

DECISION AND ORDER

Decision Issue Date Monday, November 04, 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): CONNIE WOO

Applicant: KYLE KHADRA

Property Address/Description: 161 HOWLAND AVE

Committee of Adjustment Case File Number: 18 132283 STE 20 MV (A0301/18TEY)

TLAB Case File Number: **19 157033 S45 11 TLAB**

Date of Scheduled Hearing: Wednesday, October 23, 2019

DECISION DELIVERED BY G. BURTON

APPEARANCES

NAME	ROLE	REPRESENTATIVE
KYLE KHADRA	APPLICANT	
CONNIE WOO	APPELLANT	MARTIN MAZIERSKI
BARRY GLASPELL	PARTY (TLAB)	
MEL GREIF	PARTICIPANT	
TJ CIECIURA	EXPERT WITNESS	

INTRODUCTION

This is an Appeal to the Toronto Local Appeal Body (TLAB) from a decision of the Committee of Adjustment (COA) dated May 1, 2019 that refused a single variance to the FSI requirement in Zoning By-law 569-2013 for the 161 Howland Avenue (subject property). The stated purpose at that time was: "To alter the existing 2½-storey detached dwelling with three dwelling units by constructing a rear two-storey addition

with a ground floor deck. Separate entrances for the dwelling units on the second and third floors will be located on the south side of the building.” The original application had been for a three-storey addition to the rear, but was reduced over time and after negotiations with the City departments to only a two storey addition. However, since the COA decision, the proposed addition would be only **one storey**, and the requested variance is 1.25 times the lot area rather than 1.33 (total of 19.7 sq. m). The By-law requirement for this section of Howland is 1.0 times the lot area.

The Property is designated *Neighbourhoods* in the Official Plan (OP), and zoned R (d1.0) (x900) in By-law No. 569-2013 (the exception is not relevant). The lot frontage is 8.22 m, the depth 23.5 m, and the area 193.16 sq. m - all measurements permitted because of the shallow nature of the lot. It is a so-called “stub” or “key” lot, a much shorter lot facing the rear of the lots on Wells Street to the south. Its depth is less than half that of its neighbours to the north, beginning with Mr. Glaspell next door at 161 Howland.

BACKGROUND

Initially, many neighbours supported the application for the most recent hearing, but an adverse comment on the proposed FSI by one of them led to a re-evaluation and many withdrawals of support. Despite this only two, Mr. Barry Glaspell at 163 Howland to the north, and Mr. Mel Greif of 168 across the street, appeared at the TLAB Hearing to oppose the revised application.

MATTERS IN ISSUE

The main issue, which is part of the usual tests in any event, was whether there was sufficient adverse impact on the neighbouring property and on the subject block (in essence) of Howland that the application should not be approved.

JURISDICTION

For variance appeals, the TLAB must ensure that each of the variances sought meets the tests in subsection 45(1) of the Act. This involves a reconsideration of the variance(s) considered by the Committee in the physical and planning context. The subsection requires a conclusion that each of the variances, individually and cumulatively:

- maintains the general intent and purpose of the official plan;
- maintains the general intent and purpose of the zoning by-law;
- is desirable for the appropriate development or use of the land, building or structure; and
- is minor.

These are usually expressed as the “four tests” and all must be satisfied for each variance.

In addition, TLAB must have regard to matters of provincial interest as set out in section 2 of the Act, and the variances must be consistent with provincial policy statements and conform with provincial plans (s. 3 of the Act). A decision of the TLAB must therefore be consistent with the 2014 Provincial Policy Statement (PPS) and conform to (or not conflict with) any provincial plan such as the Growth Plan for the Greater Golden Horseshoe (Growth Plan or GP) for the subject area.

Under s. 2.1(1) of the Act, the TLAB is also to have regard for the earlier Committee decision and the materials that were before that body.

EVIDENCE

The owner’s evidence was given by Mr. T.J. Cieciora, a very experienced land use planner qualified to provide expert evidence in the Appeal.

He outlined the changes to this application over time, where reductions to the scope of the proposal were made to respond to both the City Heritage Planning Services department and to neighbours’ expressed concerns. In the end, the proposal is for only a one-storey addition at the rear of the existing three-unit building (an addition of about 9-plus square metres). It will be an extension reaching back farther than the existing rear wall. It would be somewhat narrower than the present side walls. It will replace an existing sunroom at the rear. There would be a deck addition to the south of the dwelling, i.e. not near Mr. Glaspell to the north. Also included is a legal “standalone hanging balcony” at the second floor. There is already a legal balcony on the third floor.

The only variance then would be for an increased FSI measurement of 1.25 x, while the By-law requirement here is 1 times the lot area. In his opinion, even the previous application for a two-storey addition at 1.33 times lot area would have been acceptable, so he easily supports the one-storey instead. The existing size of the dwelling is 230.73 sq. m. is over the permitted, and the total after the variances would be 240.66 sq. m, a change of only 9.94 sq. m.

The proposed variance as set out by the Zoning Examiner on August 30, 2019 is:

“1. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 1.0 times the area of the lot (193.17 m²).
The proposed floor space index is 1.25 times the area of the lot: 240.66 square metres.”

The purpose was expressed to be: “To alter the existing 2 1/2-storey, three-unit detached dwelling by constructing a rear one-storey addition and by constructing a rear ground floor deck.” There is no variance related to the deck.

Mr. Cieclura selected his study area as essentially the nearby blocks north of Bloor Street, west of Spadina Road, east of Bathurst Street, and south of Dupont Street, the neighbourhood referred to as “the Annex”. He obtained from the City the usual ten

years' decisions on variance applications nearby. He stressed that these are not always accurate, as correct figures can only be obtained from surveys or building permits granted. He especially challenged the correctness and inclusiveness of the chart prepared for the COA by Mr. Robert Brown for the Annex Ratepayers Association, as they could not be verified. He included a chart of FSI approvals in the area at p.189 of his EWS (Ex. 1). The average permitted was 1.31 times the lot area. Relevant OMB decision were also cited.

