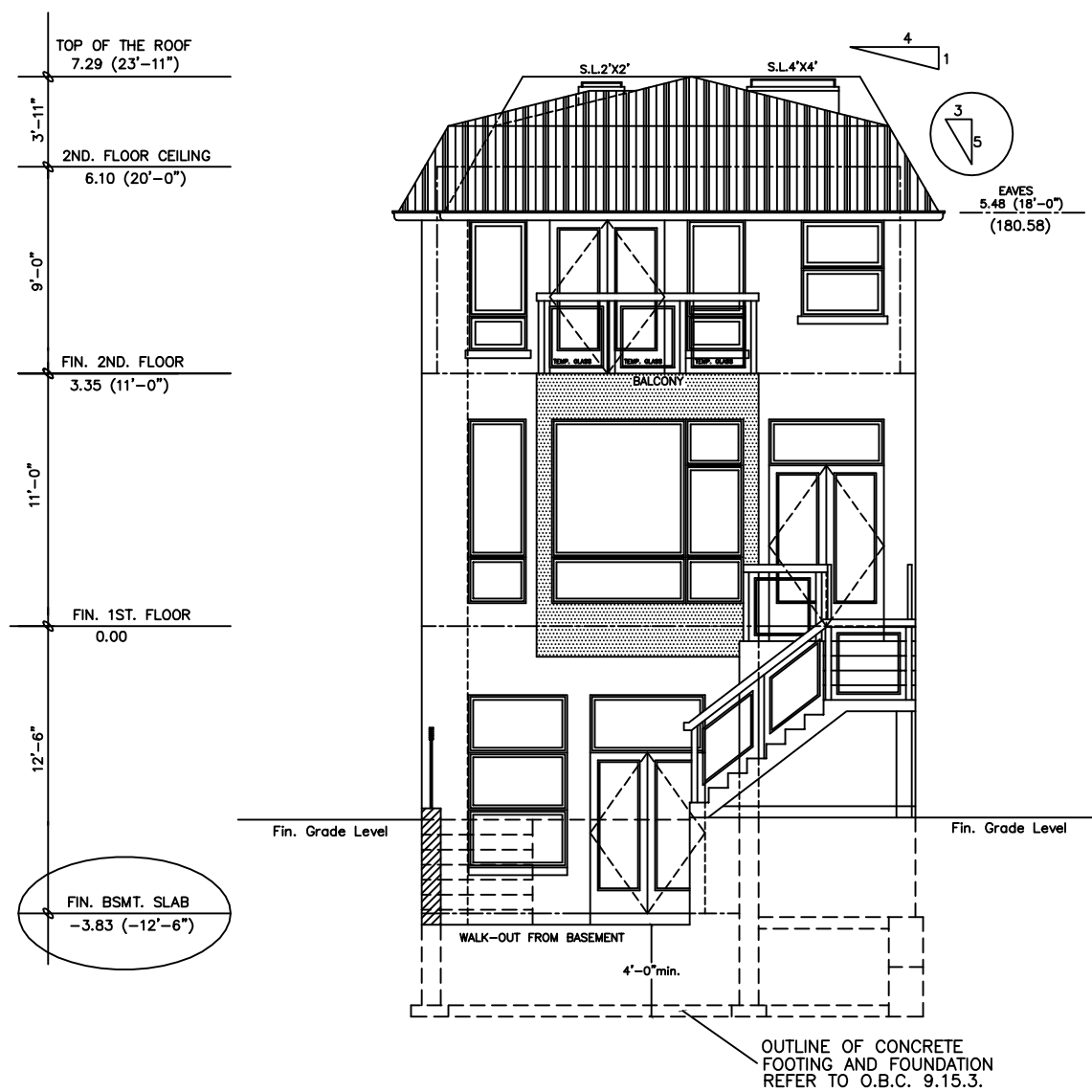
SOUTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18

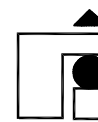
PROJECT NUMBER	R-19/11/18	A-6
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NORTH ELEVATION



GUITBERG GROUP INC.



