

FINAL DECISION AND ORDER

Decision Issue Date Thursday, November 14, 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): XIAOYAN JIANG

Applicant: AMBER STEWART LAW

Property Address/Description: 17 BRAMBLE DR

Committee of Adjustment Case File: 18 188630 NNY 25 MV

TLAB Case File Number: 18 223820 S45 25 TLAB

Hearing date:

DECISION DELIVERED BY Ian James LORD

APPEARANCES

Name	Role	Representative
XIAOYAN JIANG	Owner/Appellant	
AMBER STEWART LAW	Applicant	AMBER STEWART
GORDON BOUGHNER	Party (TLAB)	
PRABHA HARAN	Party (TLAB)	
CITY OF TORONTO	Party (TLAB)	MARC HARDIEJOWSKI
LAMBROS STAMADIANOS	Participant	
MATINA STAMADIANOS	Participant	

INTRODUCTION AND BACKGROUND

This matter arises by way of conditions placed within two Interim Decisions and Orders of the Toronto Local Appeal Body (TLAB) dated March 5, 2019 (ID&O1) and September 4, 2019 (ID&O2) respecting 17 Bramble Drive (subject property).

The matter involves the demolition of an existing residence and its replacement with a dwelling unit felt by those opposed to be uncharacteristic of the attributes of the street and neighbourhood within which the subject property is found.

In ID&O1 the TLAB found conditionally in favour of the Applicant/Appellant in respect of variances 1,4,5, and 6 on **Attachment 1** thereto and refused the appeal and the variances sought in respect of variances 2,3 and 7.

The imposed conditions called for: the submission of a revised site plan and elevation drawings (Revised Plans) responding to identified concerns: the conduct of a Plans Review; and the production of an Examiners Notice on the Revised Plans. This was intended to be accomplished within a six (6) month period of the issuance of ID&O1, subject to extensions.

In ID&O2 a variation was provided to require an affidavit from the Applicant /Appellant attesting as to progress, by October 4, 2019 and to serve on the Parties, Participants and the TLAB the results of the Examiners Notice, by November 5, 2019.

It also clarified that there was to be only one driveway access to the subject property and that all other aspects of ID&O1 remained unchanged.

For accurate reference, regard should be had to the full text of the dispositions posted on the TLAB file herein and above referenced.

On October 4, 2019, the TLAB, and others, were in receipt of the first of two affidavits sworn by the Applicant/Appellants planner, Mr. David McKay. That affidavit was posted on the TLAB website on October 7, 2019 and, at the time, was not the subject of comment.

The affidavit details the efforts made on behalf of the Applicant/Appellant to address the matters set out in the TLAB disposition. Rather than repeat the detail of the affidavit, it responds to the request to supply a revised site plan, elevations (Revised Plans) and the effort, not then yet complete, to have a Plans Review conducted.

As requested, it details and marks up the Revised Plans indicating areas of change (paragraphs 5 and 9), made upon the owner's own recognizance based on the direction in ID&O1 and as a result of preliminary discussions with the Plans Examiner.

In paragraphs 11 and 12, the planner attests to his opinion that the changes are modest, reflect the implementation of a narrower 2 car garage and a single driveway access and meet the applicable policy and statutory tests.

On November 3, 2019 (received November 4, 2019), Mr. Riley swore a second supplementary affidavit that was served on the Parties in compliance with ID&O2 and

**Decision of Toronto Local Appeal Body Panel Member: I. LORD
TLAB Case File Number: 18 223820 S45 25 TLAB**

the extended time allowance; namely, to advise of the results of the zoning review by November 5, 2019. In that affidavit, he attests to the fact that the final plans are those attached as 'Exhibit C to my October Affidavit' (paragraph 2).

He also attached, as Exhibit 'A', a 'Zoning Certificate' which he asserts is a similar document to a zoning review but issued when the results of the zoning review demonstrate compliance with applicable zoning.

He further attests that the Zoning Certificate confirms that the Revised Plans "comply with the variances authorized by the TLAB" in ID&O1.

The Zoning Certificate (19 213506 ZC 00 ZR, Folder 4638891) attaches the drawings and documents submitted. *The TLAB has requested confirmation as to those materials as only the revised site plan (Drawing A1 dated September 13, 2019) appears on the copy received by this Member.*

The supplementary affidavit again describes the changes reflected in the final Revised Plans (paragraph 3) and opines that they are consistent with and implement the direction of the TLAB Interim Orders (paragraph 4).

In paragraph 5 he recommends the imposition of two conditions of approval, as follows:

- "1. The proposed dwelling shall be constructed substantially in accordance with the Site Plan A1, Main Elevation (West) A6, Rear Elevation (East) A7, Side Elevation (South) A8, and Side Elevation (North) A9, as attached to the Zoning Certificate dated October 28, 2019 under Certificate No. 19 213506 ZC 00 ZR.
2. The Applicant shall comply with the requirements of the City of Toronto Urban Forestry Department, in accordance with Chapter 813 of the Municipal Code, Article II (City-owned Trees) and Article III (Privately-owned Trees)."

MATTERS IN ISSUE AND EVIDENCE

Were the above attestations the end of the matter, I would have been in a position to consider the Appellant's compliance and deal with whether or not a final decision could issue. However, additional communications ensued in a series of e-mail exchanges copied to the TLAB and brought to the Member's attention at the request of the authors.

Following the Applicant/Appellants communication of the supplementary affidavit on November 4, 2019, Gordon Boughner, a Party, on November 4, 2019 raised two considerations as to non-compliance with ID&O1:

1. The Final (supplementary) Affidavit fails to provide elevation drawings as required by ID&O1 and, as a consequence "any variance for height should be rejected"; and

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2. The proposed condition that construction be 'substantially in accordance' with defined plans is vague and should be replaced with suggested wording: the owner " may NOT exceed and be in accordance with the site plan A1 and building height permitted by the bylaws (or TLAB ruling)".

That request was further supplemented by an email from Mr. Broughner dated November 6, 2019 requesting that a final decision of the TLAB not issue until the City planner and lawyer are consulted on the Zoning Certificate on the question as to whether the Applicant/Appellants proposed home theatre so drives the building height as a contribution to overall massing as to make the proposal a three-storey dwelling, contrary to the By-law.

Mr. Broughner's emails precipitated a response from Ms. Stewart, counsel to the Applicant/Appellant, dated November 11, 2019.

Ms. Stewart asserted with respect to 1., above, that the requisite elevations were attached to Mr. McKay's first affidavit, at pages 10-13. I agree.

With respect to 2., above, she accurately explained the origin, rationale, practice and purpose of dispositions of the TLAB qualifying attached plans as a component of a decision to indicate specificity, but a modicum of flexibility for building permit application purposes. In this explanation I agree. In no way is the language a license to vary any parameter out of zoning or plan compliance; it is often accompanied by the dictum that any variance required in the plans of drawings not approved is specifically not authorized. Compliance with approved plans is the governing rule.

As to the second e-mail of Mr. Broughner, Ms. Stewart advises that the plans under review and attached to the Zoning Certificate included the sub-grade home theatre, lower basement, and pointed to the Examiner's stamp and comments thereon and the fact that no subsequent variance was identified. In the absence of anything further, I am obliged to accept that the Examiner was aware of the Revised Plan and issued the Zoning Certificate with the benefit of that awareness.

On November 12, 2019, Matina Stamadianos, or her husband, wrote the Parties in respect of the above exchanges asking for further clarification "on the issue of the sub-basement". The point is again raised that "three-storey" homes are not permitted by zoning and "this is the issue that should be addressed, not the use of the secondary basement". Respectfully, this is the same matter as last discussed and was an issue raised and addressed in the Hearing. There is no suggestion by the City or its Plans Examiner that there is any issue of a height or storey exceedance. Finalization of the disposition is not a vehicle to re-argue matters previously addressed.

JURISDICTION

The jurisdiction of the TLAB is set out in ID&O1 and continues with the final resolution of the matter.

EVIDENCE

The relevant evidence in this matter was fully tendered and considered in the disposition reported as ID&O1. The Hearing closed on that basis; left outstanding were the administrative matters of compliance with the terms of the IO&D1 and 2, including the Revised Plans and their accreditation of a Plans Examination, in this case a Zoning Certificate.

The Applicant/Appellant has supplied the requisite affidavit attestations of a qualified expert witness in land use planning. There is no contrary evidence and the City has not participated in the exchanges received to date. No response was required or necessary in the circumstances from the City.

The TLAB commends the monitoring diligence of the Parties and Participants but is content that the concerns and issues raised in the recent, post Hearing, exchanges have had proper and adequate responses.

ANALYSIS, FINDINGS, REASONS

I have reviewed the Revised Plans, the Zoning Certificate, the affidavit attestations and the proposed conditions, varied from that originally placed in evidence.

In summary fashion, the appearance of height has been partially ameliorated in response to the Plans Examination, the second driveway access has been eliminated, as has the appearance of a three-car door garage bay. The façade has had the pedestrian access placed in the rear and the driveway width, while still unnecessarily wide at the street entrance (6 m), complies.

The opportunity for front yard landscaping has been enhanced and is required to be by-law compliant. It is expected that subsequent owners and the occupants will further employ creative landscaping to ameliorate the streetscape effect of a large building mass.

It is appropriate that a final order issue bringing forward the considerations to date to facilitate building permit issuance.

In all other respects, except as varied by this Final Decision and Order, ID&O1 and 2 remain unchanged.

DECISION AND ORDER

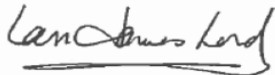
1. The appeal is allowed in part and only the variances identified in **Appendix A** are approved.
2. The approval in paragraph 1 is subject to the following conditions:
 - a. The proposed dwelling shall be constructed substantially in accordance with the Site Plan A1, Main Elevation (West) A6, Rear Elevation (East) A7, Side Elevation (South) A8, and Side Elevation

Decision of Toronto Local Appeal Body Panel Member: I. LORD
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(North) A9, as attached to the Zoning Certificate dated October 28, 2019 under Certificate No. 19 213506 ZZC 00 ZR.