Mr. Cieciora testified that the new reduced extension would be in line with the existing two-storey structures or additions to the north of Mr. Glaspell on Howland. This assertion can be verified in the photo of Mr. Glaspell's home at p. 124 in the EWS. There is variety of massing of structures on many nearby lots, and the FSI of each cannot be ascertained by merely looking at them. There could be internal spaces, attics and basements where FSI is not included in the totals. For example, at 160 and 162 Albany, with identical GFA, there are different FSI measurements. He argued that FSI cannot be used as a sole determinant of whether a dwelling is too large. The argument that there have been few FSI variances on Howland does not preclude one for this unusual lot, and will not be a precedent because of its lot.

The lots to the north of the subject property are generally 52 m in length. The subject lot is merely 23.5 m, because of its "stub" character. He pointed out that if it had been the same length as those to the north, the FSI would only be .6 times the area. His use of an "Hypothetical" diagram to illustrate this seemed to cause significant confusion for Mr. Glaspell, as set out below. No one appeared to know why or how it became its current shape – possibly severed from the rear yards on Wells. However this occurred, it will not become a precedent for other proposed FSI variance applications because of the size of the lot. Existing 122 and 200 Albany, 413 Brunswick, 98 Wells and 11 1/2 Wells have similar or larger FSI. The zoning standard is not intended to be "one size fits all", since the minor variance process was created to rectify anomalies.

In reviewing the provincial policies, he concluded that this proposal both is consistent with the PPS as infill and expansion of an existing structure in this settlement area, and similarly conforms with the Growth Plan.

He also discussed in some detail the applicable policies in the OP, including especially the Healthy Neighbourhoods (it need not be identical to be consistent, but merely co-exist in harmony); and Built Form. He pointed out that the owner could remove GFA from other floors here and add GFA where the addition is proposed - then no variance would be needed. There is little impact from the FSI addition as there are no variances needed for depth, or side or rear yard setbacks. The structure is conforming where it is on the lot. If the front elevation were to be reduced, the proposed rear addition could be added, without variances. Thus the effects so disliked by the neighbours, such as a larger size or reduction in light, are not accurately assessed.

Minor impacts are permitted, and the test is not "limited" but "adequately limited", a lesser one. There would be little impact on the natural environment [Policy 3.4.1.d)] as Urban Forestry only requested the standard condition respecting the tree next to Mr. Glaspell's home. He addressed all of the clauses in Policy 4.1.5, finding no danger from

the proposed addition in the context, because of the much shorter lot, and the fact that there would be no extension beyond Mr. Glaspell's dwelling. It would be "consistently inconsistent" with the extensions to dwellings to the north. It is significant that the City does not require a shadow study for proposals less than four stories. Some impact from lower additions are to be expected.

On the subject of the actual FSI increase, he studied the range of FSI in his chart of decisions. Of 29 decisions, with average FSI of 1.27 times, 10 were larger than the requested. Their locations are seen at Tab 5.7 in his EWS.

In conclusion Mr. Cieciora, having reviewed the policy and regulatory framework here, was of the opinion that that the minor variance, and the proposed development more generally, represent good land use planning. In particular, the minor variance proposed for the subject land is in accordance with the tests in the *Planning Act*. The minor variance meets the intent and purpose of City's OP and Zoning By-law, is minor in nature, and is desirable for the appropriate use of the subject land, as it provides a more spacious and accommodating dwelling unit. The property can accommodate redevelopment, in particular the proposed addition, which is suitable for the parcel and the neighbourhood, with no undesirable planning impact.

MR. GLASPELL:

Mr. Glaspell relied heavily on two factors: Statistics showing FSI prepared by Mr. Robert Brown for the Annex Ratepayers Association before the COA hearing, and on the adverse impacts claimed for his home next door to the north. He feared that a 25% increase in FSI over the permitted would be used as a precedent for future approvals nearby, as did many neighbours. He also foresaw loss of sunlight and views at the side of his home, because of the new construction "right on the lot line".

He initially objected to Mr. Cieciora's report seeming to make findings and recommendations that are up to the adjudicator. I explained the role of the expert planning witness, finding that he had not usurped the Member's decision-making role.

In Mr. Glaspell's cross examination of Mr. Cieciora, he challenged the statement that only 9.93 sq. m. would be added to the FSI. He saw 6.57 plus 2.29 sq. m, adding up to 15.04 sq. m. Mr. Cieciora explained that the addition would be 15 sq. m. in total, but it would not be extending back for 15 m. In his opinion, it is a minor deviation from the By-law requirement in any event. Mr. Glaspell questioned Mr. Cieciora repeatedly on the fact that the basement is somewhat above the established grade, seemingly 1.21 m to the finished floor, which would be 8 ft., 7 in. in height. Mr. Cieciora admitted that Mr. Glaspell would have a clear view of the wall to be constructed, should the variance be approved. Nonetheless, the extension would be a permitted wall. No side yard or rear yard setbacks would be contravened.

Mr. Glaspell also closely questioned Mr. Cieciora on the dimensions and location of the existing sunroom, saying he had measured it himself by leaning over the side lot line. He asked how far the new wall would be inset from the present, and the response was

one foot, or .3 m. Mr. Glaspell concluded that the new wall would be 58 inches closer to Mr. Glaspell's property than the present sunroom is. Mr. Cieciora could not verify the measurements as they were not shown in the plans, but confirmed that there would be a new and visible wall, closer to the Glaspell property. This question of distance and type of wall was asked several times, Mr. Cieciora providing the same response each time.

