

# DECISION AND ORDER

**Decision Issue Date October 25, 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): ADRIEL ORTINO

Applicant: CORBETT LAND STRATEGIES

Property Address/Description: 48 & 50 GWENDOLEN CRES

Committee of Adjustment Case File: 17 180192 NNY 23 MV, 17 180203 NNY 23 MV

**TLAB Case File Number: 19 119910 S45 18 TLAB, 19 119912 S45 18 TLAB**

Hearing date: Monday August 12, 2019

**DECISION DELIVERED BY STANLEY MAKUCH**

## APPEARANCES

Name	Role	Representative
Corbett Land Strategies	Applicant	
Adriel Ortino	Appellant	Eileen Costello
City of Toronto	Party	Roman Ivanov

## INTRODUCTION

This decision relates to the appeal of two decisions refusing variances for the construction of a house on each of two existing lots. The City of Toronto is the only other party and it consents to the granting of the appeal subject to certain conditions.

## BACKGROUND

The matter was first dealt with by way of a Motion seeking the granting of the appeals without a hearing. That Motion was denied for reasons set out in a decision

dated August 3, 2019. A Hearing was therefore held on August 12, 2019 at which additional oral and written evidence was heard.

## **MATTERS IN ISSUE**

As a result of the additional evidence there are no matters in issue.

## **JURISDICTION**

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').

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**

The undisputed evidence provided by Mr. Corbett, a qualified planner, was that the variances conformed to relevant provincial policies and plans and met the four tests of the Planning Act. In addition, he gave evidence that no new notice was required for the variances which had been revised. This was set out in his affidavit, his witness statement and oral evidence.

## **ANALYSIS, FINDINGS, REASONS**

The evidence set out in Mr. Corbett's witness statement and affidavit on file with TLAB explain in detail the reasons for Mr. Corbett's conclusions and are persuasive. The City did not disagree with or object to any of his evidence but merely requested certain conditions which the applicant agreed to. The revised variances set out in Appendix I, therefore should be approved subject to the conditions which the City requests and to which the appellants consent, as set out on Appendix 2

## DECISION AND ORDER

The appeals are allowed, and the variances set out in Appendix 1 are approved subject to the conditions set out in Appendix 2.

X 

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S. Makuch  
Panel Chair, Toronto Local Appeal

## APPENDIX 1

### 48 Gwendolen Crescent

#### City Wide Zoning By-law No. 569-2013

1. If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 metres from that shoreline hazard limit or stable top-of-bank. The proposed building is set back within 10 metres from that shoreline hazard limit or stable top-of-bank. [5.10.40.70.(6) Setback from the Shoreline Hazard Limit or Stable Top-of-Bank].
2. On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10 metres from a shoreline hazard limit or a stable top-of-bank not on that lot. The proposed building or structure is within 10 metres from a shoreline hazard limit or a stable top-of-bank not on that lot. [5.10.40.80.(1) Separation Distance from the Shoreline Hazard Limit or Stable Top-of-Bank].

### North York Zoning By-law No. 7625

3. The maximum permitted building height is 8.8 m. The proposed building height is 9.1 m. [14-A(8) – Maximum Building Height].

### 50 Gwendolen Crescent

#### City Wide Zoning By-law No. 569-2013

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**North York Zoning By-law No. 7625**

3. The maximum permitted building height is 8.8 m. The proposed building height is 9.1 m. [14-A(8) – Maximum Building Height].

**APPENDIX 2**

**Conditions of Approval – Applicable to 48 and 50 Gwendolen Crescent**

1. The proposed dwellings shall be constructed in substantial conformity with:
  - a) The sitting and grading plan prepare by Cassidy & Co., dated December 2017;
  - b) The floor plans prepared by Cassidy & Co., dated March 21, 2018; and
  - c) The elevation drawings prepared by Cassidy & Co., dated April 16, 2019; all found in Appendix 3.
2. Prior to the issuance of a building permit, the Owner shall apply for and obtain from Urban Forestry, Ravine and Natural Features Protection a clearance or a permit to injure or remove any privately owned trees located within a ravine protected area and a permit to place or dump fill or refuse or alteration of grade on any land within a ravine protected area, in accordance with the City of Toronto Municipal Code Chapter 658, Ravine and Natural Feature Protection, and satisfy all conditions of such clearances and permits to the satisfaction of the General Manager of Parks, Forestry & Recreation, including the requirement to protect trees on the subject property or adjacent properties not approved for removal or injury, and the requirement to plant native trees as compensation for any ravine trees removed or injured and for loss of protected area to permanent hard surfaces features, all to the satisfaction of the General Manager of Parks, Forestry & Recreation.
3. The owner shall comply with Chapter 813 of the Municipal Code. Where there are no existing street trees, the owner shall submit a payment to the City in lieu of planting one street tree on the City road allowance abutting each of the lots involved in the application to the satisfaction of the General Manager, Parks, Forestry and Recreation, or elsewhere in the community if there is no space.
4. Prior to the issuance of a building permit, the Owner shall apply for and obtain a permit from the Toronto and Region Conservation Authority.