- b. The Applicant shall comply with the requirements of the City of Toronto Urban Forestry Department, in accordance with Chapter 813 of the Municipal Code, Article II (City-owned Trees) and Article III (Privately-owned Trees).
 - c. The driveway shall be constructed of permeable pavers.
3. For greater certainty, the site plan and drawings referenced in paragraph 2 a., above, are attached and contained in **Appendix B**. Any other or additional variances required by any of the **Appendix B** plans are expressly not approved.

If difficulties arise in the implementation of this Final Decision and Order, the TLAB may be spoken to.



X

Ian J. Lord

Panel Chair, Toronto Local Appeal Body

Signed by: Ian Lord

APPENDIX A

1. Chapter 10.20.30.40, By-Law No. 569-2013. The maximum permitted coverage is 30%.
The proposed dwelling will have a coverage of 33%.
2. Chapter 10.20.40.10, By-Law No. 569-2013. The maximum permitted height of the pair of side walls is 7.5m.
The proposed dwelling will have a height of the pair of side walls of 7.8m.
3. Section 13.2.4, By-Law No. 7625. The maximum permitted coverage is 30%.
The proposed dwelling will have a coverage of 33%.
4. Section 13.2.6, By-Law No. 7625. The maximum permitted building height is 8.8m.
The proposed dwelling will have a building height of 9.1m.

APPENDIX B

Certificate No: **19 213506 ZZC 00 ZR**Folder RSN: **4638891**

ZONING CERTIFICATE

Issued pursuant to Section 363-10.1. of Chapter 363 - Toronto Municipal Code

Property Address:	17 BRAMBLE DR
Proposed Use of Property:	SFD
Date of Issuance:	October 28, 2019

Examination of your application has been completed and it has been determined that the submitted proposal complies with the applicable City Zoning By-law(s).

This approval is based on the drawings and documents submitted with this application and attached to this document.

Any changes to this proposal will invalidate this Zoning Certificate.

Should there be changes to the Zoning By-law or other applicable law prior to the issuance of the building permit you will be required to comply with those changes.

The City proposes to enact a revised City-wide Zoning By-law on May 8, 2013 which will regulate the use of land, the size and location of buildings and parking. The new City-wide Zoning By-law will not apply to applications submitted prior to this date for a zoning certificate, building permit or minor variance. These applications will continue to be processed under existing zoning rules only. This exemption does not apply to a request for Preliminary Project Review (PPR).

An explanation of the special "transition provisions" can found at www.toronto.ca/zoning/transition.htm. The draft City-wide Zoning By-law is available on this website: www.toronto.ca/zoning.

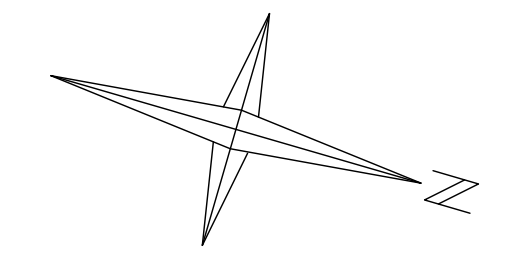
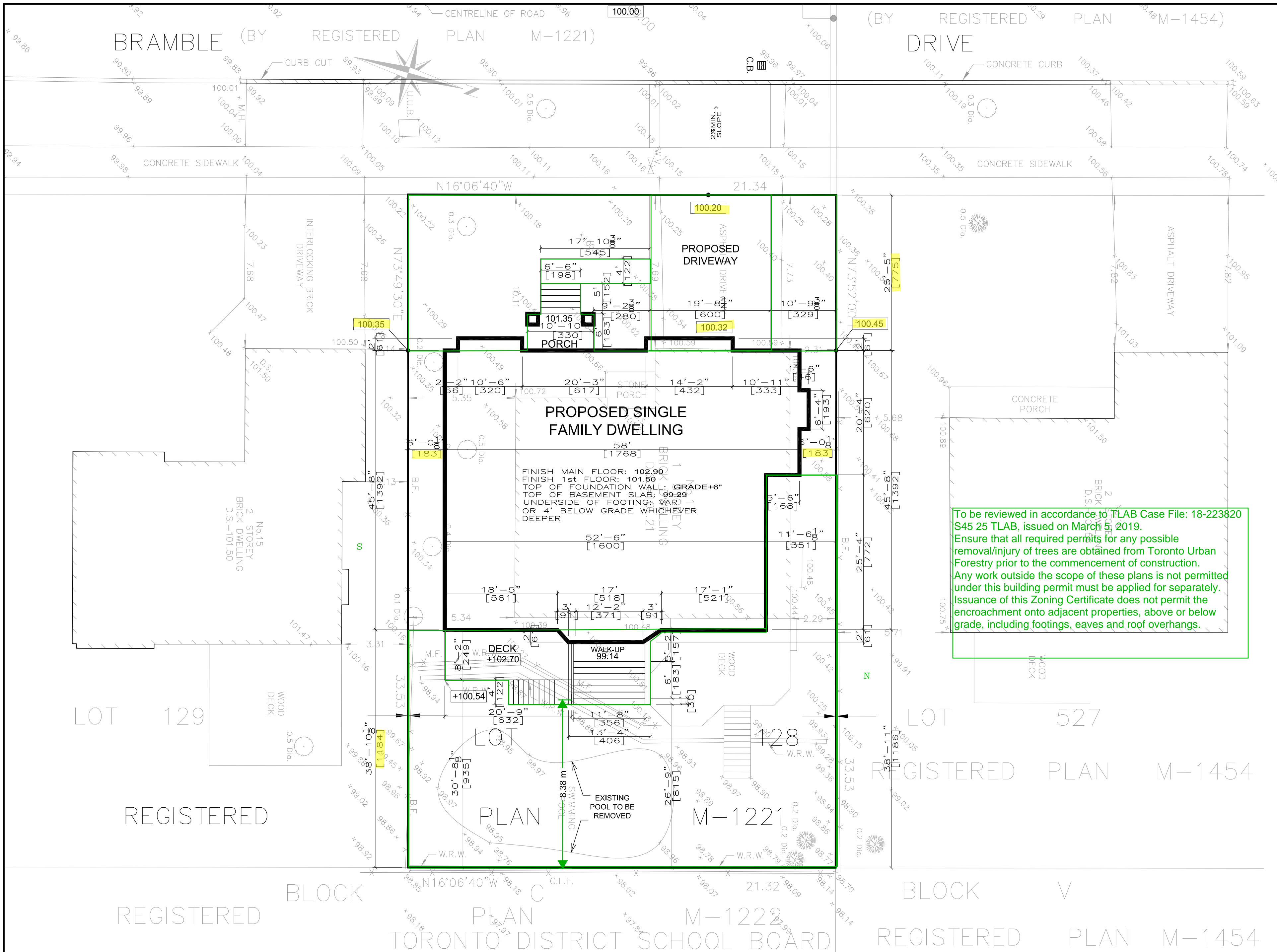
You must present a copy of this Zoning Certificate at the time of your building permit submission.

Building permit applications without Zoning Certificates will be considered incomplete submissions and will not be subject to prescribed timeframes in Article 1.3.1.3. of Division C, Part 1 of the Ontario Building Code.

William M. Johnston, P. Eng., Chief Building Official and Executive Director

This is Exhibit A to the Affidavit of D. McKay,
Sworn on November 3, 2019.

A Commissioner for taking oaths, etc.



TORONTO Building
 ZONING CERTIFICATE
 Issued pursuant to Section 363-10.1 of
 Chapter 363 - Toronto Municipal Code

19 213506 ZCC 00

ZONING	Clamageran, Ling Bao (L4)	07/Oct/2019

To be reviewed in accordance to TLAB Case File: 18-223820 S45 25 TLAB, issued on March 5, 2019. Ensure that all required permits for any possible removal/injury of trees are obtained from Toronto Urban Forestry prior to the commencement of construction. Any work outside the scope of these plans is not permitted under this building permit must be applied for separately. Issuance of this Zoning Certificate does not permit the encroachment onto adjacent properties, above or below grade, including footings, eaves and roof overhangs.

DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
 M2N 3B4
 TORONTO, ONTARIO, CANADA,

- Revisions:**
- JUNE. 15, 2017 - ISSUED FOR COA
 - JUNE. 16, 2017 - ISSUED FOR PERMIT
 - JAN. 15, 2018 - ISSUED FOR COA2
 - JAN. 25, 2018 - REISSUED FOR COA2
 - MAR. 22, 2018 - ISSUED FOR COA3
 - MAY. 27, 2019 - ISSUED FOR TLAB1
 - SEP. 13, 2019 - ISSUED FOR TLAB2

- ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
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Project: **17 BRAMBLE DRIVE**

Drawing: **SITE PLAN**

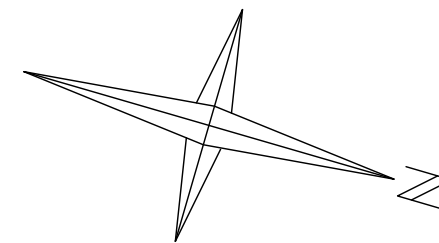
Scale: **1/125" = 1'-0"** Page: **A1**

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.
Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998

SITE DATA	
ZONING	R4 & RD(f21,a550)
LOT #	128
PLAN #	M-1221
LOT AREA	715.195 S.M. 7698 S.F.
LOT FRONTAGE	21.34 M

AREA	EXISTING	PROPOSED
LOT COVERAGE	-	233.12 S.M. 2509.33 S.F. (32.59%)
G.F.A.	-	476.25 S.M. 5126.33 S.F.(66.5%)
NO. OF STORIES	-	2 STORIES
PARKING	-	AS SHOWN

FRONT YARD AREA= 1684.65 S.F.
 DRIVEWAY AREA= 497.97 S.F.
 HARD LANDSCAPING AREA= 168.80 S.F.
 SOFT LANDSCAPING AREA= 1017.88 (85.77%)
 LANDSCAPE OPEN SPACE= 1186.68 S.F. (70.44%)