Mr. Glaspell asserted that his window facing to the south at the rear of his home would be completely blocked by the new wall. This was contradicted, since the existing inset of Mr. Glaspell's home at the rear would not be affected at all, and no setback variance is required for the new structure. Mr. Cieciora repeated several times that the new wall is a permitted structure, that the additional portion of the wall is compliant, needing no variance. He could not possibly know the required side yard setbacks for other proposals elsewhere, as Mr. Glaspell had challenged him, as they all differ. It is the Zoning Examiner who determines if a side yard setback or other variances are required. If in error, no building permit would issue. It is also impossible to ascertain the existing GFA of neighbouring structures, for comparison purposes. The rear portion of the structures to the north are relevant to the question of suitability merely because they exist there, and are part of the planned context. They form a consistent rear wall pattern.

Mr. Glaspell asked many questions about the "Hypothetical" illustration Mr. Cieciora had prepared to show the effect of the FSI measurement on the subject small lot. He objected that he had previously purchased segments to the rear of the subject parcel. Therefore they were not part of the present application. In his own evidence in chief, Mr. Glaspell outlined his purchase from the City of two lots to the rear of the subject stub lot. They should not have been included in the "Hypothetical". In his view this refuted Mr. Cieciora's statement that the neighbourhood was not a dense one.

Mr. Glaspell summed up the report prepared by Robert Brown, as it had been excluded for evidence in this Hearing as earlier stated. It showed 81 properties, almost all with lower FSI than the proposed. He argued for a "neighbourhood" of only this block of Howland, as included by Mr. Brown. There have been no similar FSI changes within this block, so this would indeed be a precedent. The mere fact of seeking the variance is a problem, even if it is not for the largest of additions. As he expressed it, "even if a little bit more (were approved), we could build a lot more."

He testified that the new wall would be 58 inches closer to his rear window #5, as shown on the shadow studies at p. 126 of the EWS. This would lead to loss of sunlight, of great concern to his family. He did admit that the existing tree nearby provided some shade, but had no strong feelings on its possible removal.

Since Mr. Brown had relied on statistics obtained from the City, Mr. Mazierski pointed out that Mr. Brown had not included the essential warning that the City places on such responses. This states that the statistics must be verified by the user for legal or official use. Thus Mr. Brown's statistics were possibly unreliable.

Mr. Glaspell admitted that the location of the existing access stairway would not be a problem for him. His main opposition was to the wall, the elevated basement, and the proposed balcony location. Mr. Mazierski again pointed out that there was no variance needed for the second floor balcony. Mr. Glaspell also admitted that privacy and views were not his principal concerns, but that he was “here for the FSI only”, as it might be a precedent. If this additional 25% to the FSI was approved, all the neighbours would do it, he asserted. However, he again stressed a reduction in sunlight, since the light in his south side window might add an additional \$100,000 to his home’s value.

MR. MEL GREIF

Mr. Greif has lived at 168 Howland across the street since 1972. He believes that the proposed change in density is economically motivated, and that the increase would lead to a precedent. A recent addition of three storeys and 3000 sq. ft. next to him has led to bad feelings, a “whirlwind of social and financial issues”. This proposed FSI increase should be subject to a rezoning. While not affecting him directly, its impact on Mr. Glaspell’s light and privacy is significant.

ANALYSIS, FINDINGS, REASONS

I ruled that no further notice was required of the reduced application to 1.25 FSI rather than the previous FSI request of 1.33, and to only one storey. The filing of this change on the TLAB website (via Mr. Cieciora’s Expert Witness Statement [EWS]) was indeed several *hours* late. However, I found it acceptable and minor under subsection (18.1.1) of the Act.

Everyone interested in a TLAB Appeal has an obligation to check the website to ascertain the latest information. This is a fundamental obligation in preparing for the Hearing. All of the persons indicating an interest in the file at the COA had received notice of the TLAB Hearing, and had an opportunity to become involved. None but Mr. Glaspell and Mr. Greif did so. There was no other interested person for Mr. Mazierski to serve with notice of any changes, thus the late filing of only several hours did not prejudice anyone. Mr. Cieciora testified that in the thousands of applications he has dealt with, there has never been new notice required for a reduced application. Mr. Glaspell did raise the addition of a second-floor balcony as a change that the neighbours should have received notice of. However, this is a completely permissible balcony, of approximately 4 sq. m., for which no variance is required. Thus, while I agreed with Mr. Glaspell that late filing is generally unacceptable, in this instance no further notice of a reduction in the application was required. I note that his own Election of Party status and his Party Statement were also filed very late.

I also accepted but gave little weight to the decisions chart prepared by Mr. Robert Brown for the Association, since it was not supported by in-person evidence so that the preparer could be cross examined. It also did not include or address the City’s warning about verification of the statistics.

It is of particular importance that the changes to the proposal constitute a reduction. There is also no additional variance for the proposed deck. While Mr. Glaspell claimed that balconies were a significant change as well, both balconies are permitted. Therefore these cannot enter significantly into an assessment of impact. I do agree with him that the application here was rather a moving target, with many alterations to the proposal over time. This led to many misunderstandings, very evident in the neighbours' earlier opinions on file.

Typical of the misunderstandings among the neighbours is correspondence to the COA from a neighbour on Wells Street, to the south of the subject property. The objections included: "The lot is small and the house is already large on it...From our backyard view, there's a harmony on the "horizon line" houses. The change will degrade the quality of the landscape for us and all surrounding neighbours.... It will block the sunset light earlier on our north facing house, so it would be a loss of property enjoyment on our end... The additional, closer windows, will reduce the privacy of our backyard and house, which is also a damage for us...We feel that the variances and its sole financial purpose are not aligned with the neighbourhood's expectations and its general spirit.... It will have a very important negative impact on the value of the house directly north of the lot, which seems not appropriate."