**APPENDIX 3**

**2019 ADD ALL PLANS FOUND IN EX I OF AFFIDAVIT OF J. CORBETT FILED JUNE 28,**

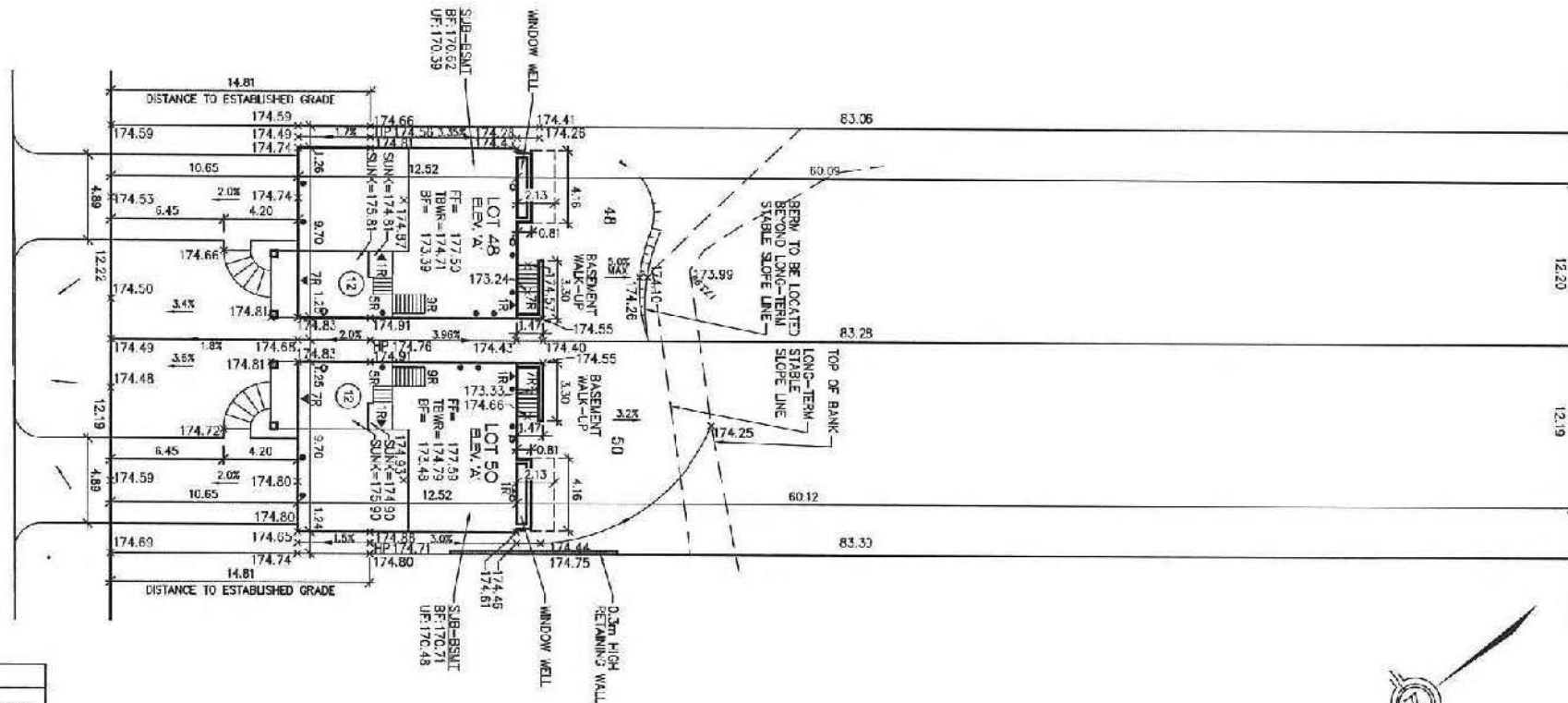






SCALE: 1:250  
0m 5m 10m 20m

Gwendolen Crescent



<b>SITE STATISTICS: LOT 48</b>
LOT AREA = 1218.49m <sup>2</sup>
BUILDING COVERAGE = 141.08m <sup>2</sup> (11.58%)
GROUND FLOOD AREA = 119.00m <sup>2</sup>
GROSS FLOOR AREA = 391.21m <sup>2</sup> (32.18%)
AVERAGE GRADE AT FRONT YARD SETBACKS AT LOT LINES = 174.71
FF TO TOP ROOF = 8.91m
BUILDING HEIGHT = 3.03m
INT. GARAGE DIMENSIONS = 5.64m X 6.32m
DRIVEWAY AREA = 55.03m <sup>2</sup>

**NOTE:**  
BUILDER TO TO EXCAVATE ALL SERVICE CONNECTION LATERALS PRIOR TO POURING OF FOOTINGS TO VERIFY GRAVITY CONNECTIONS ARE AVAILABLE.

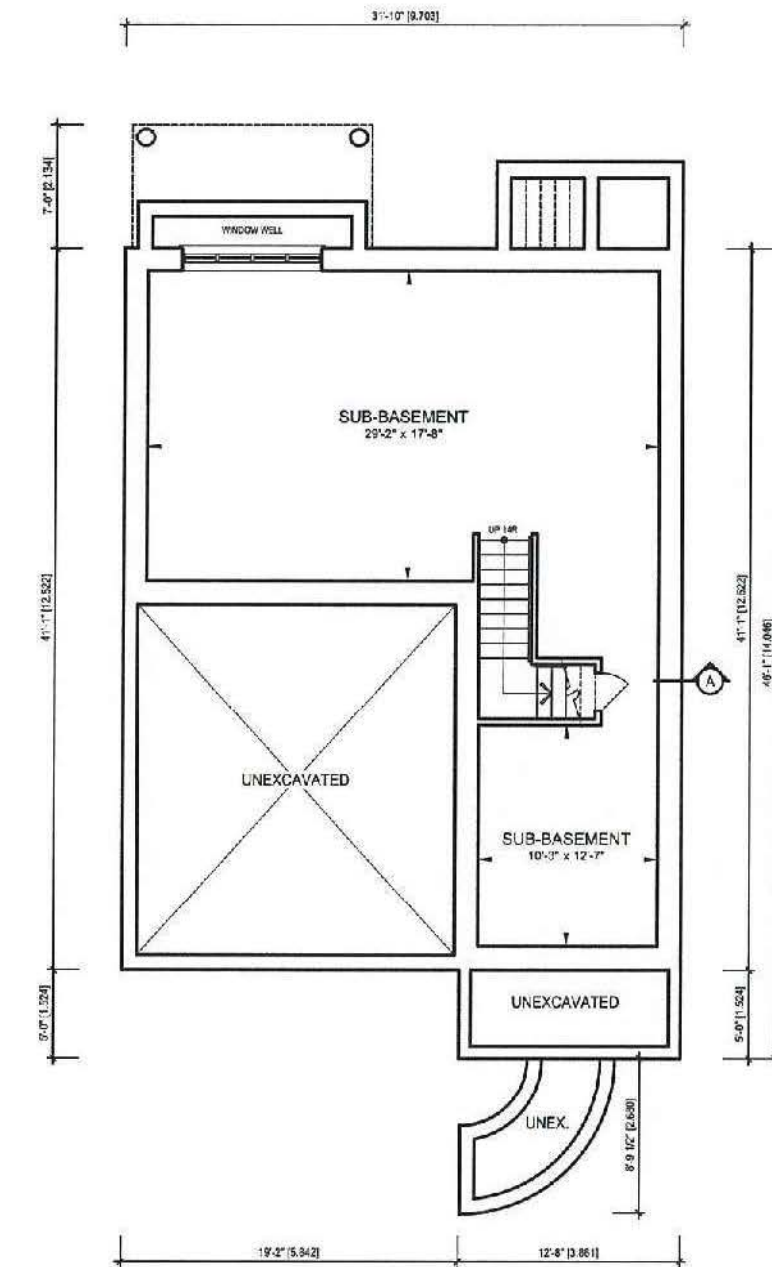
**NOTES:**  
1) NO FINAL UTILITY LOCATION INFORMATION AT THIS TIME. ENGINEER WILL NOT BE RESPONSIBLE FOR FUTURE CHANGES TO DESIGN. BUILDER SHOULD NOTIFY PURCHASERS THAT STREET HARDWARE AND ABOVE GROUND UTILITY FURNITURE MAY BE ADDED OR REQUIRED FROM THE JURISDICTIONS.  
2) BUILDER TO LOWER UNDERSIDE OF FOOTINGS WHERE ADJACENT TO RILG LEADS. EXACT DEPTH TO BE DETERMINED ON SITE DURING FOOTING EXCAVATION.  
3) BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSIONS AT THE TIME OF CURB INSTALLATION.  
4) BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND ALL OTHER SERVICES IF ANY. DIMENSIONS ARE NOT MAINTAINED AS PER CITY STANDARDS, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

### SURVEYOR'S CERTIFICATE

IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES

DATE: \_\_\_\_\_  
MARCUS NOWENS  
ONTARIO LAND SURVEYOR

Client: 2342378 ONTARIO LTD.		REGISTERED PERSON: BRY. GABBY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM NO. 25461																	
Project Name: 48 GWENDOLEN CRES. CITY OF TORONTO		I, ALEXANDER MUZANWIC, have reviewed and take responsibility for this design.																	
Sheet Title: SITING & GRADING		Signature: _____ Date: _____																	
M-Plan: M-442	Lot: _____	BON: 28125																	
<ul style="list-style-type: none"> <li>STREET LIGHT</li> <li>STREET LIGHT PEDestal</li> <li>HYDRANT</li> <li>TRANSFORMER</li> <li>WATER CHAMBER</li> <li>WATER SERVICE</li> <li>CATCH BASIN</li> <li>5M &amp; SAN CONNECT</li> <li>SINGLE 5M &amp; SAN</li> <li>SWALE DIRECTION</li> <li>CABLE TV PEDestal</li> <li>BELL PEDestal</li> </ul>	<ul style="list-style-type: none"> <li>SUPER MAIL BOX</li> <li>EXTERIOR DOOR LOCATION</li> <li>WINDOW LOCATION</li> <li>DOOR WINDOW LOCATION</li> <li>LEFT EXPRESS WINDOW LOCATION</li> <li>EMBANKMENT ±1 MAX SLOPE</li> <li>HYDRO</li> <li>NUMBER OF ROSES</li> <li>PROPOSED ELEVATION</li> <li>UTILITY POLE - ROGERS AND BELL INSTALLED WITHIN POLE</li> <li>ENGINEERED FILL</li> </ul>	<ul style="list-style-type: none"> <li>FF FINISHED FLOOR ELEVATION</li> <li>TMR TOP OF BASEMENT WALL AT REAR</li> <li>BFR BASEMENT FLOOR ELEVATION AT REAR</li> <li>UPR UNDERSIDE OF FTG. AT REAR</li> <li>SBR FINISHED FLOOR AT SUNKEN LANDING</li> <li>TMR TOP OF BASEMENT WALL AT FRONT</li> <li>BFR BASEMENT FLOOR ELEVATION AT FRONT</li> <li>UT UNDERSIDE OF FOOTING AT FRONT</li> </ul>	<table border="1"> <tr> <td>2</td> <td>ADDED DRIVEWAY WIDTH DIM</td> <td>MAR 25 2014</td> <td>AMM</td> </tr> <tr> <td>3</td> <td>REVISED ESTABLISHED GRADE</td> <td>FEB 25 2014</td> <td>AMM</td> </tr> <tr> <td>4</td> <td>REVISED FOR ZONING REVIEW</td> <td>DEC 3 2014</td> <td>AMM</td> </tr> <tr> <td colspan="4">No Description</td> </tr> </table> <p>Scale: 1:250 Date: DEC. 2017 Drawn by: SAS Checked by: AMM Project No: 2014-50 Sheet No: 1</p> <p><b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE Suite 11 AJAX, ONTARIO L1S 6L3 TEL: (905) 615-1771 FAX: (905) 619-1769</p> <p>File Name: 2014-50-ngl.dwg</p>	2	ADDED DRIVEWAY WIDTH DIM	MAR 25 2014	AMM	3	REVISED ESTABLISHED GRADE	FEB 25 2014	AMM	4	REVISED FOR ZONING REVIEW	DEC 3 2014	AMM	No Description			
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No Description																			



