

DECISION AND ORDER

Decision Issue Date **Tuesday, December 18, 2019**

PROCEEDING COMMENCED UNDER Section 53, subsection 53(19), and Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): Lawrence Parktown Residences Inc

Applicant: Peter Higgins Architect Inc

Property Address/Description: 49 and 51 Lawrence Ave E and 84 Weybourne Cres

Committee of Adjustment Case File: 18 259854 NNY 25 CO (B0056/18NY), 18 259273 NNY 25 MV (A0804/18NY), 18 259292 NNY 25 MV (A0805/18NY), 18 259299 NNY 25 MV (A0806/18NY), 18 259303 NNY 25 MV (A0807/18NY), 18 259305 NNY 25 MV (A0808/18NY), 18 259315 NNY 25 MV (A0809/18NY), 18 259372 NNY 25 MV (A0810/18NY), 18 259268 NNY 25 MV (A0803/18NY)

TLAB Case File Number: 19 134361 S53 15 TLAB, 19 134364 S45 15 TLAB, 19 134365 S45 15 TLAB, 19 134366 S45 15 TLAB, 19 134368 S45 15 TLAB, 19 134369 S45 15 TLAB, 19 134370 S45 15 TLAB, 19 134371 S45 15 TLAB, 19 134373 S45 15 TLAB

Hearing date: September 11, 12, 24, 25, November 26, 2019/2019,

DECISION DELIVERED BY S. Makuch

REGISTERED PARTIES AND PARTICIPANTS

Appellant	Lawrence Parktown Residences Inc
Appellant's Legal Rep.	Amber Stewart
Applicant	Peter Higgins Architect Inc
Party	City of Toronto
Party's Legal Rep.	Matt Schuman
Party	Gervas Warlow Wall
Participant	Lawrence Park Ratepayers Association

Participant	Melissa Ngo
Participant	John Detwiler
Expert Witness	Janice Robinson
Expert Witness	Simona Rasanu

INTRODUCTION

This is an appeal from a decision of the Committee of Adjustment refusing approval of the redevelopment of three lots at the corner Lawrence Ave. East (Lawrence) and Waybourne Cres. (Waybourne), hereinafter described as the property. All three lots making up the property front on the south side of Lawrence and the eastern most lot abuts Waybourne.

The redevelopment was revised before TLAB to permit six semi-detached dwellings, each on its own lot, fronting on Lawrence and two semi-detached dwellings facing on Waybourne, each on its own lot. The revisions were minor and did not require new notice under s. 45 (18.1.1) of the Planning Act. The site plan is attached as Appendix 1 (the plan). The variances required for each of the dwellings are attached as Appendix 2.

The variances for all dwellings are generally related to the density (FSI), and the height of the building and, or main wall. In addition, the eastern most unit fronting on Lawrence required a variance respecting vehicle access from a fronting street, and the northern unit fronting on Waybourne required a variance respecting building depth.

BACKGROUND

The property is on the north edge of “Lawrence Park” which is a beautiful leafy neighbourhood of detached homes on large lots. The City and residents and two residents associations opposed the appeal. The two residents’ group in opposition were The Lawrence Park Ratepayers Association which represents property owners in the broader Lawrence Park Neighbourhood, and Support Good Planning, Lawrence Park, which represents owners in the immediate area close to the property. Neighbours to the south, west and east of the property also individually opposed the appeal.

MATTERS IN ISSUE

Although many arguments were made, many concerns raised and the Hearing took many days, the basic issue was whether the two semi-detached dwellings should be permitted to front on Waybourne. There was a general, if somewhat reluctant, acceptance on the part of all parties and participants of the semi-detached dwellings fronting on Lawrence and, indeed, the City and the appellant reached a settlement accepting the semis facing Lawrence as shown on the plan.

The opposition to the variances respecting the semis on Weybourne was not to the variances as such, but to the semis themselves although the semis are a permitted use on the property and there are no variances required for lot frontage or lot area.

I find, therefore, that the issue was whether the consent and variances for the semis should be refused when both the dwellings and the lots are permitted as of right under the zoning bylaw.

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').

TLAB must be satisfied that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Act and that the application for consent to sever meets the criteria set out in s. 51(24) of the Act. These criteria require that " regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;

(b) whether the proposed subdivision is premature or in the public interest;

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

(d) the suitability of the land for the purposes for which it is to be subdivided;

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

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

There was no persuasive evidence that the variances or consent should be refused for the lots fronting on Weybourne. Indeed, as set out above, the issue and, therefore, the evidence in opposition almost exclusively focused on why the semi-detached houses fronting on Weybourne should not be permitted.