However, the Notice of Hearing should have alerted them to the **reduced** proposal, also shown clearly in Mr. Cieciora's EWS. It would line up with and not degrade the view to the north, and extend the existing rear walls. There may be a reduction in sunlight, as well as additional views to the south from the subject property. However, these would be acceptable in this urban context, as with Mr. Glaspell's window. I find both Mr. Glaspell's and his son's comments on the light entering the rear window to be based on the previous proposal for a two-storey addition, and therefore almost irrelevant. Seen from the photo in the Shadow Study. p. 124 of the EWS, the distance from the rear wall of the existing structure to the rear wall of Mr. Glaspell's dwelling is not small. Even if the new construction is that deep, it still should not prevent sunlight from entering the rear window.

I asked Mr. Cieciora if the additional space in the basement would all be counted as FSI, and he concurred, but it would be only the portion that is finished (78.75 sq. m.). The basement would be only 16.3 sq. m. larger than at present. This increase contributes to the neighbours' assessment that the variance is a large one. On the criterion of impact, however, it is not. As well, there appeared to be little understanding of the actual By-law requirements for the subject site. The extended wall to the rear, one storey high, is a PERMITTED wall, so it could be constructed as of right. It does not require a side yard setback variance to be placed as proposed, next to Mr. Glaspell's property. It would not extend past the line of rear walls of properties to the north. Mr. Glaspell would indeed see the extended wall, but due to the setback and the inset on his own property, he would not be seriously adversely affected by it. He should recall that he retains both a side yard setback on his property, as well as his existing inset at the rear, for light and privacy. He admitted that the view from the disputed window was not of concern to him. I accept Mr. Cieciora's evidence that in an urban environment, there is no right to an unobstructed view of the sky, particularly from a ground floor window. Setbacks preserve access for sunlight. Here there is neither a setback nor a

height variance. There should be no serious interference with natural light in the side rear window.

I find that the neighbours' arguments on the increase in FSI, the only variance requested, were based on misunderstandings. As Mr. Mazierski stated, the increase in FSI from the limit of 1 times the lot area to 1.25 times, is a result ONLY of the unique lot here. Its frontage is the same size as many neighbours', but it has a much smaller lot area because it is a so-called "stub" lot. It is much less deep than Mr. Glaspell's and other neighbours to the north. Thus the FSI appears much larger than if it were on a larger lot. The Zoning By-law controls FSI, which factors in the lot size, including depth, but not the GFA, the gross floor area or floorplate, which does not refer to lot size. The FSI limit, the floorplate divided by the lot size, is to control homes too large for the lot size. As Mr. Cieciora mentioned, it is also impossible to ascertain the existing GFA of neighbouring structures for comparison purposes.

I noted that some of the neighbours' submissions to the COA appeared to have as a concern a "conversion" of an historic, single family Annex home into a multi-unit rental property. Others called it a rooming house, long filled with tenants. Mr. Glaspell did not address this issue so I did not consider it in assessing impact.

I find that Mr. Glaspell misunderstood the purpose of the Hypothetical, taking it almost as a challenge to his rights, which it was not. He said that the owner is pretending that the FSI is not precedent-setting, by pretending that his lots are theirs, an illegitimate example to use. Mr. Cieciora explained again that the drawing was merely to illustrate that the FSI is only high for the GFA of the subject lot *because* it is a short lot. If a longer lot, the FSI would be well below the required number. The Hypothetical did not challenge others' ownership of the lots to the rear in any way.

For this dwelling the GFA is not exceptional, and has existed for many years. The FSI would now be at the higher end of the spectrum, but this results only from the size of the lot itself. I conclude that the higher FSI requested would not result in a dwelling too large for the existing lot, and therefore would NOT be a precedent as the neighbours feared. If applications are made for increased FSI for other dwellings along this block or beyond, the decision-makers would have to consider the size of the lots as well as the mathematical increase in FSI. As Mr. Cieciora testified, there have been larger FSIs granted nearby. Mr. Mazierski argued that the requested FSI here could not possibly be "transferable" to another larger property, and therefore it could not constitute a precedent. I agree. I also agree that the proposal will "fit" the neighbourhood, as the OP requires. The variance is indeed minor, and no others are required.

To rephrase, I find that approval of this variance would constitute only a numerical precedent in a future chart. It would be impossible for a future applicant to argue that a larger FSI was similar to this one for the subject property. One can build to the By-law limit, but if a greater FSI than permitted were applied for, it would be subject to the same minor variance requirement as this one. Given the very small lot size here compared to others on Howland, I doubt that an application for a similar increase would succeed.

Mr. Glaspell mentioned basement height in his opening, but did not seem to press this argument later, except to bolster his argument that the FSI increase would adversely affect him. His submission on shadowing of his side window is accurate as far as it goes. There would no doubt be some diminution of light into his living room. However, it would not be extreme, as can be seen in the shadow study performed for the earlier two-storey proposal. The photo of Mr. Glaspell's property at the rear illustrates the indentation already existing there (p. 124 of the EWS). Even in July, the only shadows are at 10.30 a.m. (exacerbated by the tree), and 3 p.m. At noon there is no shadow. The conclusion of this shadow study was (p. 137, EWS):

"Overall, the effect of the proposed addition on the 5 windows is minimal, and will only affect window #3 [i.e. *not the rear one of most concern to Mr. Glaspell*] at some times....However, through the year, the windows will receive the same amount of direct light as per the existing conditions....Furthermore, the existing tree on 161 Howland, which is already casting shadow on the adjacent house will be removed, which will mitigate some of the lost light."

Since the shadowing was assessed, then, for a much larger proposed wall, I conclude that there would only be the usual diminution of light as is acceptable in this tight urban context. As Mr. Mazierski argued, Mr. Glaspell is using the FSI variance to argue that he has a right to unobstructed natural light entering the side of his house. I do not find this to be a valid argument, since the extended wall can be placed where it is proposed. The new structure would not be as deep as Mr. Glaspell's home, as illustrated on the Site Plan. City Planning, Heritage and Urban Forestry Departments have no objections. The addition would not be visible from the street, and is at a similar distance from 161 to the north as others in the neighbourhood respecting spacing.