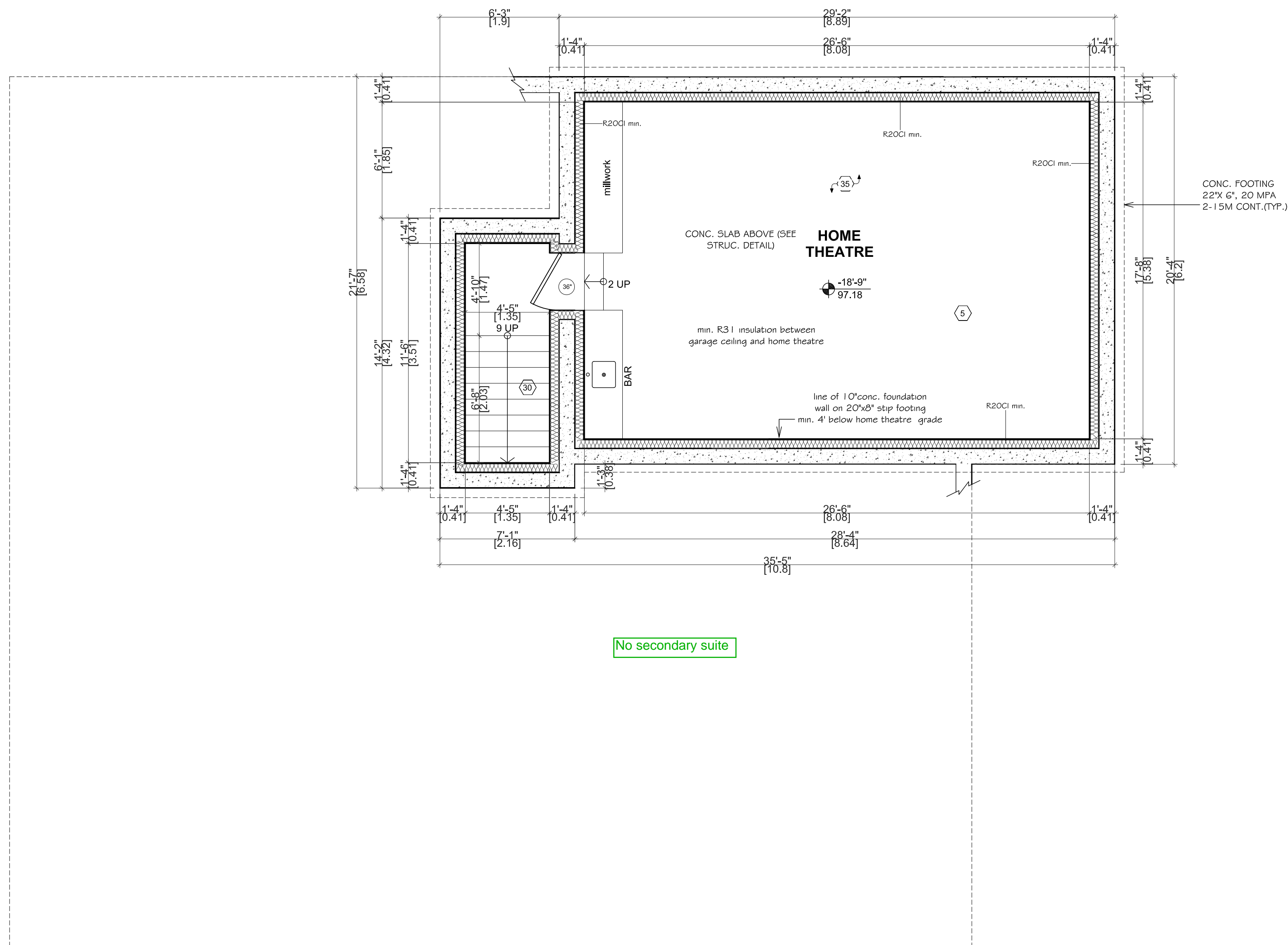


TORONTO Building

ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
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19 213506 ZCC 00

ZONING	Camagaran, Ling Bio (LII)	07/Oct/2019



No secondary suite

DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
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- SEP.2, 2019 - ISSUED FOR TLAB2

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Project:

17 BRAMBLE DRIVE

Drawing:

HOMETHEATRE PLAN

Scale:

1/50" = 1'-0"

Page:

A2a

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.

Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

STRUCTURAL MEMBERS:

- J1: LPI 20 Plus 11¹/₈" @16" o/c
- J2: LPI 42 Plus 11¹/₈" @16" o/c
- J3: LPI 42 Plus 11¹/₈" @12" o/c

- B1: 1-LVL 11¹/₈"X1¹/₂" 2.0E TYP.
- B2: 2-LVL 11¹/₈"X1¹/₂" 2.0E TYP.
- B3: 3-LVL 11¹/₈"X1¹/₂" 2.0E TYP.
- B4: 4-LVL 11¹/₈"X1¹/₂" 2.0E TYP.

- C1: HSS Ø 102X8
+5X5X³/₈" PL. TOP
+10X10X³/₈" PL. BOTT.
+4X³/₈" A.B.
- C2: HSS Ø 127X8
+5X5X³/₈" PL. TOP
+6X10X³/₈" PL. BOTT.
+2X³/₈" A.B.

- C3: 3-2x6
- C4: 4-2x6
- C5: 5-2x6

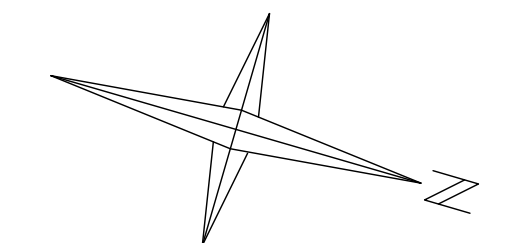
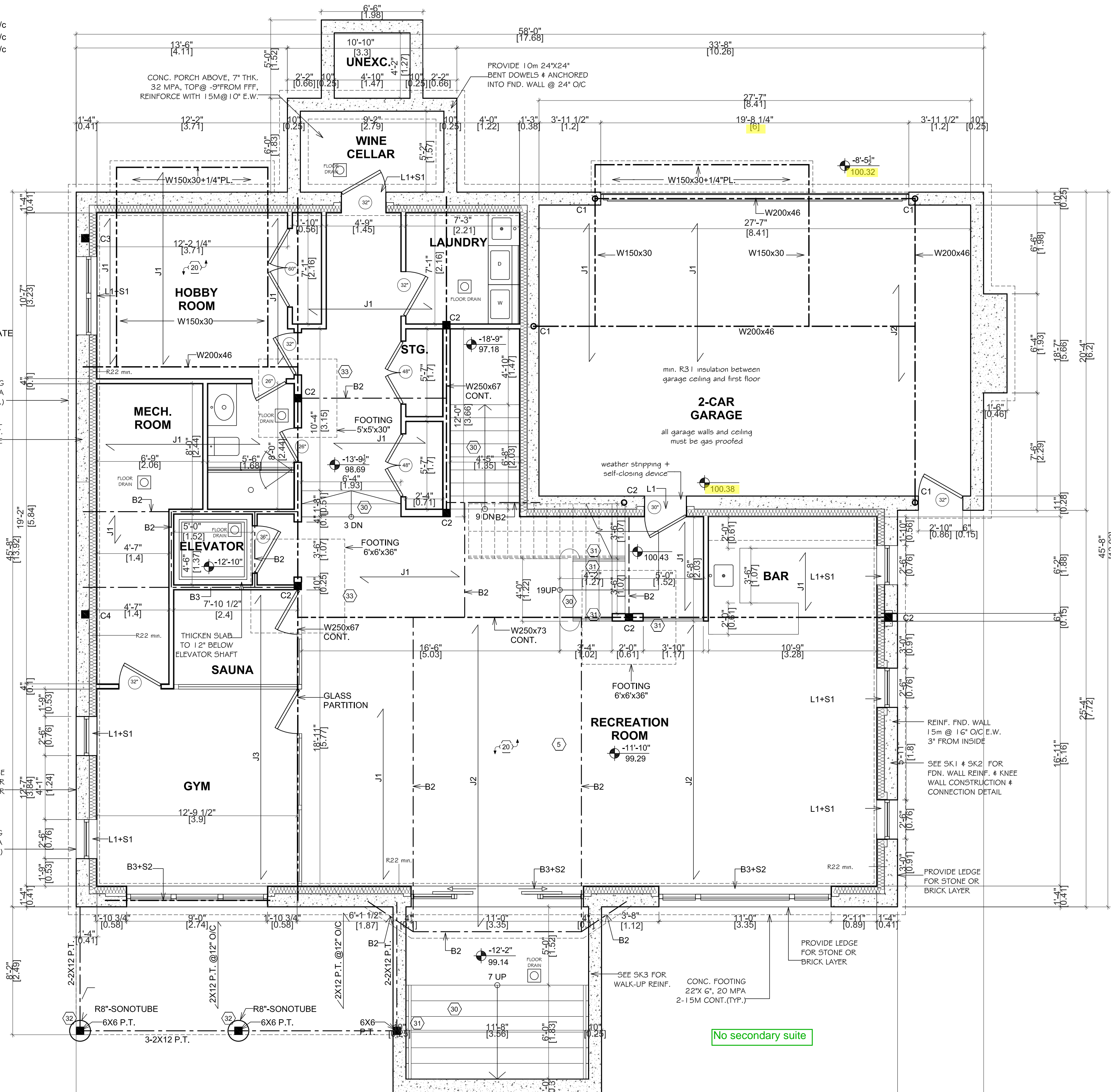
- L1: 3-2x10
- L2: 3-2X12

- S1: L 3/2 x 3¹/₂ x ⁵/₁₆
- S2: L 5 x 3/2 x ⁵/₁₆

WP1: 6"X12"X³/₈" STEEL PLATE WITH 2 HOOKS

CONC. FOOTING
22"X 6", 20 MPA
2-15M CONT.(TYP.)