RICHMOND HILL ONTARIO  
TEL. (905) 508-7436  
FAX. (905) 508-7453

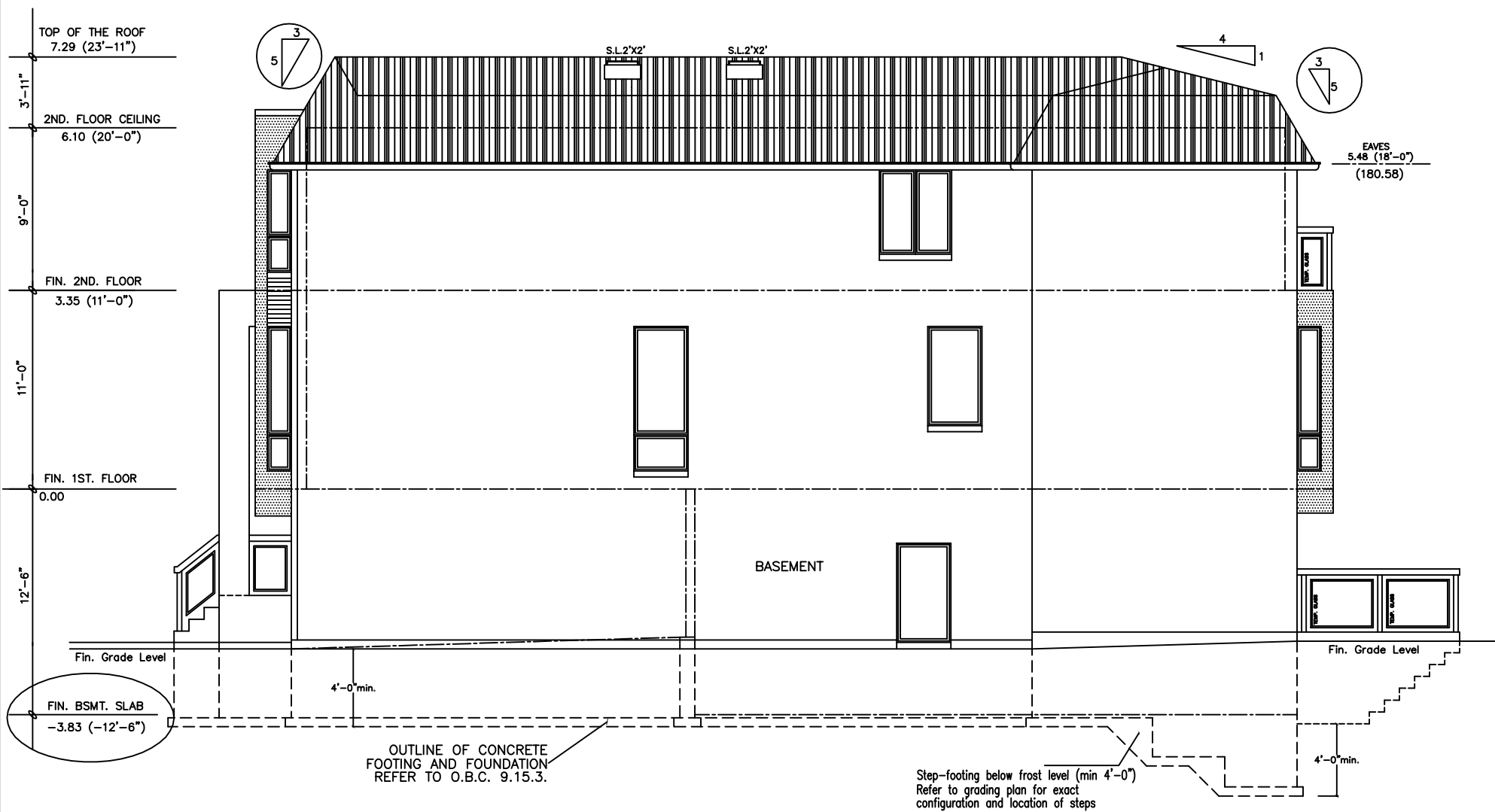
PRIVATE RESIDENCE  
#268 DELORAINE AVENUE  
CITY OF TORONTO

NORTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18

PROJECT NUMBER	R-19/11/18	A-7
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EAST ELEVATION