Mr. Glaspell stated that I had interrupted his (excessively detailed) cross examination of Mr. Cieciora. I recall only questioning if he understood the distances, and their effect on the issue of impact, as he had asked essentially and repeatedly the same questions. I did not intend to interrupt his cross examination.

DECISION AND ORDER

The Appeal is allowed, and the following variance is approved, upon the following conditions:

Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 1.0 times the area of the lot (193.17 m²).
The proposed floor space index is 1.25 times the area of the lot: 240.66 square metres.

1. The addition shall be constructed substantially in accordance with the plans dated June 27, 2019, prepared by KBK Studios, Nos. A3.5 through A4.5, attached as **Attachment 1**. Any other variances that may appear on these plans that are not listed in this decision are NOT authorized.

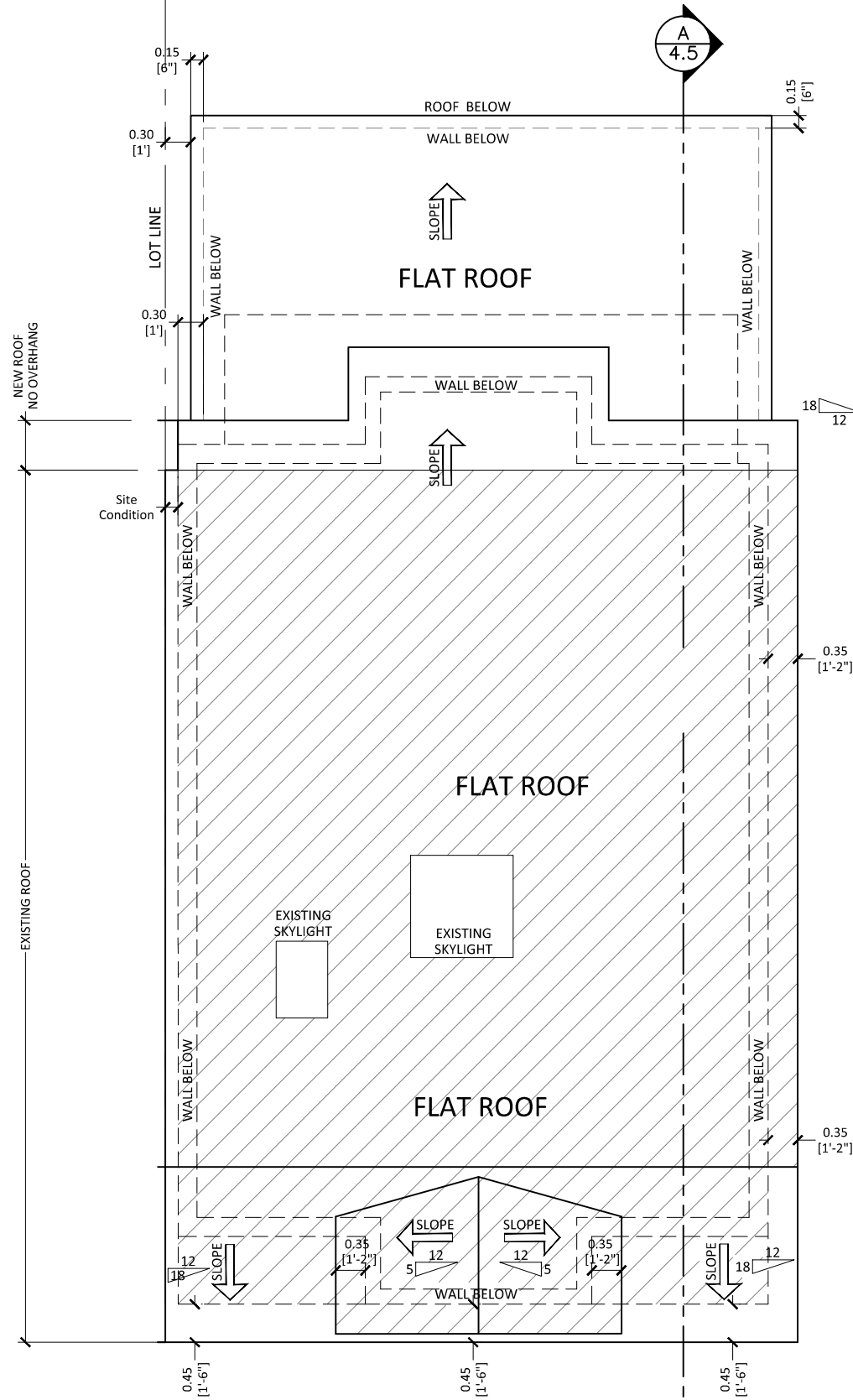
2. The owner shall submit an application for permit to injure or remove privately owned tree(s) to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

ATTACHMENT I - PLANS

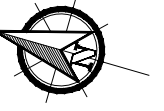
X 

G. Burton

Panel Chair, Toronto Local Appeal Body



PROPOSED ROOF PLAN



TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF KBK STUDIOS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK STUDIOS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK STUDIOS

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



PROJECT MANAGEMENT:
 KBK STUDIOS - T: (647)
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 800-203-7010
 INFO@KBKSTUDIOS.CA