REINF. FND. WALL
15m @ 16" O/C E.W.
3" FROM INSIDE



TORONTO Building
ZONING CERTIFICATE
 Issued pursuant to Section 363-10.1 of
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19 213506 ZCC 00

ZONING	Chumageran, Ling Bao (L4)	07/Oct/2019

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Project:
17 BRAMBLE DRIVE

Drawing:
BASEMENT PLAN

Scale: 1/50" = 1'-0"
Page: A2

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.
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No secondary suite

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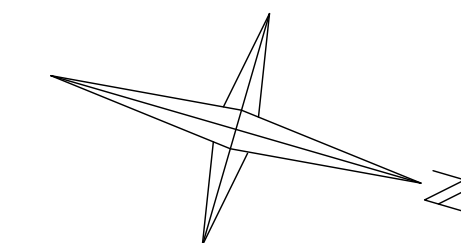
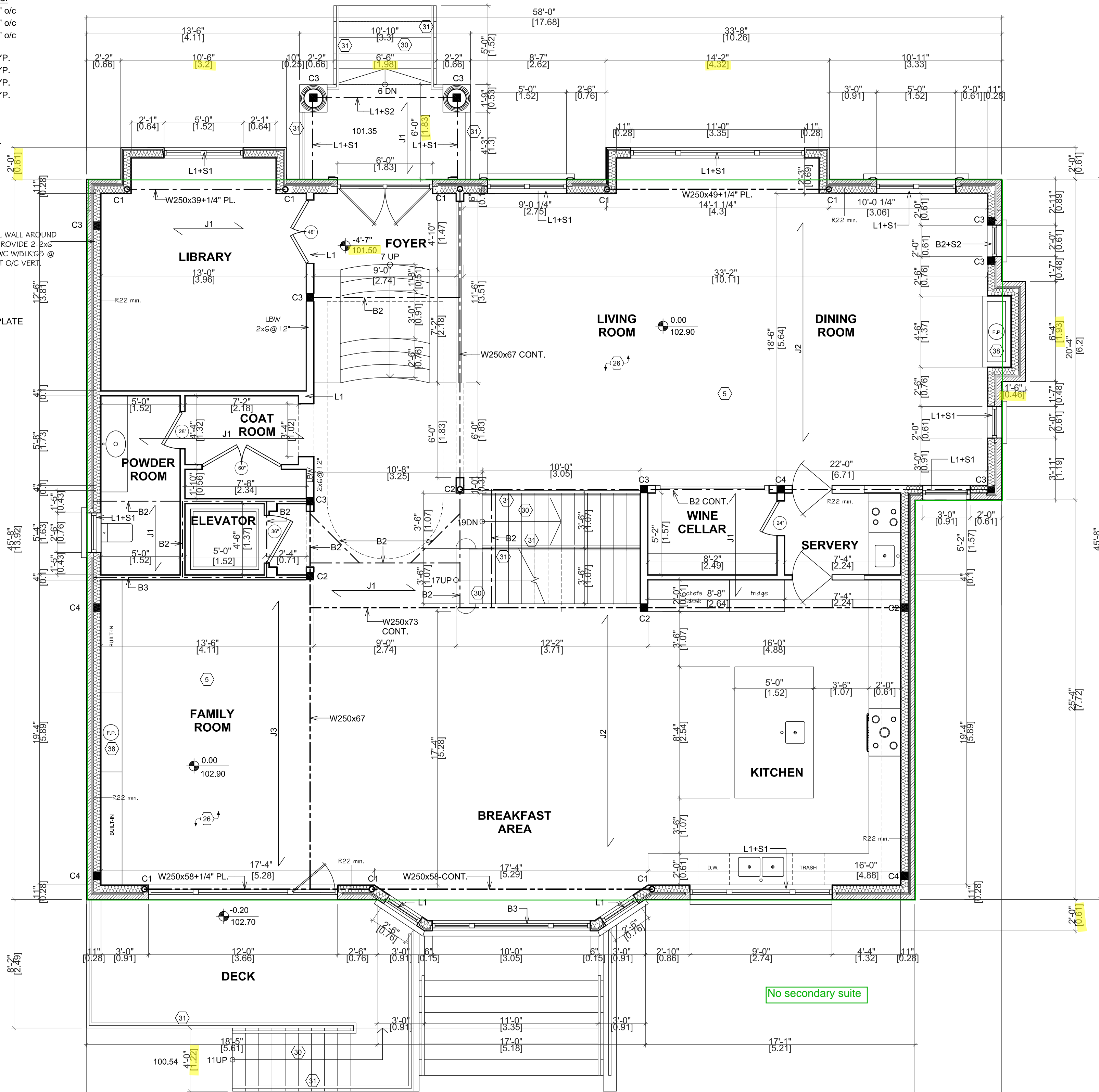
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C4: 4-2x6
C5: 5-2x6

FOR TALL WALL AROUND
LBRY. PROVIDE 2-2x6
W/ 1/2" O/C W/BLK'G @
6 FT O/C VERT.

- L1: 3-2x10
- L2: 3-2X12

WP1: 6"X12"X3/8" STEEL PLATE
WITH 2 HOOKS



TORONTO Building

ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
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19 213506 ZCC 00

ZONING	Clamagaran, Ling Bao (L3)	07/Oct/2019

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17 BRAMBLE DRIVE

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GROUND FLOOR PLAN

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- B1: 1-LVL 11 1/8" X 1 1/2" 2.0E TYP.
- B2: 2-LVL 11 1/8" X 1 1/2" 2.0E TYP.
- B3: 3-LVL 11 1/8" X 1 1/2" 2.0E TYP.
- B4: 4-LVL 11 1/8" X 1 1/2" 2.0E TYP.

- C1: HSS Ø 102X8
+5X5X3/8" PL. TOP
+10X10X3/8" PL. BOTT.
+4X3/8" A.B.
- C2: HSS Ø 127X8
+5X5X3/8" PL. TOP
+6X10X3/8" PL. BOTT.
+2X3/8" A.B.
- C3: 3-2x6
- C4: 4-2x6
- C5: 5-2x6

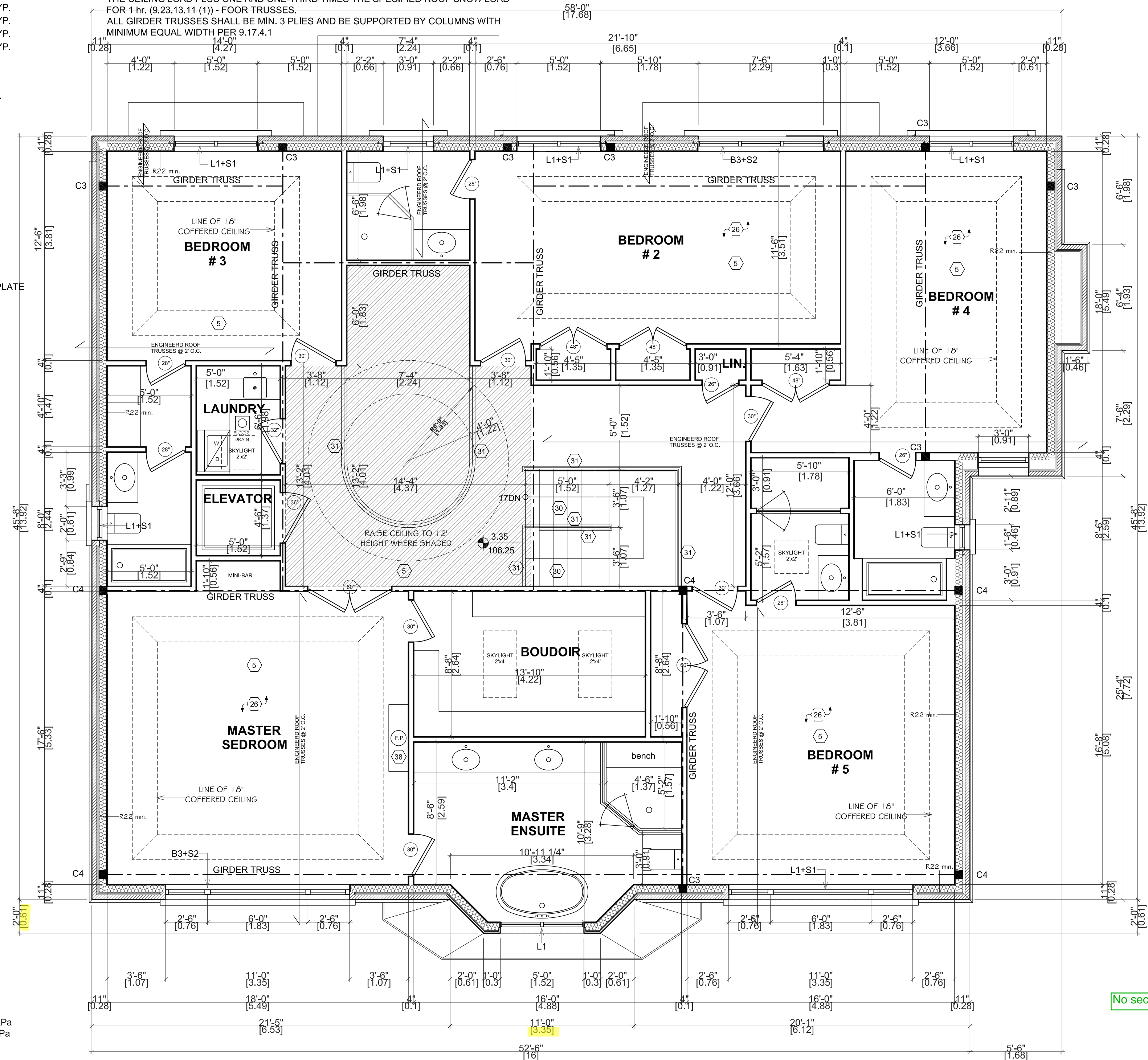
- L1: 3-2x10
- L2: 3-2X12

- S1: L 31/2 x 3 1/2 x 5/16
- S2: L 5 x 31/2 x 5/16

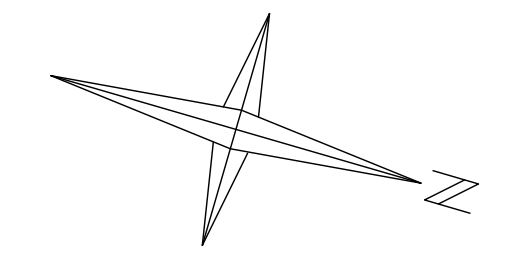
WP1: 6"X12"X3/8" STEEL PLATE WITH 2 HOOKS