The applicant's planner gave evidence orally and in writing in support of all the variances and was not challenged in any significant way. She also gave clear evidence in support of all the proposed severances and why they met the requirements of s. 51(24) of the Planning Act and why a plan of subdivision was not necessary.

The City Planner gave evidence in opposition to the severance of the property fronting on Weybourne into two lots for the construction of two semi-detached units. The residents and both residents associations also gave evidence opposing the two lots and the semis on Weybourne.

The evidence in opposition to the consent for the two lots and the semi was clear. Basically, it was that the semis did not conform with the Official Plan in that the Lawrence Park neighbourhood was one of detached dwellings and larger lots in contrast to what is proposed. The proposed lots and semis might fit in the neighbourhood north of Lawrence but did not respect and reinforce the Lawrence Park neighbourhood south of the lots fronting on Lawrence. I understand and appreciate that point of view and the conclusion that, therefore, the semis on Weybourne did not conform with the Official Plan and did not meet the requirement of s. 51(24)(c) set out above.

However, the evidence of the applicant/appellant was also very clear. The lands fronting on Weybourne were zoned to permit the semi detached dwellings, and the proposed lot frontages and areas of the lots comply with the zoning bylaw. I was being asked, therefore, to refuse to permit a consent which was permitted under the zoning bylaw. Moreover, although variances were being requested they did not relate to the use of semi-detached dwellings or the size or area of the lots, which as stated complied with the bylaw.

There was additional evidence in opposition which was more specific and not directly related to the approval of the semis. It was that that the two lots would create a traffic hazard, that there would be two curb cuts and a parking pad in front of one of the dwellings, that trees would be lost, and that there would be overlook, privacy, and shadow issues with respect to the property immediately to the south and west of the two semis.

The evidence in response to these issues was also clear. The addition of one attached dwelling will not create a traffic hazard, a second curb cut was not prohibited and the semi-detached dwellings will not have a significantly different impact than a single detached dwelling. In addition, the building was designed to have the appearance of a single detached dwelling with the appearance of a single front door facing the

street. The evidence also indicated that there are parking pads and additional drive-ways in Lawrence Park. It was also noted that the location of the semis to the north and/or west of existing residences did not pose a significant issue of shadow, overlook or privacy. Moreover, Heritage Toronto had no concerns.

Finally, there was significant evidence regarding the preservation of trees. It was clear that care was taken to preserve the trees on site. The evidence of Mr. Higgins, the architect of the project, detailed how care was taken to preserve trees. This was uncontradicted.

ANALYSIS, FINDINGS, REASONS

The evidence set out in the witness statements and given orally persuades me that the Official Plan is the device for implementing the PPS and the Growth Plan. Furthermore, it is clear under s. 24(1) of the Planning Act that no zoning bylaw can be passed which does not conform with the Official Plan and a zoning bylaw, once in effect, shall, under s. 24(4), be conclusively deemed to be in conformity with an official plan. There was no questioning of this.

I find that I cannot refuse a consent which is permitted by the zoning bylaw in terms of use, frontage and area. The zoning bylaw in allowing the use, area and frontage is deemed under the Planning Act to conform with the Official Plan and therefore unequivocally meets the requirements of the Official Plan which the bylaw implements. Moreover, this legal analysis is supported by the policies of the City of Toronto Official Plan itself. Policy. 4.1.8 states:

“Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential Neighbourhoods.”

The zoning bylaw permits the building type proposed, semi-detached dwellings, and the lot sizes and frontages proposed. There are no variances requested for any of these standards. The proposed semis and lots therefore conform to the Official Plan.

The Official Plan also has policies 4.1.5 and 4.1.6 respectively which would prevent the semis from being used as precedent for additional semis in the Lawrence Park Neighbourhood to the south where they are not permitted. They are:

.5 Lots fronting onto a major street shown on Map 3 and designated Neighbourhoods are to be distinguished from lots in the interior of the block adjacent to that street in accordance with Policy 6 in order to recognize the potential for a more intense form of development along major streets to the extent permitted by this Plan and

Decision of Toronto Local Appeal Body Panel Member: S. Makuch
TLAB Case File Number: 19 134361 S45 15 TLAB, 19 134364 S45 15 TLAB, 19 134365 S45 15 TLAB, 19 134366 S45 15 TLAB, 19 134368 S45 15 TLAB, 19 134369 S45 15 TLAB, 19 134370 S45 15 TLAB, 19 134371 S45 15 TLAB, 19 134373 S45 15 TLAB

.6 Where a more intense form of development than the prevailing building type has been approved on a major street in a Neighbourhood, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the Neighbourhood.