ENGINEERING REVIEW
 BY: BE, M.Sc., P.Eng.
 TBM ENGINEERS
 (905)893-9070

PROJECT

161 HOWLAND AVE,
 TORONTO, ON

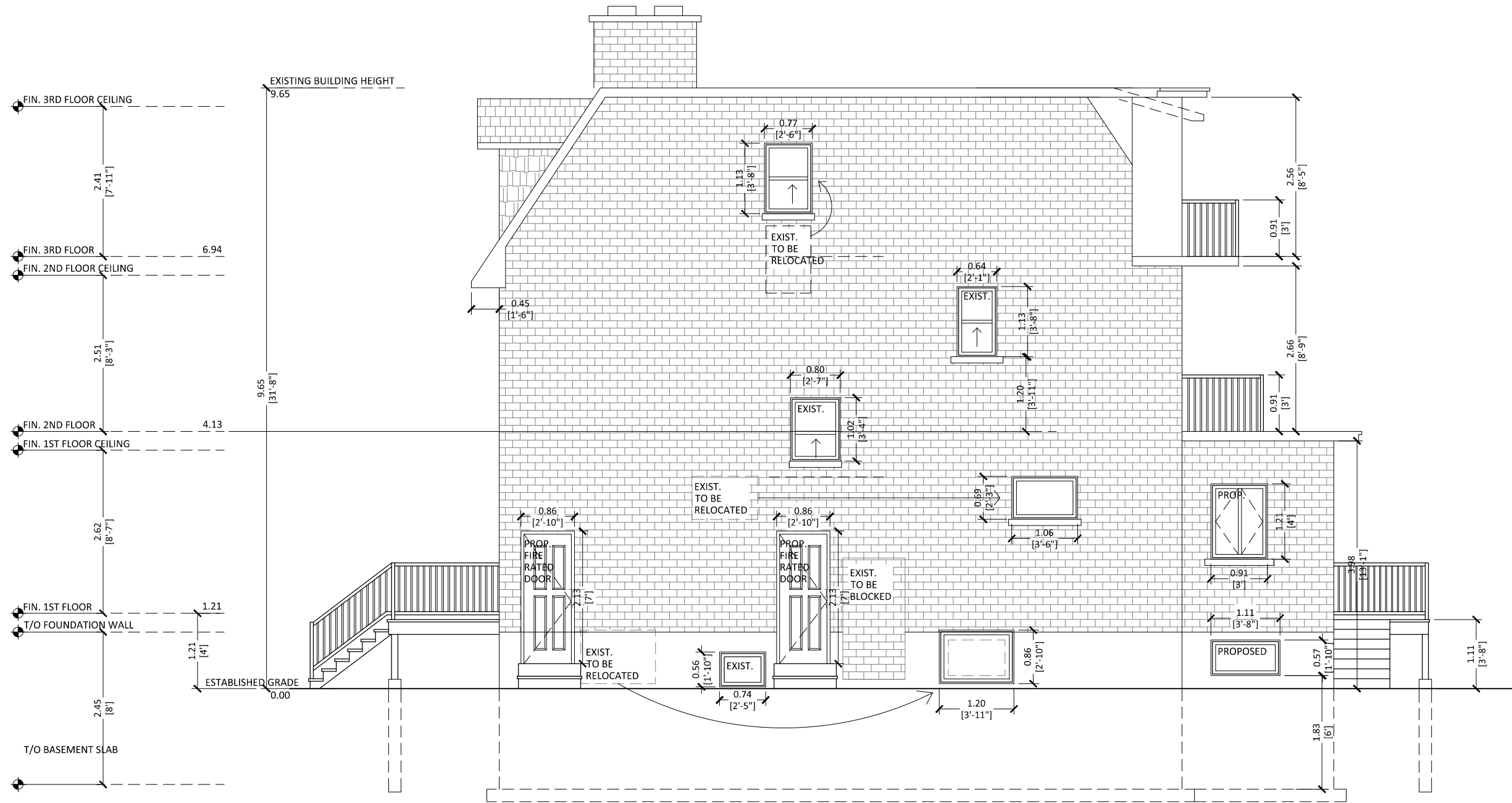
DRAWING
 PROPOSED ROOF
 PLAN

DRAWN J.L.	PROJECT NO 2012-07
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PLOTTED DATE JUN 27, 2019	DRAWING NO
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SCALE 1:75@11"x17"	A3.5
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CHECKED KBK	
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**PROPOSED SOUTH ELEVATION
(SIDE)**

TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF KBK STUDIOS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK STUDIOS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK STUDIOS