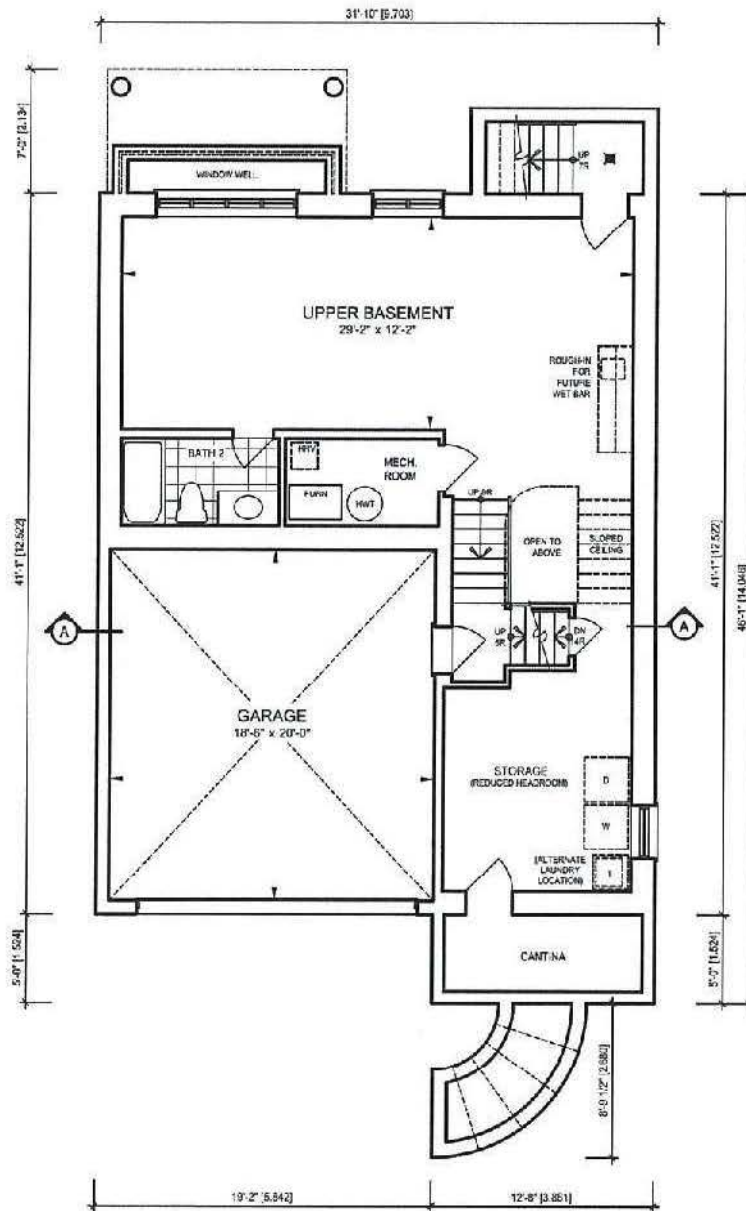
SUB-BASEMENT FLOOR PLAN  
796 sf [73.95 sm]

SCALE: 1:100



2342378 ONTARIO LTD.		
UNIT #:	48 GWENDOLEN	ELEVATION:
TOTAL AREA:	4211 sf [391.21 sm]	DATE ISSUED:
PROJECT #:	2014-50	March 21, 2018
CASSIDY CODE:	MARKETING NAME:	<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS
	MUNICIPALITY:	
	NORTH YORK	

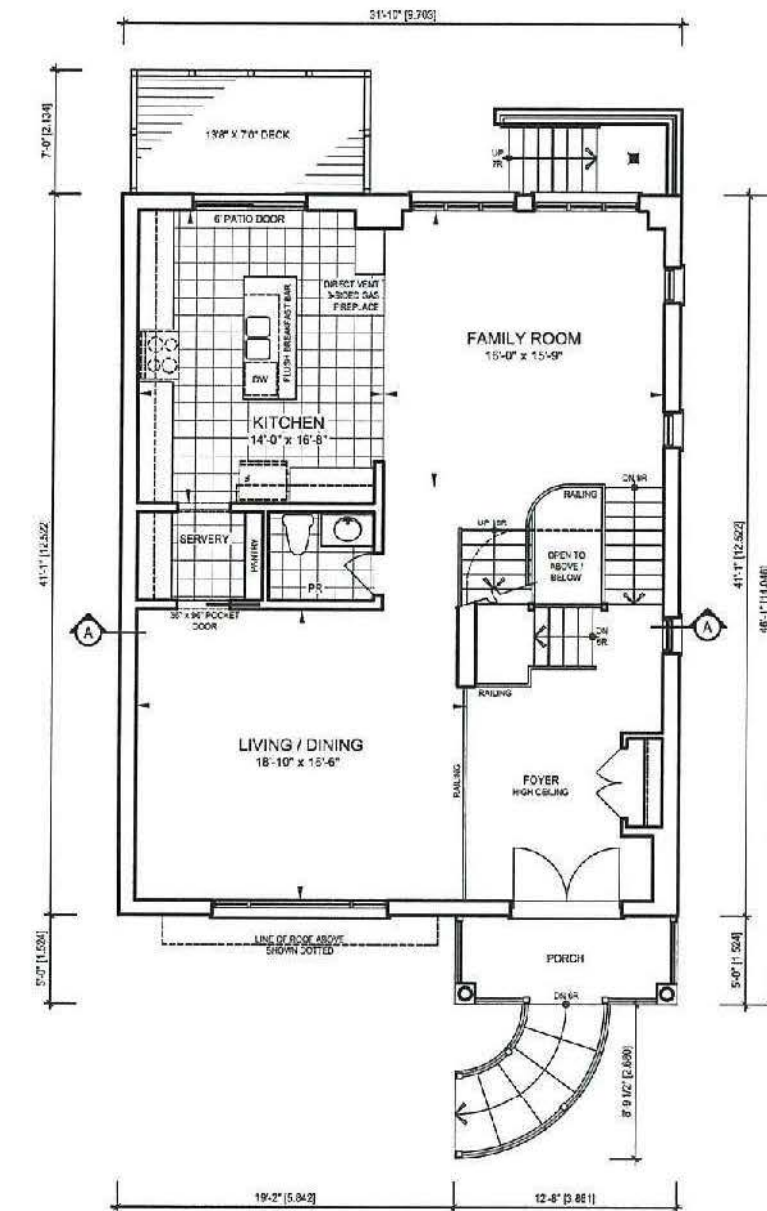




**BASEMENT FLOOR PLAN**  
844 sf [78.41 sm]



CLIMATE:		2342378 ONTARIO LTD.	
UNIT #:		48 GWENDOLEN	ELEVATION:
TOTAL AREA:		4211 sf [391.21]	DATE ISSUED:
PROJECT #:		2014-50	March 21, 2018
MARKETING NAME:		<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS	
CANNIBAL CODE:			
MUNICIPALITY:			
NORTH YORK			