TRUSS DESIGN NOTE:

ROOF TRUSSES WHICH ARE NOT DESIGNED IN ACCORDANCE WITH PART 4 SHALL (A) BE CAPABLE OF SUPPORTING A TOTAL CEILING LOAD (DEAD LOAD+LIVE LOAD) OF 0.5 KPa PLUS TWO AND TWO-THIRD TIMES THE SPECIFIED LIVE LOAD FOR 24 hr. , AND (B) NOT EXCEED THE DEFLECTIONS SHOWN IN TABLE 9.23.13.11 WHEN LOADED WITH THE CEILING LOAD PLUS ONE AND ONE-THIRD TIMES THE SPECIFIED ROOF SNOW LOAD FOR 1 hr. (9.23.13.11 (1)) - FLOOR TRUSSES.
ALL GIRDER TRUSSES SHALL BE MIN. 3 PLYS AND BE SUPPORTED BY COLUMNS WITH MINIMUM EQUAL WIDTH PER 9.17.4.1



DESIGN L.L.
Ss = 1.2 KPa; Sr = 0.4 KPa
SPECIFIED L.L. = 1.1 KPa



TORONTO Building
ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of Chapter 363 - Toronto Municipal Code
19 213506 ZCC 00
ZONING: Clamageran, Ling Bao (L1) 07/Oct/2019

DESIGN BY:
ALI SHAKERI
T.416 8166651 F.416 2508900
ARCICA INC.
326 SHEPPARD AVENUE EAST,
M2N 3B4
TORONTO, ONTARIO, CANADA.

- Revisions:**
- JUNE 15, 2017 - ISSUED FOR COA
 - JUNE 16, 2017 - ISSUED FOR PERMIT
 - JAN 15, 2018 - ISSUED FOR COA2
 - JAN 25, 2018 - REISSUED FOR COA2
 - MAR 22, 2018 - ISSUED FOR COA3
 - MAY 27, 2019 - ISSUED FOR TLAB1
 - SEP 2, 2019 - ISSUED FOR TLAB2

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3. DO NOT SCALE DRAWINGS.
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5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'.
6. ALL STRUCTURAL MEMBERS SHOULD BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

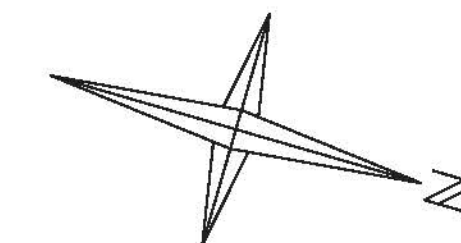
Project:
17 BRAMBLE DRIVE

Drawing:
SECOND FLOOR PLAN

Scale: **1/50" = 1'-0"** Page: **A4**

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER.
Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

TOTAL ROOF AREA = 2849.83 S.F.
 FLAT ROOF AREA (by-law 7625) = 559 S.F. (19.62 %)
 FLAT ROOF AREA (by-law 569-2013) = 1300.23 S.F. (45.62 %)

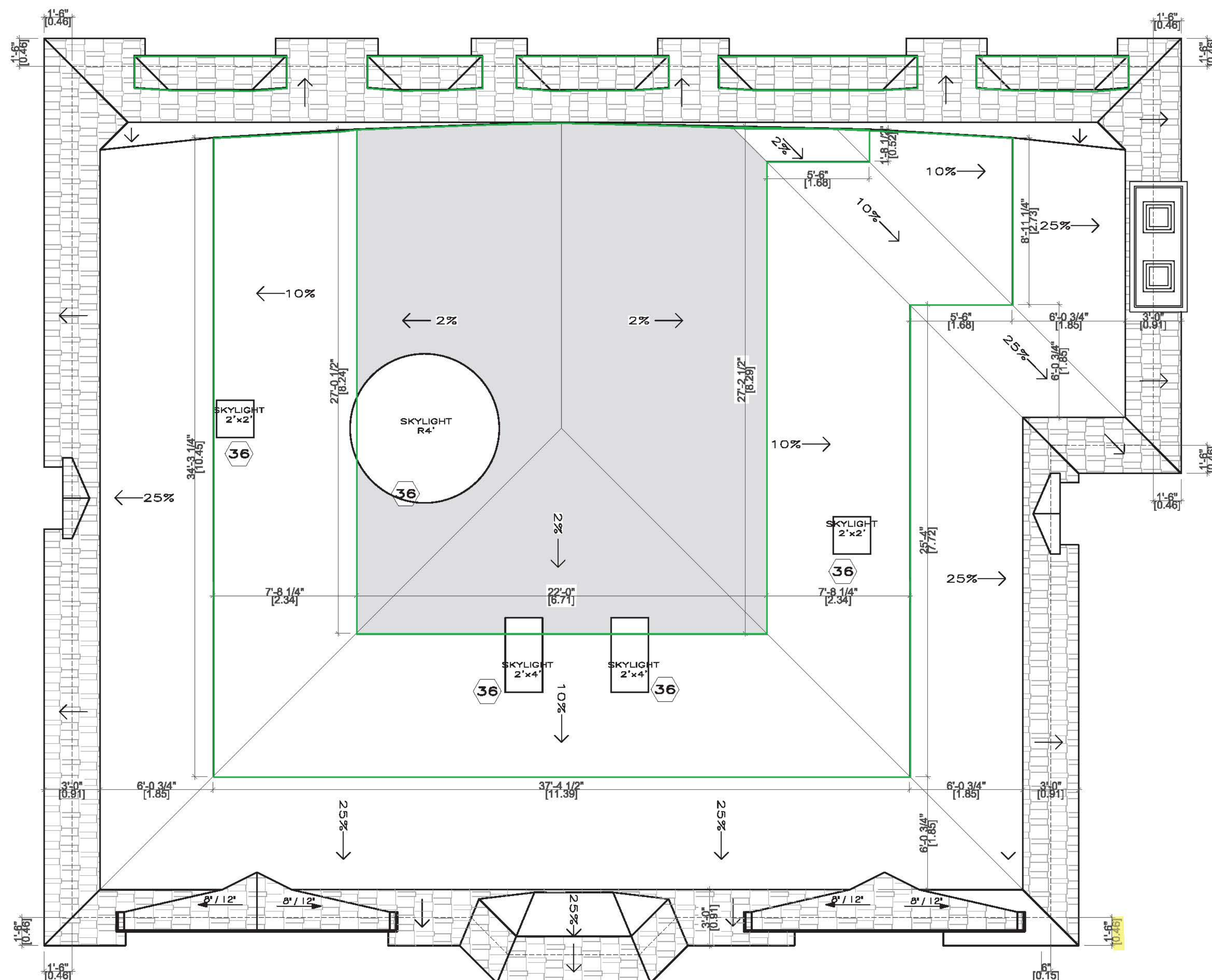


TORONTO Building

ZONING CERTIFICATE
 Issued pursuant to Section 363.10.1 of
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19 213506 ZCC 00

ZONING	Clamagren, Ling Bao (L1)	07/Oct/2019
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DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
 M2N 3B4
 TORONTO, ONTARIO, CANADA,

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Project:

17 BRAMBLE DRIVE

Drawing:

ROOF PLAN

Scale:

1/50" = 1'-0"

Page:

A5

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Ali Shakeri
 BCIN#24574
 F&A Associates Ltd.
 BCIN#30998

Ali Shakeri

ZONING	Clamageran, Ling Bao (L6)	07/Oct/2019



DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
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TORONTO, ONTARIO, CANADA,

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- SEP 2, 2018 - ISSUED FOR TLB2

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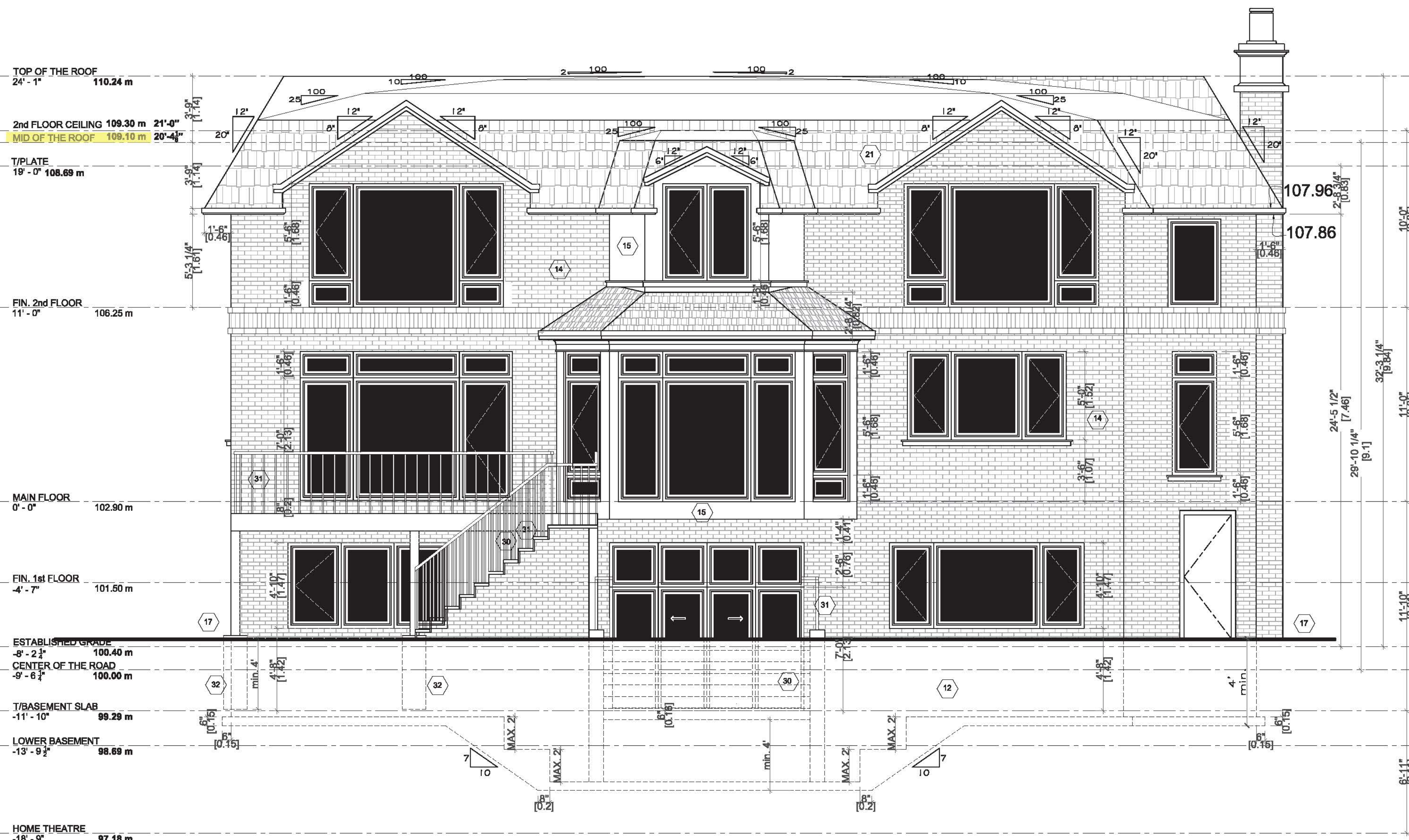
Project: **17 BRAMBLE DRIVE**