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



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PROJECT

161 HOWLAND AVE,
TORONTO, ON

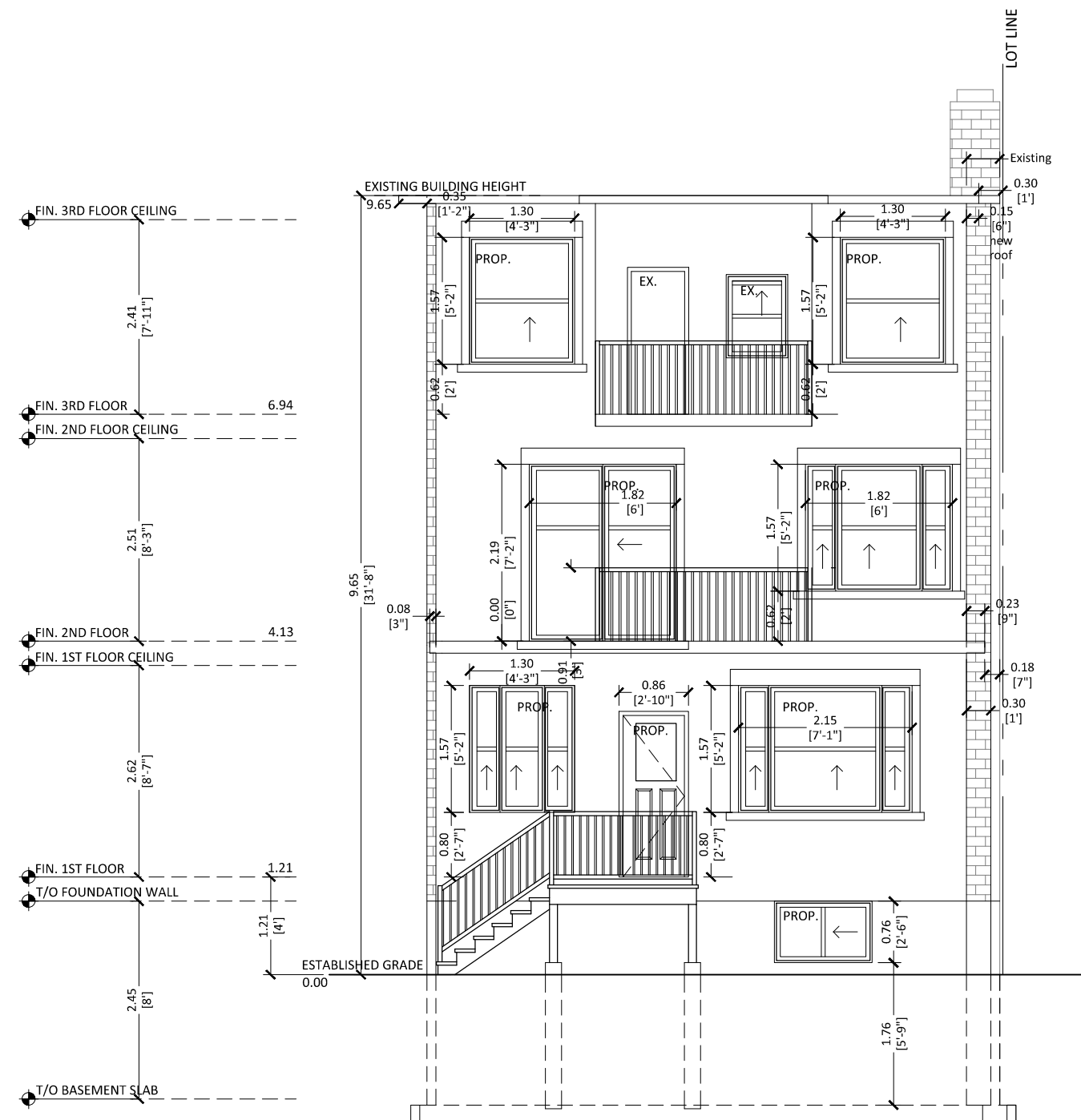
DRAWING
PROPOSED SOUTH
ELEVATION (SIDE)

DRAWN J.L.	PROJECT NO 2012-07
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PLOTTED DATE JUN 27, 2019	DRAWING NO
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SCALE
1:75@11"x17"

CHECKED KBK	A4.2
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PROPOSED EAST ELEVATION (REAR)

TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF KBK STUDIOS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK STUDIOS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK STUDIOS

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



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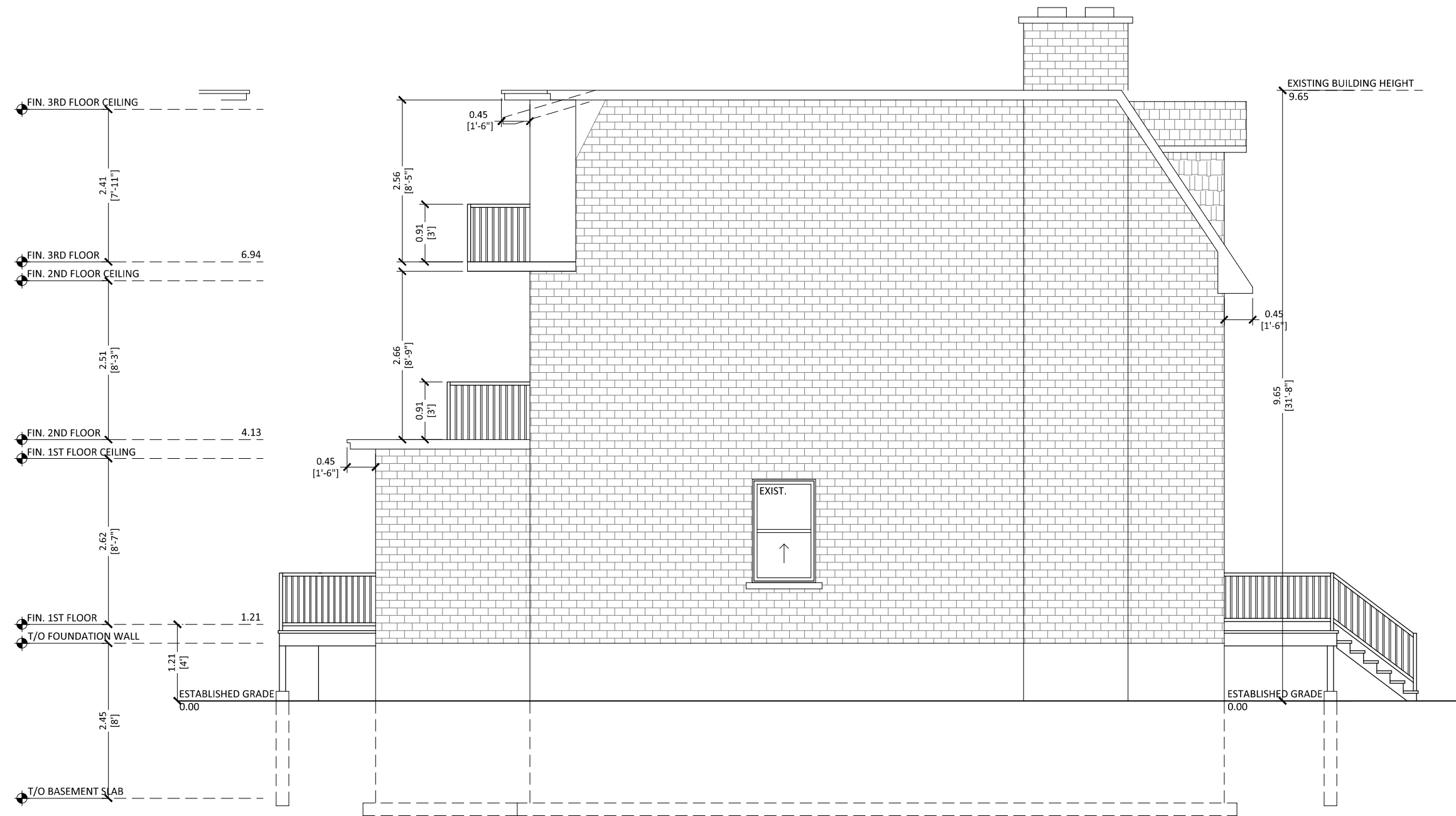
ENGINEERING REVIEW
BY: BE, M.SC., P.ENG.
TBM ENGINEERS
(905)893-9070