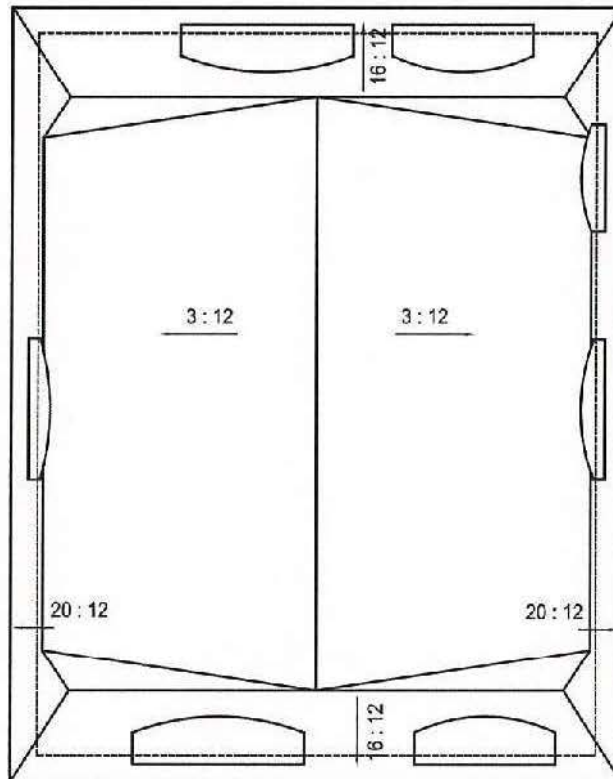
GROUND FLOOR PLAN  
1281 sf [119.00 sm]

SCALE: 1:100



CLIENT: 2342378 ONTARIO LTD.		
UNIT #	48 GWENDOLEN	DATE SUBMITTED
TOTAL AREA:	4211 sf [391.21 sm]	March 21, 2018
PROJECT #	2014-50	MARKETING NAME:
CASSIDY CODE:	MUNICIPALITY: NORTH YORK	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS





ROOF PLAN

SCALE: 1:100



CLIENT: 2342378 ONTARIO LTD.		
UNIT #	48 GWENDOLEN	ELEVATION:
TOTAL AREA:	4211 sf [391.21 sm]	DATE ISSUED: March 21, 2018
PROJECT #	2014-50	DRAWING NAME:
CASSIDY CODE:	MUNICIPALITY: NORTH YORK	<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS



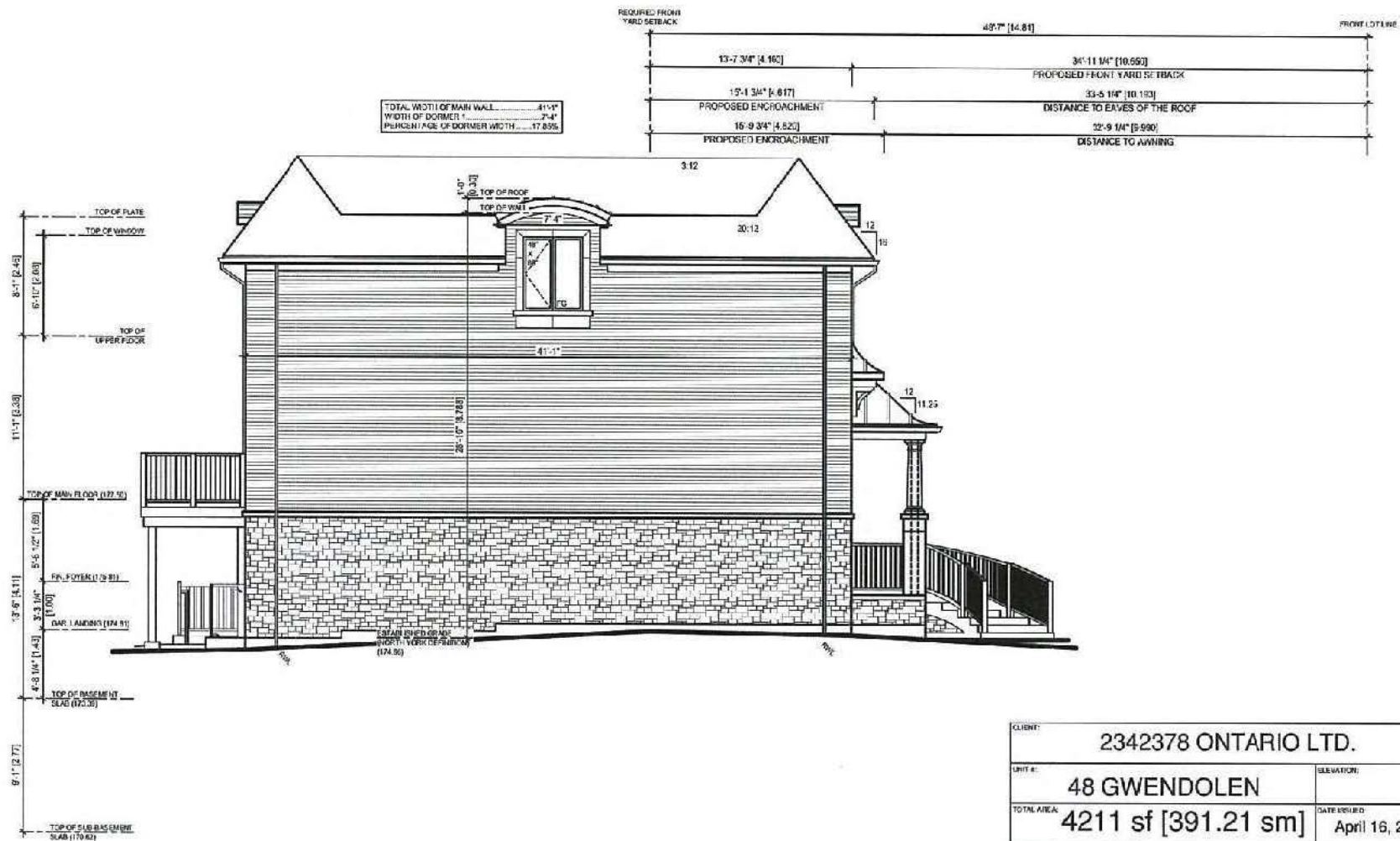
SCALE: 1:100



FRONT ELEVATION

CLIENT: 2342378 ONTARIO LTD.	
UNIT #:	ELEVATION:
48 GWENDOLEN	
TOTAL AREA: 4211 sf [391.21 sm]	DATE ISSUED: April 16, 2019
PROJECT #:	MARKET/NAME:
2014-50	
CANADIAN CODE:	LOCALITY:
	NORTH YORK
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	





SCALE: 1:100

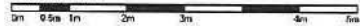
LEFT SIDE ELEVATION

CLIENT: 2342378 ONTARIO LTD.	
UNIT #:	48 GWENDOLEN
TOTAL AREA:	4211 sf [391.21 sm]
PROJECT #:	2014-50
CASSIDY CODE:	
JURISDICTION:	NORTH YORK
DATE ISSUED:	April 16, 2019
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	