Drawing: **MAIN ELEVATION(WEST)**

Scale: **1/50" = 1'-0"** Page: **A6**

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Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

ZONING	Clamageran, Ling Bao (L18)	07/Oct/2019



DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
M2N 3B4
TORONTO, ONTARIO, CANADA,

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Project:
17 BRAMBLE DRIVE

Drawing:
REAR ELEVATION(EAST)

Scale: 1/50" = 1'-0"
Page: A7

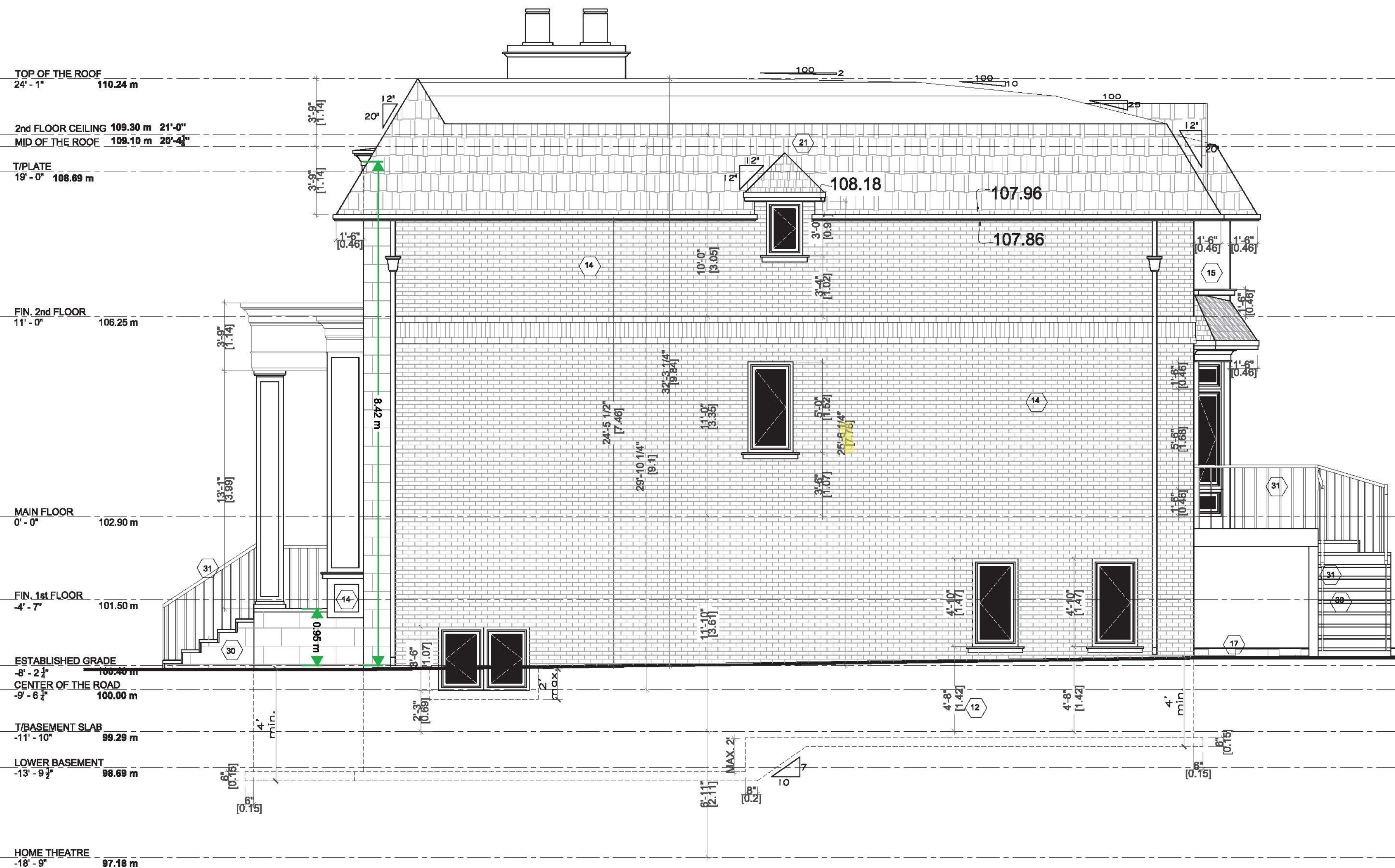
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All Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

ZONING	Clamageran, Ling Bao (L1)	07/Oct/2019

GLAZED AREAS:

1. AREA OF EXPOSED BUILDING FACE: 1168.29 SQ.FT.
2. PROPOSED GLAZED AREA: 77.72 SQ.FT. (6.65%)



DESIGN BY:

ALI SHAKERI

T.416 8166851 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
M2N 3B4
TORONTO, ONTARIO, CANADA,

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Project:

17 BRAMBLE DRIVE

Drawing:

SIDE ELEVATION(SOUTH)

Scale:

1/50" = 1'-0"

Page:

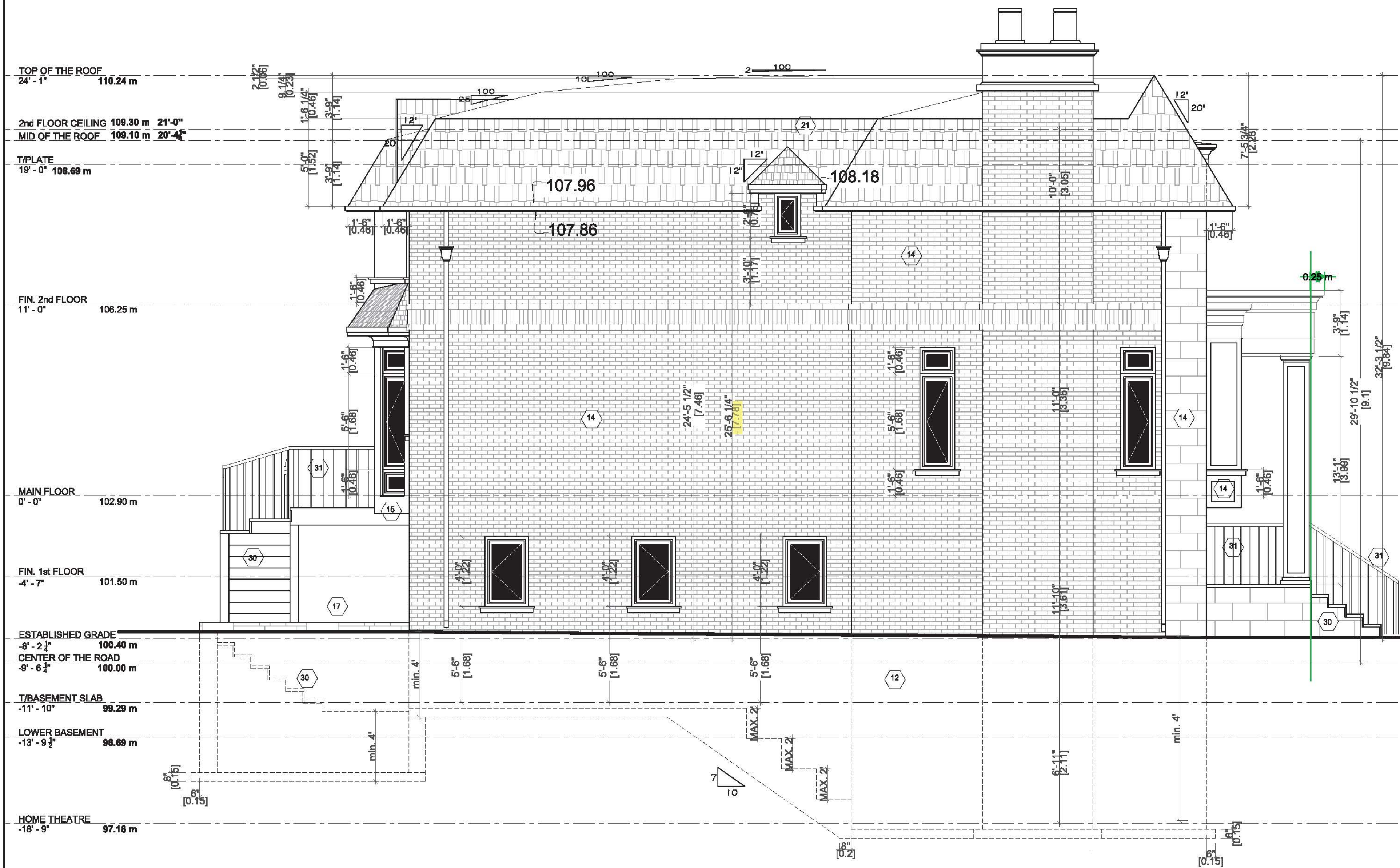
A8

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All Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