These policies would prevent the use of the approval of the semis on Weybourne as a precedent for semis in the Lawrence Park Neighbourhood to the south, as they are on lots which were originally parts of lots referred to in these policies (i.e. lots fronting on a major street, Lawrence Ave.) These lots were zoned differently from the Lawrence Park Neighbourhood to the south to permit the type of semis and lots proposed on them. The proposed lots are in a zoning corridor along the southern edge of Lawrence where semis are permitted, unlike, as I noted above, in the neighbourhood to the south.

Finally, I note that the opponents have no objection to one lot on the site now fronting on Weybourne and that a semi is permitted on one lot. The semis could be built as of right and thus there is no reason to hold that a property line should not be drawn.

As outlined above, the other variances pose no real problem particularly since the semis are to the north and west of existing residences and I prefer the evidence of the applicant's/ appellant's planning witness with respect to them.

I therefore find that the consent and variances should be approved subject to certain conditions relating to tree preservation, paving, construction being in conformity with plans and elevations on file, and standard consent conditions.

DECISION AND ORDER

THE APPEAL IS ALLOWED IN PART:

1. THE CONSENT AS SET OUT IN APPENDIX 1 IS GRANTED SUBJECT TO FOLLOWING CONDITIONS:

Standard Consent Conditions

(1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

(2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.

(3) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Decision of Toronto Local Appeal Body Panel Member: S. Makuch
TLAB Case File Number: 19 134361 S45 15 TLAB, 19 134364 S45 15 TLAB, 19 134365 S45 15 TLAB, 19 134366 S45 15 TLAB, 19 134368 S45 15 TLAB, 19 134369 S45 15 TLAB, 19 134370 S45 15 TLAB, 19 134371 S45 15 TLAB, 19 134373 S45 15 TLAB

(4) Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, and Technical Services.

(5) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.

(6) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

2. THE VARIANCES AS SET OUT IN APPENDIX 2 ARE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Construction is substantially in accordance with the site plans and elevations in Appendix 1.

2. The new driveway and parking pad for Weybourne Crescent facing Unit 1 Building D (Parts 10, 11 & 12) and Unit 2 Building D (Parts 7, 8 & 9) shall be constructed with permeable pavers

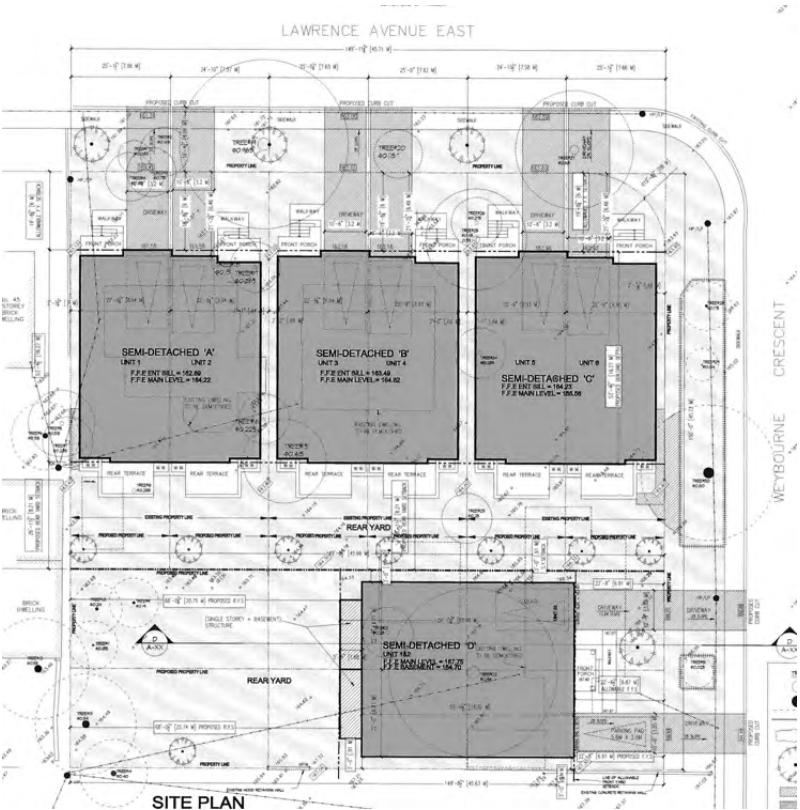
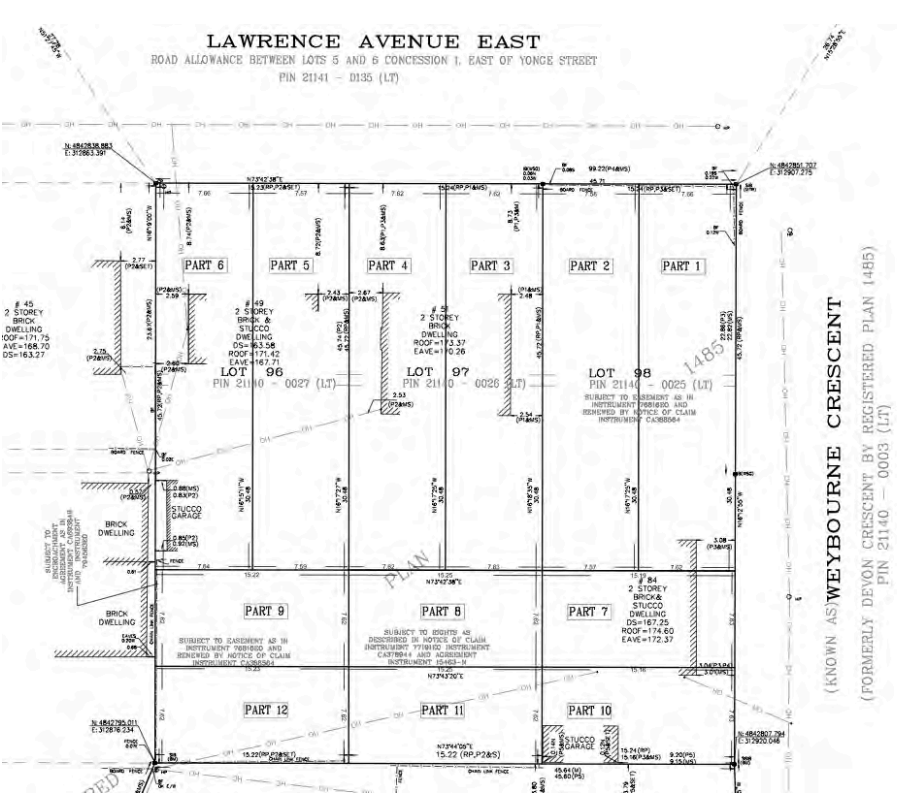
3. Prior to this order coming into effect the applicant shall satisfy all requirements concerning trees, to the satisfaction of the General Manager,, Parks, Forestry & Recreation, Urban Forestry Services.