SCALE: 1:100

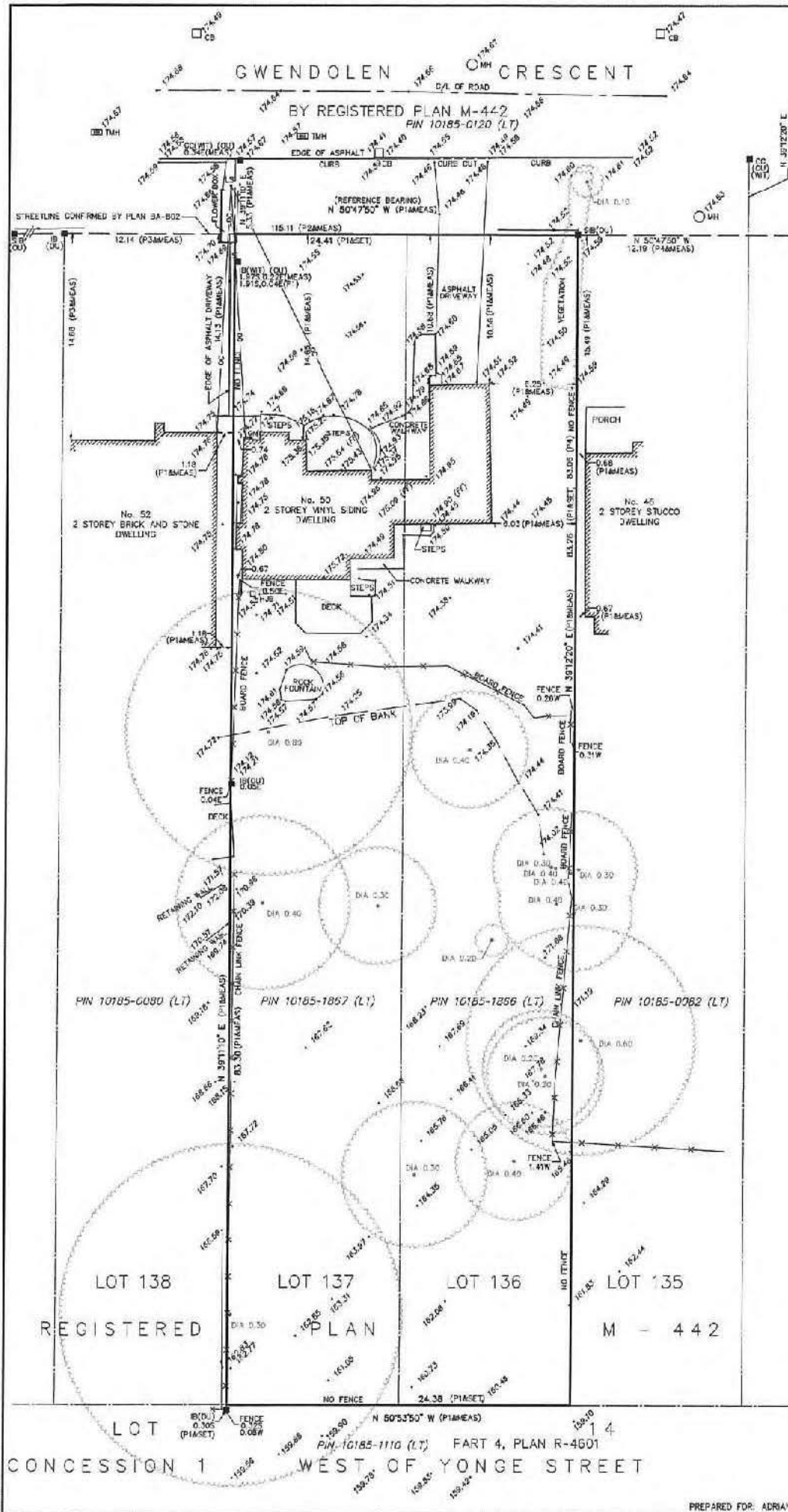


TOP OF PLATE	8'-11" (2.464)
TOP OF WINDOW	5'-5" (1.553)
TOP OF WINDOW	1'-4" (0.33)
TOP OF DOOR	14'-4" (3.372)
TOP OF WINDOW	8'-4" (2.438)
TOP OF MAIN FLOOR (177.50)	7'-10" (2.388)
TOP OF STONE BAND	9'-10" (2.83)
TOP OF WINDOW	13'-6" (4.115)
TOP OF WINDOW	7'-10" (2.388)
TOP OF BASEMENT	7'-0" (2.034)
TOP OF WINDOW	9'-11" (2.718)
TOP OF SUB-BASEMENT	7'-0" (2.034)
TOP OF SUB-BASEMENT	9'-11" (2.718)

CLIENT: 2342378 ONTARIO LTD.	
UNIT #:	ELEVATION:
48 GWENDOLEN	
TOTAL AREA:	DATE ISSUED:
4211 sf [391.21 sm]	April 16, 2019
PROJECT #:	MARKET/NO NAME:
2014-50	
CASSIDY CODE:	MUNICIPALITY:
	NORTH YORK
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	







# **SURVEYOR'S REAL PROPERTY REPORT** **PART 1 - PLAN SHOWING** **LOTS 136 & 137** **REGISTERED PLAN M-442** **CITY OF TORONTO**

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

© COPYRIGHT 2015

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

## **NOTES**

BEARINGS ARE ASTRONOMICAL AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GWENDOLEN CRESCENT AS SHOWN ON PLAN BA-802, HAVING A BEARING OF N50°47'50" W.

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF TORONTO BENCHMARK No. 12591652508, ELEVATION = 175.301.

## **PART 2 - SURVEY REPORT**

- DESCRIPTION  
LOTS 136 & 137, REGISTERED PLAN M-442  
CITY OF TORONTO
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NO REGISTERED EASEMENT ON FILE
- ZONING COMPLIANCE  
NOT DETERMINED BY THIS SURVEY
- ADDITIONAL REMARKS  
BOARD AND CHAIN LINK FENCE FOUND ON THE REAR WESTERLY AND EASTERLY BOUNDARY AS SHOWN ON THE PLAN.  
ALL OVERHEAD WIRES CLEAR OF ADJACENT PROPERTIES

## **LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
■	DENOTES	STANDARD IRON BAR
■	DENOTES	IRON BAR
■	DENOTES	CUT CROSS
■	DENOTES	ORIGIN UNKNOWN
■	DENOTES	WITNESS
■	DENOTES	MEASURED
■	DENOTES	FINISHED FLOOR
■	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY H. PILLER CORPORATION LTD., D.L.S., DATED OCTOBER 25, 2010, REFERENCE No. 10-24-377-30
■	DENOTES	PLAN BA-802
■	DENOTES	PLAN OF SURVEY BY G.E. DOTTERILL LTD., D.L.S., DATED MAY 16, 2000, REFERENCE No. 00-125
■	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY HODGINS & JONES LTD., D.L.S., DATED SEPTEMBER 25, 1993, REFERENCE No. 03-478
■	DENOTES	SINGLE CAT-BEAM
■	DENOTES	HYDRO JUNCTION BOX
■	DENOTES	DATA MARKER
■	DENOTES	MAN-HOLE
■	DENOTES	TELEPHONE MANHOLE
■	DENOTES	LIGHT STANDARD