PROJECT

161 HOWLAND AVE,
TORONTO, ON

DRAWING
PROPOSED EAST
ELEVATION (REAR)

DRAWN J.L.	PROJECT NO 2012-07
PLOTTED DATE JUN 27, 2019	DRAWING NO A4.3
SCALE 1:75@11"x17"	CHECKED KBK



PROPOSED NORTH ELEVATION (SIDE)

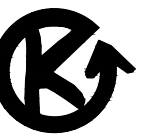
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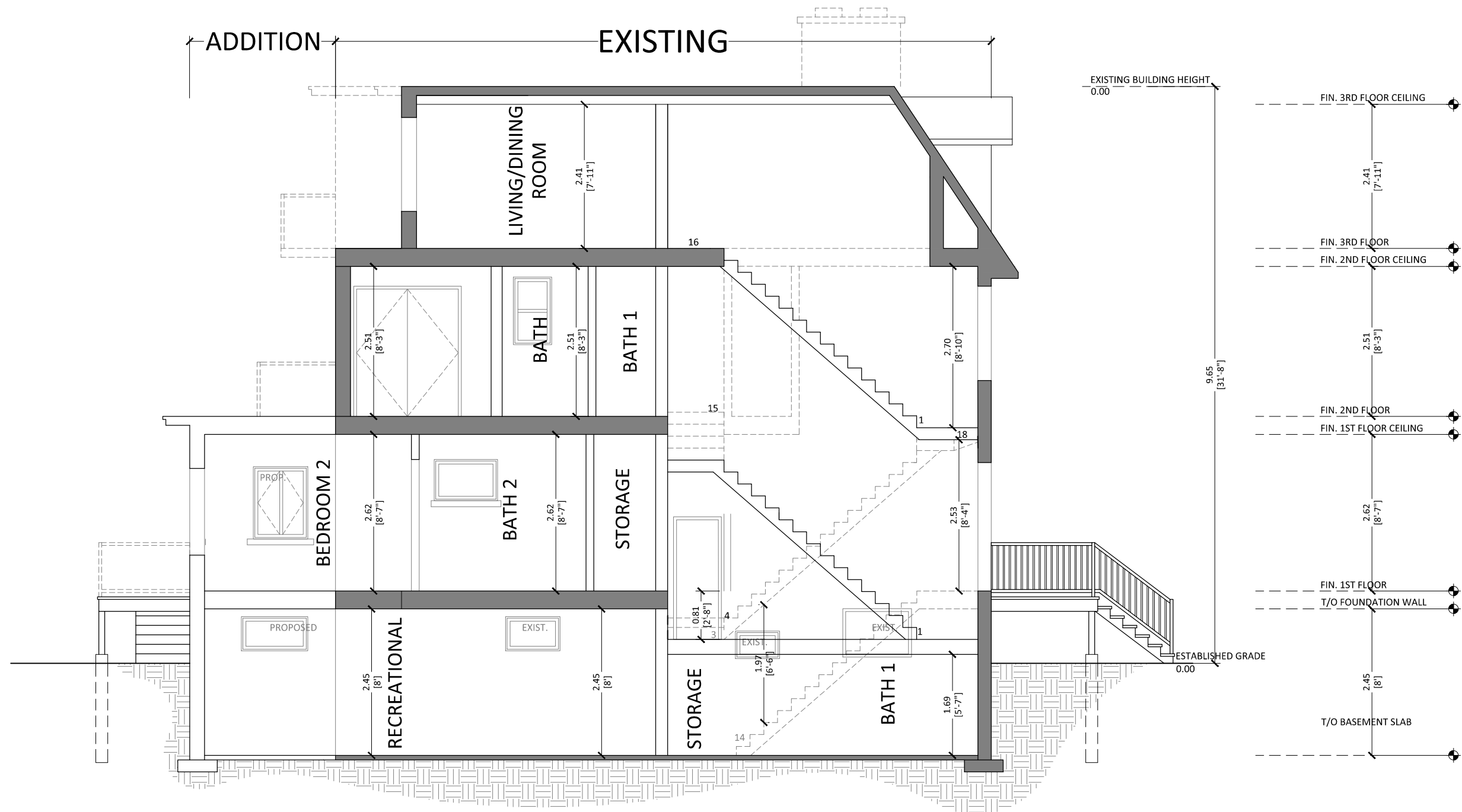


PROJECT MANAGEMENT:
 KBK STUDIOS - T: (647)
 -867-3210 |
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PROJECT

DRAWING

DRAWN J.L.	PROJECT NO 2012-07
PLOTTED DATE JUN 27, 2019	DRAWING NO A4.4
SCALE 1:75@11"x17"	CHECKED KBK



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PROJECT

161 HOWLAND AVE,
TORONTO, ON

DRAWING
PROPOSED SECTION

DRAWN J.L.	PROJECT NO 2012-07
PLOTTED DATE JUN 27, 2019	DRAWING NO
SCALE 1:75@11"x17"	A4.5
CHECKED KBK	