GLAZED AREAS:

1. AREA OF EXPOSED BUILDING FACE: 1153.27 SQ.FT.
2. PROPOSED GLAZED AREA: 75.60 SQ.FT. (6.55%)



DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
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Project:
17 BRAMBLE DRIVE

Drawing:
SIDE ELEVATION(NORTH)

Scale: 1/50" = 1'-0"	Page: A9
--------------------------------	--------------------

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All Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

TOP OF THE ROOF
24' - 1" 110.24 m

2nd FLOOR CEILING 109.30 m 21'-0"
MID OF THE ROOF 109.10 m 20'-4 1/4"

T/PLATE
19' - 0" 108.69 m

FIN. 2nd FLOOR
11' - 0" 106.25 m

MAIN FLOOR
0' - 0" 102.90 m

FIN. 1st FLOOR
-4' - 7" 101.50 m

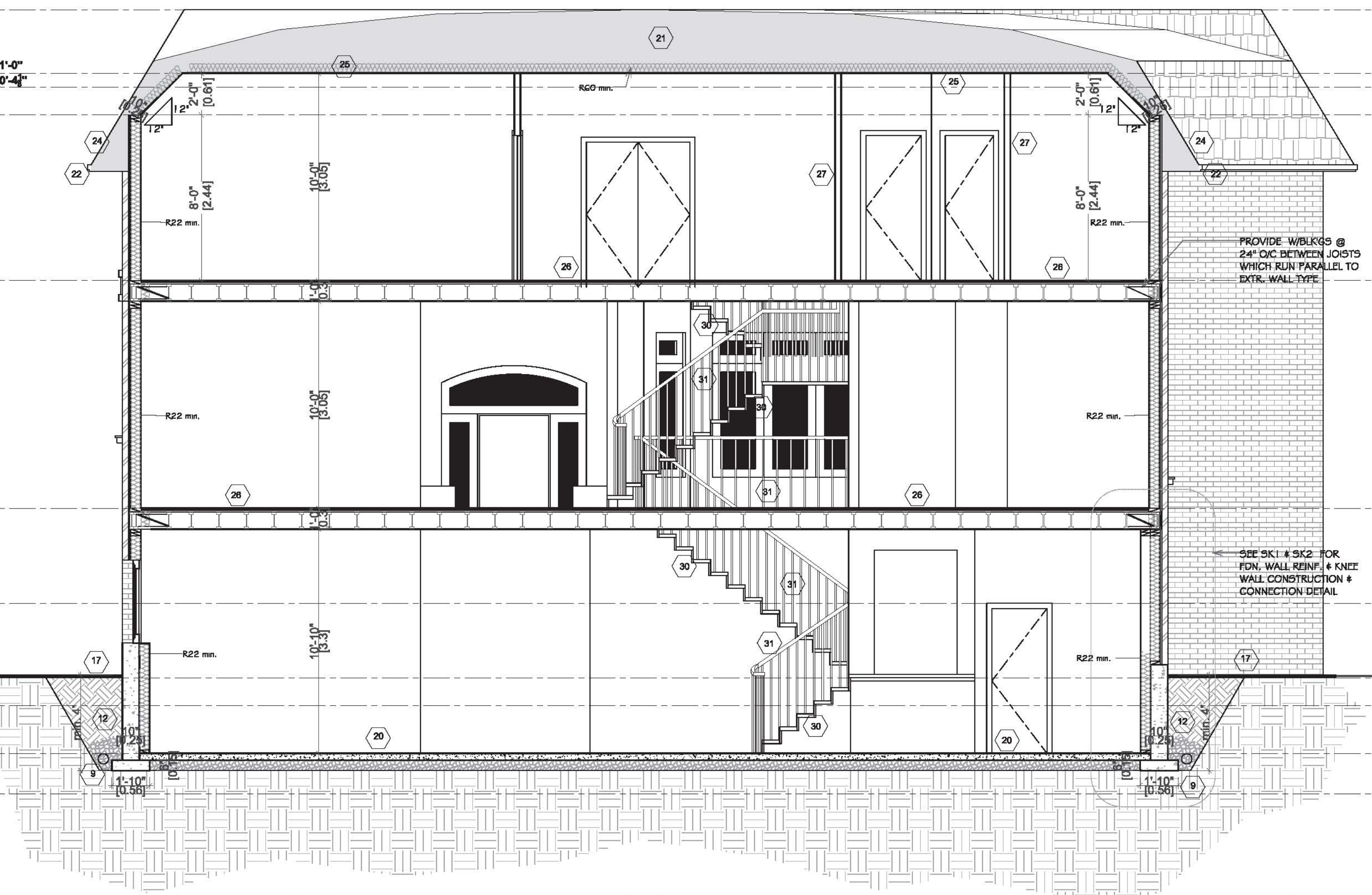
ESTABLISHED GRADE
-8' - 2 1/2" 100.40 m

CENTER OF THE ROAD
-9' - 6 1/2" 100.00 m

T/BASEMENT SLAB
-11' - 10" 99.29 m

LOWER BASEMENT
-13' - 9 1/2" 98.69 m

HOME THEATRE
-18' - 9" 97.18 m



DESIGN BY:
ALI SHAKERI
T.416 8166651 F.416 2508900
ARCICA INC.
326 SHEPPARD AVENUE EAST,
M2N 3B4
TORONTO, ONTARIO, CANADA,

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Project:
17 BRAMBLE DRIVE

Drawing:
SECTION

Scale: 1/50" = 1'-0"	Page: A10
--------------------------------	---------------------

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Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

**TOPOGRAPHIC SURVEY OF
LOT 128, REGISTERED PLAN M-1221
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)**

SCALE 1:200



MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- M.F. DENOTES METAL FENCE
- W.R.W. DENOTES WOOD RETAINING WALL
- U.U.B. DENOTES UNDERGROUND UTILITY BOX
- W.V. DENOTES WATER VALVE
- M.H. DENOTES MAN HOLE
- F.H. DENOTES FIRE HYDRANT
- C.B. DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE



ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

19 213506 ZCC 00

ZONING	

RECEIVED 04/Sep/2019

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE ASSUMED AND RELATED TO THE CENTRELINE OF ROAD, ELEVATION = 100.00m.

CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 22nd DAY OF APRIL, 2017

APRIL 24, 2017
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.



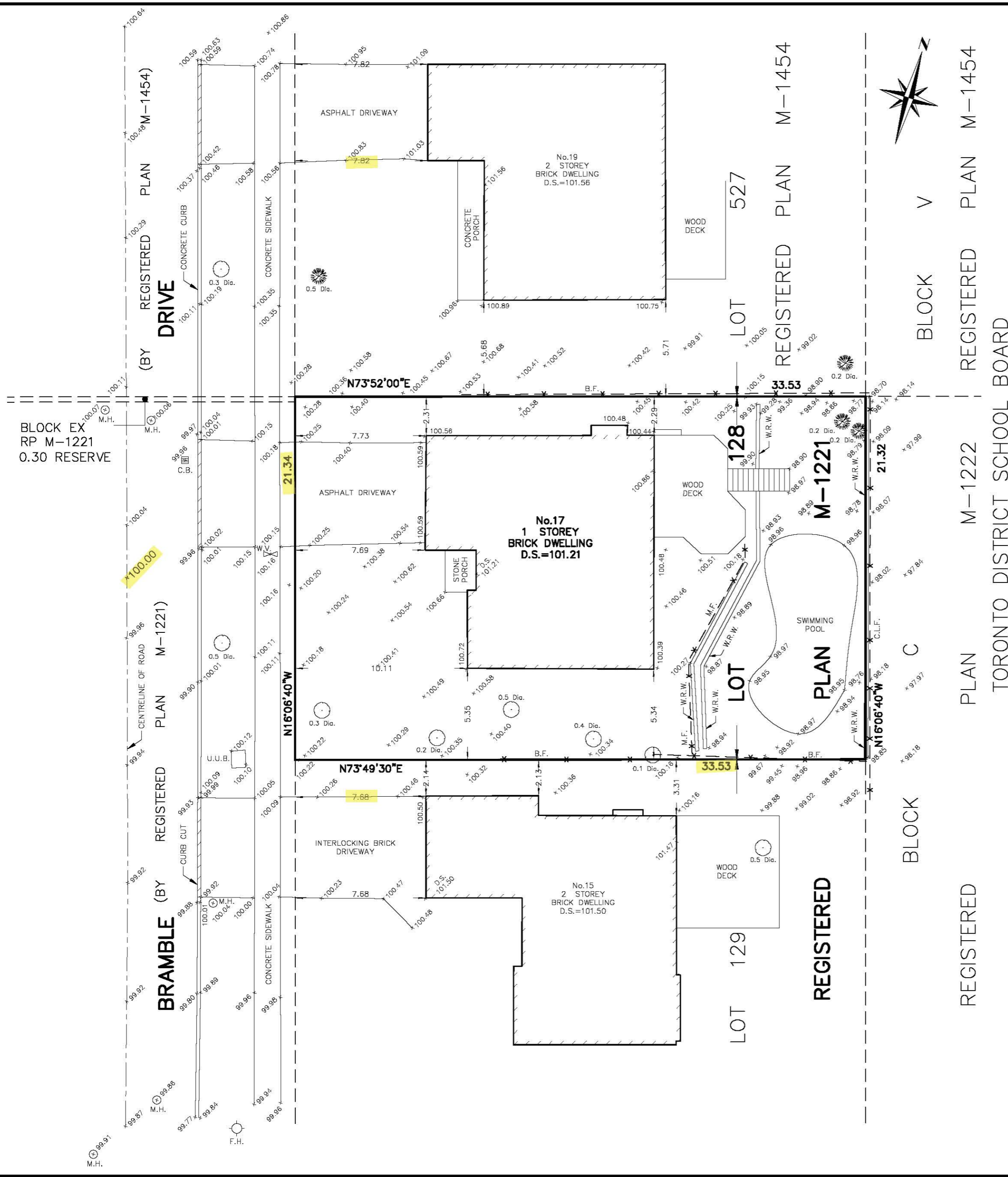
MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: **S.Z.**

CAD No: 17-131TP

JOB No: 2017-131



SURVEY BY: S.Z. CAD No: 17-131TP JOB No: 2017-131

ZONING		

CONSTRUCTION SPECIFICATIONS

1. GENERAL: ALL DIMENSION TO BE CONFIRMED ON SITE AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN NOTICE PRIOR TO COMMENCEMENT OF THE JOB

2. GENERAL: ALL WORK SHALL BE CARRIED OUT WITH STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE O.B.C.

3. GENERAL: ALL STRUCTURAL LUMBER TO BE #1 OR #2 SPRUCE-PINE-FIR CONSTRUCTION GRADE, UNLESS OTHERWISE SPECIFIED

4. GENERAL: ALL LUMBER TO BE SUPPORTED MIN. 6" ABOVE FINISH GRADE UNLESS PRESSURE TREATED OR SEPARATED FROM CONCRETE BY DAMPPROOFING MATERIAL

5. GENERAL: SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER O.B.C. 9.10.19 & O.B.C. 9.33.4. SMOKE ALARMS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. CARBON MONOXIDE ALARM IS REQUIRED FOR THE DETACHED GARAGE CONDITION. ALL SMOKE ALARMS MUST HAVE A VISUAL COMPONENT.