## **SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON SEPTEMBER 17TH 2015.

DATE \_\_\_\_\_ COLIN B. BOGUE  
ONTARIO LAND SURVEYOR

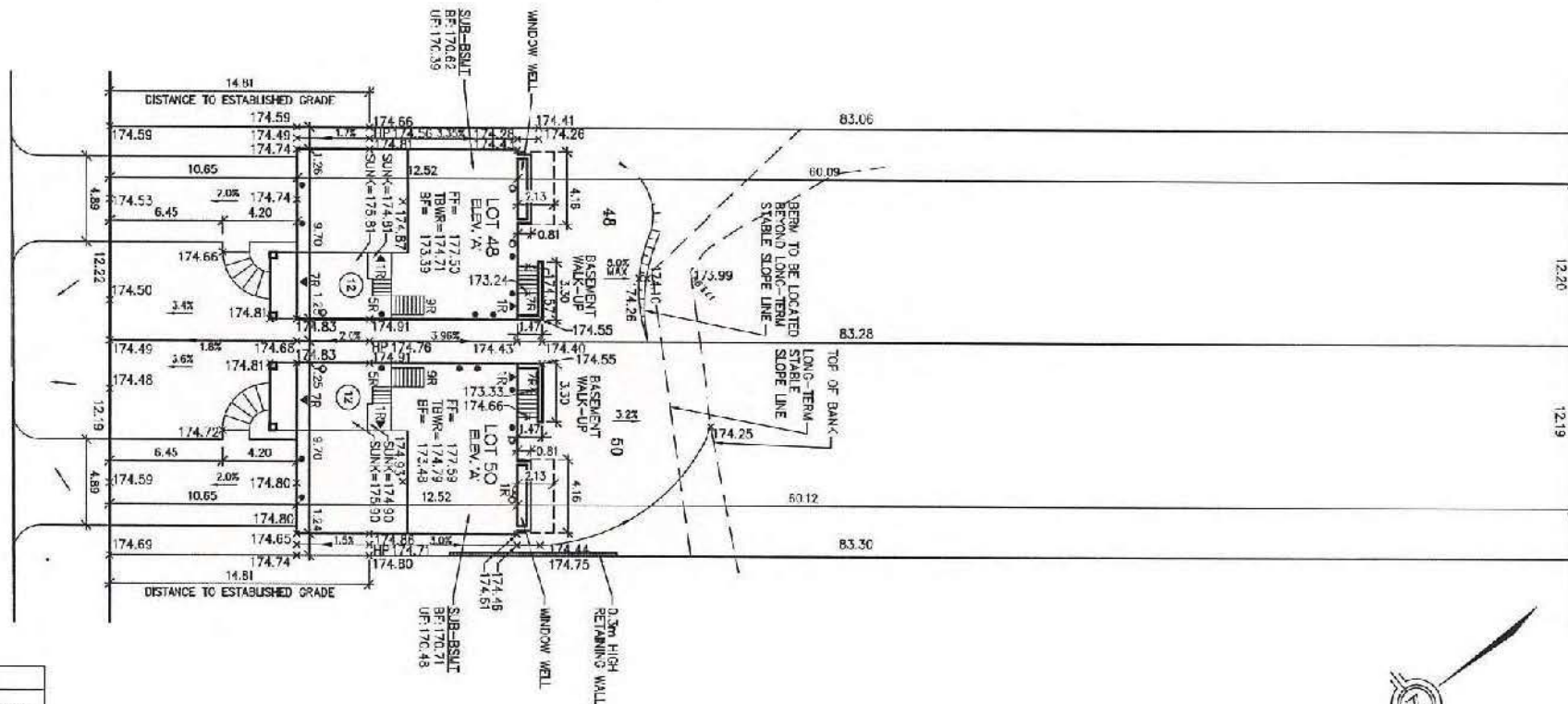
<p><b>J.D. BARNES</b> LIMITED</p> <p>LAND INFORMATION SPECIALISTS 4100 SHEPPARD AVE. EAST, SUITE 101, SCARBOROUGH, ONTARIO M1S 1T6 TEL: (416) 291-1237 FAX: (416) 291-1238 www.jdbarnes.com</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	
	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>
	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>	<p>DATE _____</p> <p>BY _____</p> <p>FOR _____</p>

PREPARED FOR: ADRIANA ORTINO



SCALE: 1:250

GWENDOLEN CRESCENT



# SITE STATISTICS: LOT 50

LOT AREA = 1015.20m<sup>2</sup>  
 BUILDING COVERAGE = 141.06m<sup>2</sup> (13.93%)  
 GROUND FLOOR AREA = 119.00m<sup>2</sup>  
 GROSS FLOOR AREA = 201.21m<sup>2</sup> (19.83%)

AVERAGE GRADE AT FRONT  
 YARD SETBACKS AT LOT LINES = 174.75  
 FF TO TOP ROCK = 8.80m  
 TURNING HEAD IT = 9.52m

INT. GARAGE DIMENSIONS = 5.64m X 8.32m  
 DRIVEWAY AREA = 25.02m<sup>2</sup>

NOTE:  
 BUILDER TO EXCAVATE ALL SERVICE CONNECTION LATERALS PRIOR TO  
 POURING OF FOOTINGS TO VERIFY GRAVITY CONNECTIONS ARE AVAILABLE.

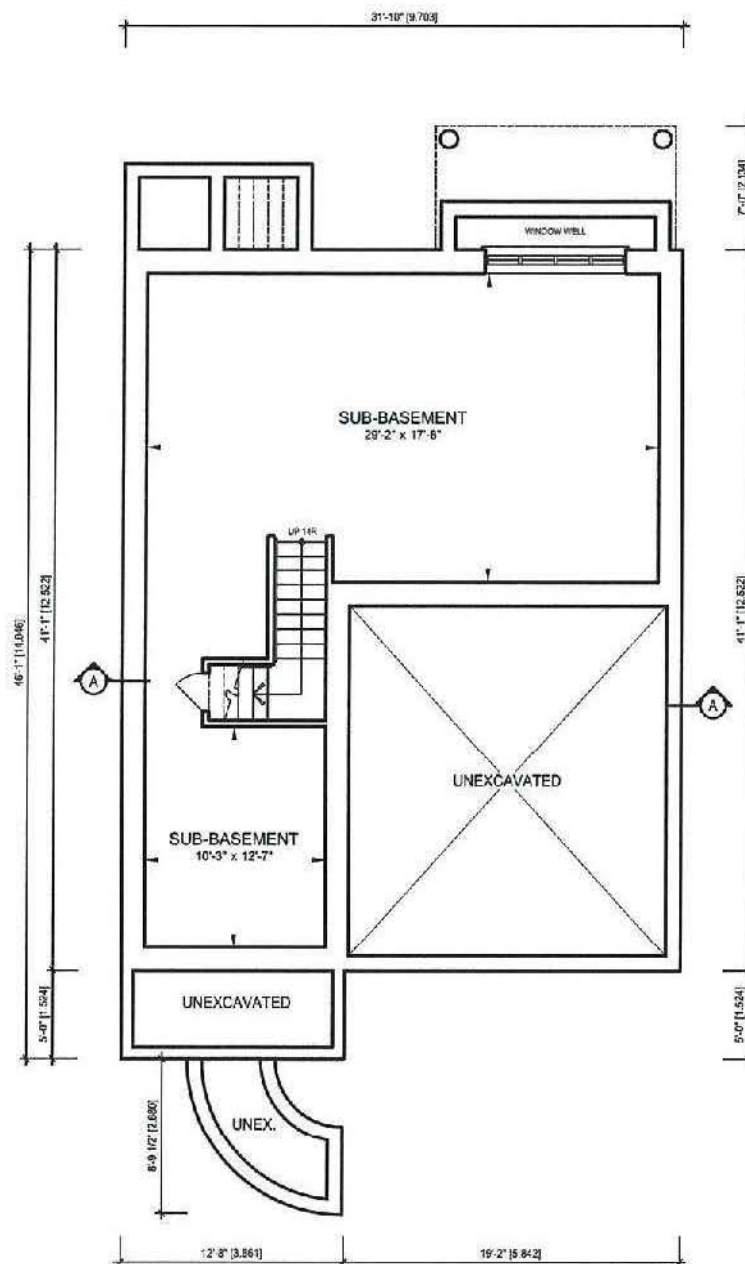
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 NOTIFY PURCHASER'S THAT STREET HARDWARE AND ABOVE GROUND UTILITY  
 FURNITURE MAY BE MOVED OR REMOVED FROM THE FRONTAGES.  
 2) BUILDER TO LOWER UNDERSIDE OF FOOTINGS WHERE ADJACENT TO R/L/S  
 LEADS. EXACT DEPTH TO BE DETERMINED ON SITE DURING FOOTING  
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 3) BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSIONS AT THE TIME OF  
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IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED  
 GRADES AS SHOWN WILL PRODUCE ADEQUATE  
 SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE  
 EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES

DATE: \_\_\_\_\_  
 MARCUS NOWENS  
 ONTARIO LAND SURVEYOR

Client: 2342378 ONTARIO LTD.		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS PRM SCN 28491	
Project Name: 50 GWENDOLEN CRES. CITY OF TORONTO		I, ALEXANDER MUZANOWIC, have reviewed and take responsibility for this design.	
Sheet Title: SITING & GRADING		Signature: _____ Date: 2012	
M-Plan: M-442	Lot: 50		
<input checked="" type="checkbox"/> STREET LIGHT <input checked="" type="checkbox"/> STREET LIGHT PEDESTAL <input checked="" type="checkbox"/> HYDRANT <input checked="" type="checkbox"/> TRANSFORMER <input checked="" type="checkbox"/> VALVE CHAMBER <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> SAN & SAN CONNECT <input checked="" type="checkbox"/> SINGLE SAN & SAN <input checked="" type="checkbox"/> SWALE DIRECTION <input checked="" type="checkbox"/> CABLE TV PEDESTAL <input checked="" type="checkbox"/> WELL PEDESTAL	<input checked="" type="checkbox"/> SUPER MAIL BOX <input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION <input checked="" type="checkbox"/> WINDOW LOCATION <input checked="" type="checkbox"/> ROOM WINDOW LOCATION <input checked="" type="checkbox"/> LOFT EXGRESS WINDOW LOCATION <input checked="" type="checkbox"/> ENVIRONMENT 3:1 MAX SLOPE <input checked="" type="checkbox"/> HURD <input checked="" type="checkbox"/> NUMBER OF RISERS <input checked="" type="checkbox"/> PROPOSED ELEVATION <input checked="" type="checkbox"/> UTILITY POLE - ROGERS AND <input checked="" type="checkbox"/> R/L INSTALLED WITHIN POLE <input checked="" type="checkbox"/> ENGINEERED FILL	FF FINISHED FLOOR ELEVATION TBWR TOP OF BASEMENT WALL AT REAR BFR BASEMENT FLOOR ELEVATION AT REAR UFR UNDERSIDE OF FTG. AT REAR SFR FINISHED FLOOR AT REAR LANDING BFRF TOP OF BASEMENT WALL AT FRONT BFRF BASEMENT FLOOR ELEVATION AT FRONT UFRF UNDERSIDE OF FOOTING AT FRONT	3. ADDED DRIVEWAY WIDTH DIM 2. EXISTING ESTABLISHED GRADE 1. EXISTING PROPOSED REVIEW Date: MAR 28, 2012 Date: FEB 23, 2012 Date: DEC 28, 2011 Scale: 1:250 Date: DEC. 2017 Drawn by: SAS Checked by: AMN Project No.: 2014-50 Sheet No.: 1

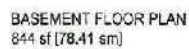


SUB-BASEMENT FLOOR PLAN  
796 sf [73.95 sm]

SCALE: 1:100



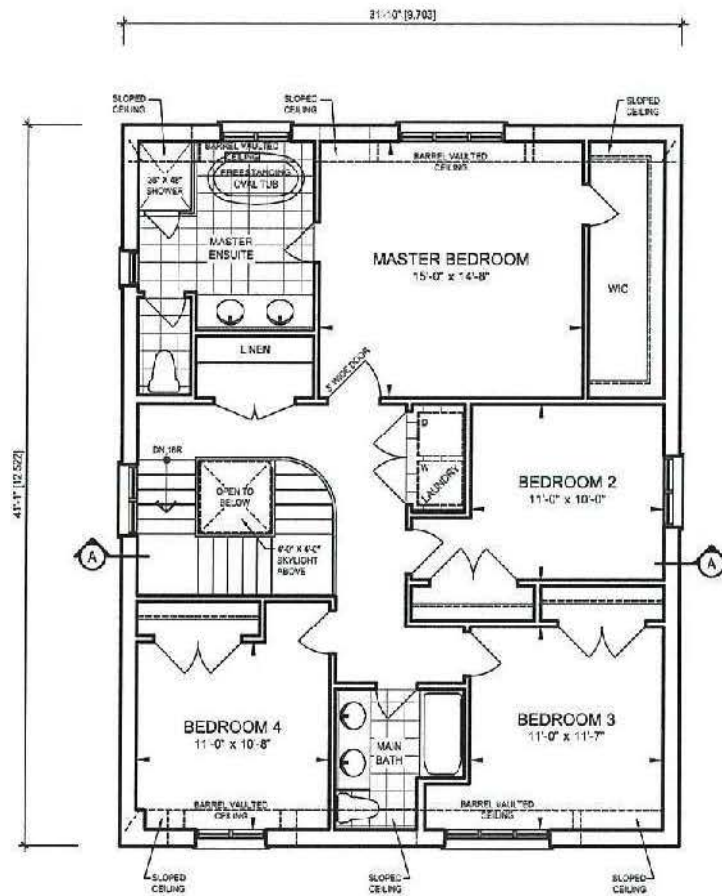
CLIENT:			2342378 ONTARIO LTD.
UNIT #:	50 GWENDOLEN	ELEVATION:	
TOTAL AREA:	4211 sf [391.21 sm]	DATE ISSUED:	
		March 21, 2018	
PROJECT #:	2014-50	MARKETING NAME:	
CASSIDY CODE:		MUNICIPALITY:	
		NORTH YORK	
<b>CASSIDY &amp; CO.</b> ARCHITECTURAL - TECHNICAL DRAFTING			



0m 1m 2m 3m 4m 5m

CLIENT:		2342378 ONTARIO LTD.	
UNIT #:		50 GWENDOLEN	ELEVATION:
TOTAL AREA:		4211 sf [381.21 sm]	DATE ISSUED:
			March 21, 2018
PROJECT #:	MARKETING NAME:		
2014-50			
CASSIDY CODE:	MUNICIPALITY:		
	NORTH YORK		
		<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS	



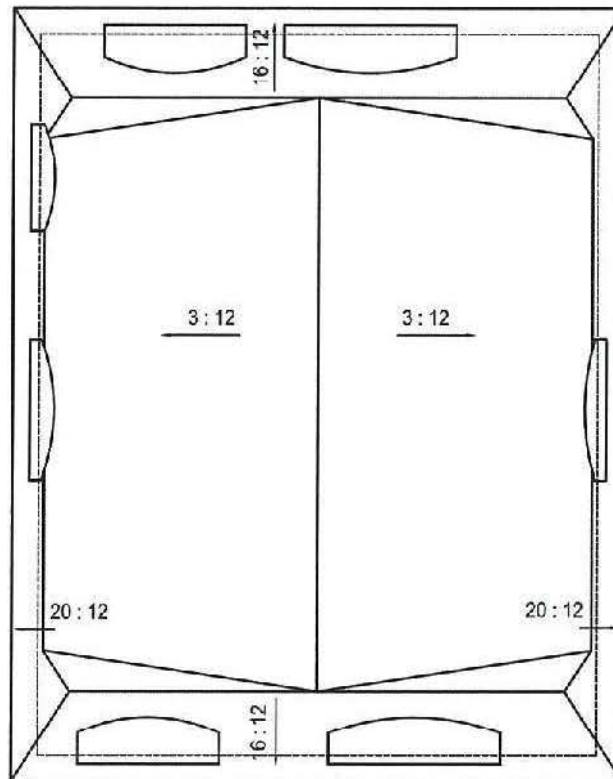


SECOND FLOOR PLAN  
1290 sf [119.84 sm<sup>2</sup>]

SCALE: 1:100

CLIENT: 2342378 ONTARIO LTD.		
UNIT #:	50 GWENDOLEN	SIGNATURE
TOTAL AREA:	4211 sf [391.21 sm <sup>2</sup> ]	DATE ISSUED: March 21, 2018
PROJECT #:	2014-50	MARKETING NAME:
CASSIDY CODE:	MUNICIPALITY: NORTH YORK	CASSIDY & CO. ARCHITECTURAL DESIGN GROUP





ROOF PLAN

SCALE: 1:100

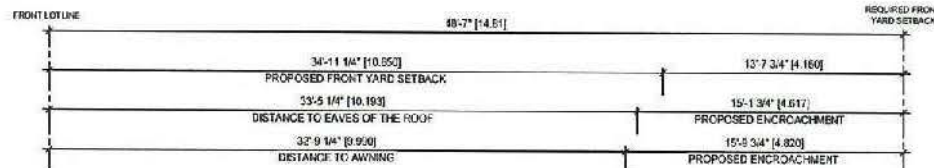


2342378 ONTARIO LTD.		
UNIT #	50 GWENDOLEN	ELEVATION:
TOTAL AREA:	4211 sf [391.21 sm]	DATE ISSUED: March 21, 2018
PROJECT #	2014-50	MARKETING NAME:
CASSIDY CODE:	MUNICIPALITY: NORTH YORK	<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS

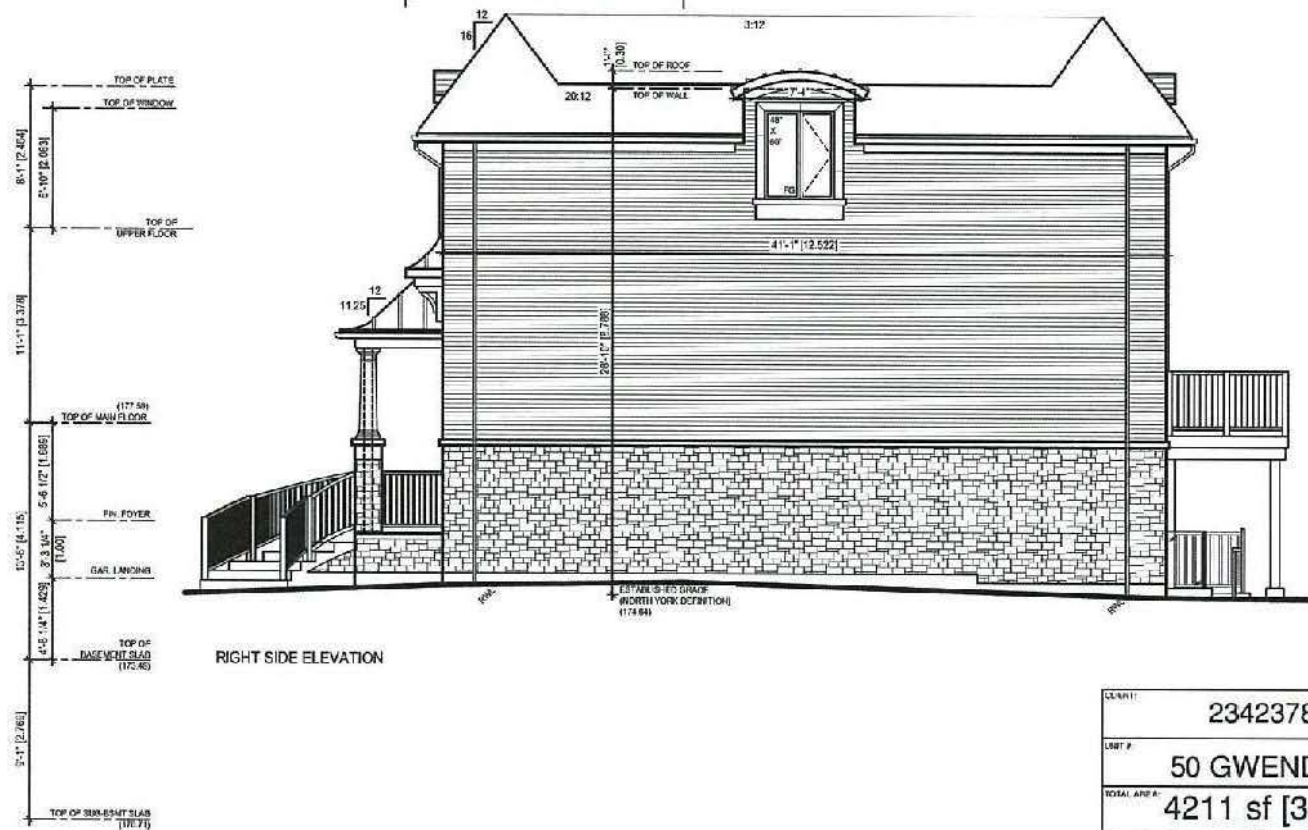


CLIENT:		2342378 ONTARIO LTD.	
UNIT #:		50 GWENDOLEN	ELEVATION:
TOTAL AREA:		4211 sf [391.21 sm]	DATE ISSUED:
			April 16, 2019
PROJECT #:	MARKET NO. NAME:		<b>CASSIDY &amp; CO.</b> ARCHITECTURAL TECHNOLOGISTS
2014-50			
CASSET CODE:	MUNICIPALITY:		
	NORTH YORK		





TOTAL WIDTH OF MAIN WALL ..... 41'-1" [12.522]  
 WIDTH OF DORMER ..... 7'-4" [2.238]  
 PERCENTAGE OF DORMER WIDTH ..... 17.85%



SCALE: 1:100

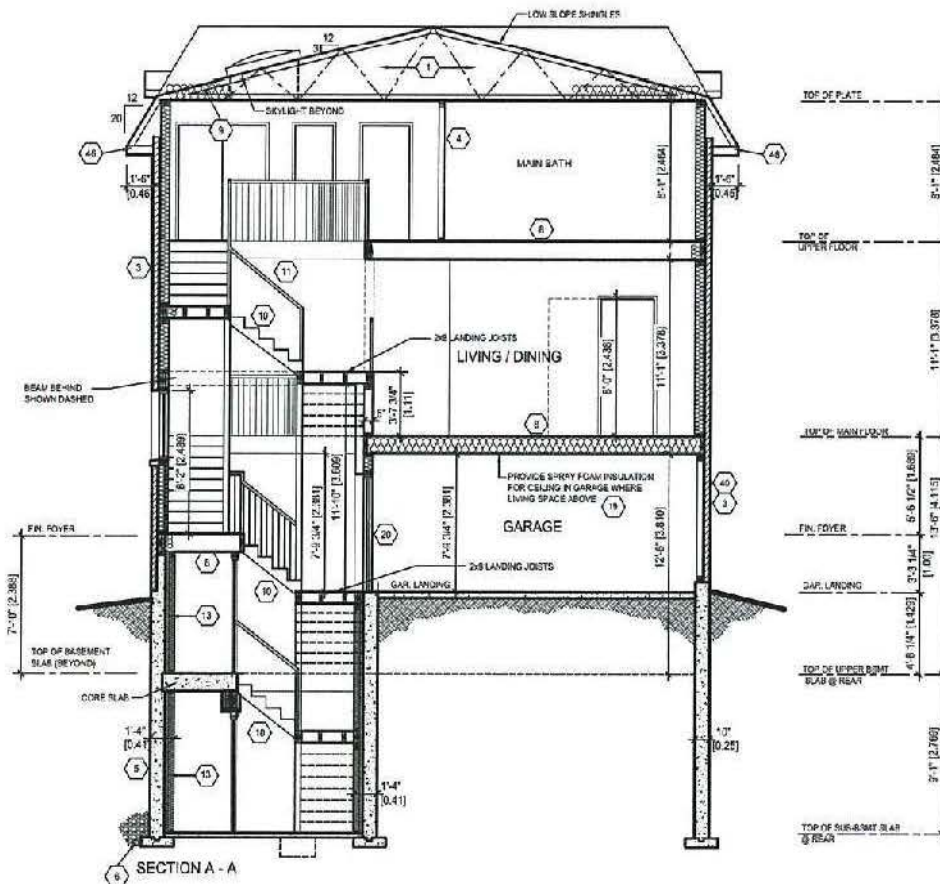


CLIENT: 2342378 ONTARIO LTD.	
UNIT #	ELEVATION:
50 GWENDOLEN	
TOTAL AREA: 4211 sf [391.21 sm]	DATE ISSUED: April 16, 2019
PROJECT #	MARKETING NAME:
2014-50	
CASSIDY CODE:	MUNICIPALITY: NORTH YORK
CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	









SCALE: 1:100



CLIENT: 2342378 ONTARIO LTD.	
UNIT #:	50 GWENDOLEN
TOTAL AREA:	4211 sf [391.21 sm]
PROJECT #:	2014-50
CASSIDY CODE:	NORTH YORK
ELEVATION:	
DATE ISSUED:	April 18, 2019
MARKETING NAME: CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	