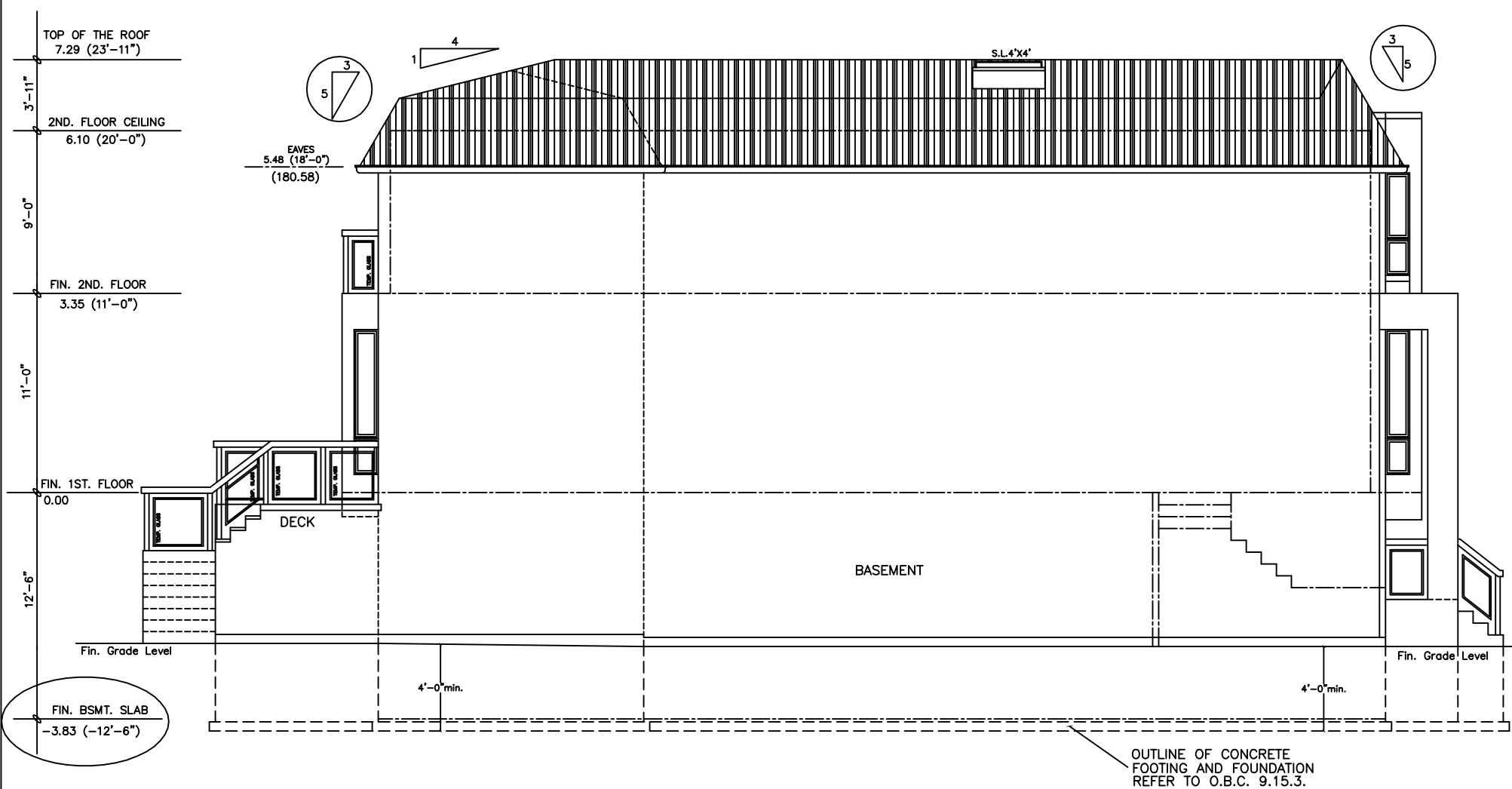
PRIVATE RESIDENCE  
 #268 DELORAINE AVENUE  
 CITY OF TORONTO

GUITBERG GROUP INC.

33 BELVEDERE CRES.  
 RICHMOND HILL ONTARIO  
 TEL. (905) 508-7436  
 FAX. (905) 508-7453

EAST ELEVATION	
DRAWN BY J.M.	CHECKED V.G.
SCALE 1/8" = 1'	DATE NOVEMBER'18
PROJECT NUMBER R-19/11/18	A-8

WEST ELEVATION

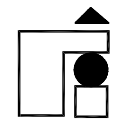


PRIVATE RESIDENCE  
 #268 DELORAINE AVENUE  
 CITY OF TORONTO

GUITBERG GROUP INC.

WEST ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'	DATE	NOVEMBER'18



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 RICHMOND HILL ONTARIO  
 TEL. (905) 508-7436  
 FAX. (905) 508-7453

PROJECT NUMBER  
 R-19/11/18

A-9