6. GENERAL: SURFACE FLAME SPREAD RATING OF ALL INTERIOR FINISHES NOT TO EXCEED 150

7. GENERAL: JOINTS BETWEEN SLABS ON GRAD, FOUNDATION WALLS, AROUND PIPES, CONDUITS OR DUCTS THAT PENETRATE SUCH, SHALL BE FILLED W/ BITUMEN RUBBER OR COAL TAR

8. GENERAL: FOOTINGS TO BE POURED ON NATURALLY UNDISTURBED SOIL CAPABLE OF BEARING 3 K.S.F. AT MIN. 4'-0" FEET BELOW GRADE. USE 3800 P.S.I. CONCRETE @ 28 DAYS FOR FOOTINGS AND FOUNDATION WALLS. STEP FOOTINGS HORIZONTAL STEPS SHALL BE MIN. 2'-0" AND VERTICAL STEPS SHALL BE NO GREATER THAN 2/3 OF HORIZONTAL STEP TO A MAX. OF 2'-0" AS PER O.B.C., 9.15.3.8. FOOTING OVER TRENCHES TO BE REINFORCED W/ 2-#4 BARS @ 1/3 POINTS

9. DRAINAGE: 4" DIAMETER WEEPING TILE W/ 6" CRUSHED STONE COVER

10. GENERAL: ALL STRUCTURAL STEEL TO CONFORM TO REQUIREMENTS FOR GRADE 300W STEEL IN CAN.CSA-G40.21, "STRUCTURAL QUALITY STEELS"

11. RESERVED

12. CONCRTE: DRAINAGE LAYER OVER 2 COATS OF BITUMINOUS DAMPPROOFING ON POURED CONCRETE FOUNDATION WALL, MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE, 2x6 WOOD STRAPPING, MIN. R20CI BATT INSUL. W/ 6 MIL FULL HEIGHT POLY AIR / VAPOUR BARRIER ON THE WARM SIDE, 1/2" INTERIOR DRYWALL FINISH

13. WALL ASSEMBLY: 4" NATURAL STONE OR BRICK LAYER W/ 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, FILL SPACE BETWEEN THE STONE AND FOUNDATION WALL WITH MORTAR

14. WALL ASSEMBLY: 4" NATURAL STONE OR BRICK LAYER W/ WEEP HOLES AT 31" O.C., 1" AIR SPACE. 0.03 THK. 7/8" WIDE ADJUSTABLE GALVANIZED STEEL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16" O.C. VERTICAL, 20 MIL POLY FLASHING MIN. 6" UP BEHIND THE SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R22 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

15. STUCCO WALL: STUCCO FINISH, 2" STYROFOAM (REPLACE WITH 3/4" CEMENT BOARD WHERE CLOSER THAN 2' TO PROPERTY LINE), DRYVIT DRAINAGE MATT, TYVEC SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, 1/2" THK. TYPE X PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R24 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR / VAPOUR BARRIER ON WARM SIDE, 5/8" INTERIOR TYPE "X" DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

16. RESERVED

17. GRADE: SLOPE GRADE AWAY FROM BUILDING FACE

18. SILL PLATE: 2x6 SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" INTO CONCRETE @ 4' O.C. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

19. FLOOR INSULATION: CONTINUOUS HEADER JOIST W/ R19 BATT INSUL., EXTEND VAPOUR / AIR BARRIER & SEAL TO JOIST & SUBFLOOR

20. BASEMENT SLAB: 4" POURED CONCRETE SLAB (3600 PSI CONC. STRENGTH) 6" CRUSHED STONE BELOW. THICKEN THE SLAB TO 6" UNDER THE STAIRCASE AREA.

21. ROOF CONSTRUCTION: 20 YEARS ASPHALT SHINGLES (2 LAYERS OF FELT ROOFING MEMBRANE WHERE FLAT ROOF) ON 3/8" EXTERIOR PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES

22. OVERHANG CONSTRUCTION: 8" PREFINISHED ALUMINUM FACIA, EAVES TROUGH & RAIN WATER LEADERS TO MATCH THE EXTERIOR FINISHES. PROVIDE DRIP EDGE AT FACIA & VENTED SOFFIT, EXTEND DOWNSPOUT TO GRADE LEVEL, PROVIDE PRECAST CONCRETE SPLASH PAD

23. ROOF VENTILATION: 1/300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

24. EAVES PROTECTION: EAVESTROUGH PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

25. CEILING CONSTRUCTION: 5/8" THK. INTERIOR DRYWALL FINISH, CONTINUOUS AIR / VAPOUR BARRIER W/ MIN. R60 BATT INSULATION.

26. FLOOR CONSTRUCTION: 3/4" T&G PLYWOOD SUBFLOOR GLUE-NAILED ON TJI FLOOR JOISTS @ 16" O.C. UNLESS NOTED OTHERWISE, DOUBLE ALL JOISTS UNDER PARTITIONS THAT ARE PARALLEL TO THE FLOOR JOISTS UNLESS OTHERWISE NOTED

27. INTERIOR STUD PARTITION: 1/2" DRYWALL FINISH BOTH SIDES OF 2x4 or 2x6 WOOD STUDS @ 16" O.C., 2 TOP PLATES & 1 BOTTOM PLATE, PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON DRAWINGS, USE MOISTURE RESISTANT DRYWALL IN BATHROOMS

28. ATTIC ACCESS: 21.5"x23" ATTIC ACCESS WITH INSULATION. PROVIDE WEATHER STRIPPING AROUND THE PERIMETER

29. MECHANICAL VENTILATION: PROVIDE MIN 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED, 80 CFM FOR BATH PRIMARY VENTS.

30. STAIRS INTERIOR/EXTERIOR:

MAXIMUM RISE 7-7/8"
MINIMUM RISE 4-7/8"
MINIMUM RUN 8-1/4"
MAXIMUM RUN 14"
MINIMUM TREAD 9-1/4"
MAXIMUM TREAD 14"
MAXIMUM NOSING 1"
MINIMUM WIDTH 2'-10"
MINIMUM HEADROOM 6'-5"

31. GUARDS:

INTERIOR LANDINGS 2'-11"
EXTERIOR BALCONY 3'-6"
INTERIOR STAIRS 2'-11"
EXTERIOR STAIRS 2'-11"
MAXIMUM BETWEEN PICKETS 4"
GUARD HEIGHT IF DECK TO GRADE IS GREATER THAN 5'-11" 3'-6", 5'-11" OR LESS 2'-11"
NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

32. PIERS: 16" DIA. SONOTUE FOR POURED CONCRETE PIERS MIN. 4" BELOW GRADE, 6"x6" WOOD POST ANCHORED TO CONCRETE PIER W/ METL SHOE & 1/2" DIA. BOLT EMBEDDED INTO THE CONCRETE PEIR MIN. 4"

33. STEEL COLUMN: HSSØ102X8 W/8"x8"x1/2" TOP & BOTTOM PLATE, 60"x60"x18" CONCRETE PAD WITH 15M @12" O/C E.W. BOTT., UNLESS NOTED OTHERWISE.

34. STEEL BEAM: AS SHOWN

35. GARAGE FLOOR: 4" CONCRETE SLAB (4650PSI) ON 6" CRUSHED STONE AND COMPACTED SOIL TO 7% AIR ENTRAINMENT, REINFORCED WITH 6"x6"x6/6 WELDED WIRE MESH

36. SKYLIGHT: "ARTISTIC" SKYLIGHT

37. HEATING: FUR-IN DUCTS WITH 1/2" DRYWALL ON 2x2 FRAMING. DUCTS TO BE INSULATED WITH MIN. R4 WHERE AGAINST EXTERIOR WALL

38. FIREPLACE: GAS FIREPLACE AS PER MANUFACTURER SPEC. INSTALL AS PER GAS CODE OF ONTARIO

39. INTERLOCKING STONE

40. DRYLAID RETAINING WALL: RISI STONE, MODEL "PISA 2"

DESIGN BY:

ALI SHAKERI

T.416 8166651 F.416 2508900

ARCICA INC.

326 SHEPPARD AVENUE EAST,
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TORONTO, ONTARIO, CANADA,

Revisions:

JUNE. 16, 2017- ISSUED FOR PERMIT
MAY.27, 2019 - ISSUED FOR TLAB1
SEP.13, 2019 - ISSUED FOR TLAB2

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK.
5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION"
6. ALL STRUCTURAL MEMBERS SHOULD BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

Project:

17 BRAMBLE DRIVE

Drawing: CONSTRUCTION SPECIFICATIONS

Scale:

Page:

A11

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri
BCIN#24574
F&A Associates Ltd.
BCIN#30998

Ali Shakeri