X 

S. Makuch
Panel Chair, Toronto Local Appeal

Description Key for Proposed Lots and Units

Building	Unit No.	Description	Reference Plan Parts
A	Unit 1	Lawrence – west building, west unit	6
A	Unit 2	Lawrence – west building, east unit	5
B	Unit 3	Lawrence – middle building, west unit	4
B	Unit 4	Lawrence – middle building, east unit	3
C	Unit 5	Lawrence – east building, west unit	2
C	Unit 6	Lawrence – east building, east unit	1
D	Unit 1	Weybourne – south unit	10, 11, 12
D	Unit 2	Weybourne – north unit	7, 8, 9



LAWRENCE AVENUE EAST

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6 CONCESSION 1, EAST OF YONGE STREET

PIN 21141 - 0135 (LT)

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOTS 96, 97, 98 AND 99
REGISTERED PLAN 1485
CITY OF TORONTO

SCALE = 1 : 200
A. AZIZ SURVEYORS INC., O.L.S.
METRIC DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

© COPYRIGHT 2018
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN
PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC., O.L.S.
IS STRICTLY PROHIBITED.

PART 2:

REPORT

THIS REPORT WAS PREPARED FOR F.H.A.KAZEMIAN, AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES

LOTS 96, 97, 98 AND 99, REGISTERED PLAN 1485

TITLE SEARCH INDICATES

TITLE SEARCH INDICATES THAT THE SUBJECT PROPERTY IS SUBJECT TO AN
EASEMENT A IN INSTRUMENT 7681650 AND RENEWED BY NOTICE OF CLAIM
INSTRUMENT CA388564 AND SUBJECT TO RIGHTS AS DESCRIBED IN NOTICE OF
CLAIM INSTRUMENT 7719160 INSTRUMENT CA378944 AND AGREEMENT INSTRUMENT
15463-N

ZONING

NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE
FOR THE SUBJECT PROPERTY (PROPERTIES).

ENCROACHMENTS

PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE NORTHERLY
BOUNDARIES. THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE
EXTENT SHOWN ON THE PLAN.

BEARING NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SPUTHERLY LIMIT
OF LAWRENCE AVENUE EAST HAVING A BEARING OF N73°41'50"E
AS SHOWN ON PLAN R0-133

GEODETIC

ELEVATIONS SHOWN GEODETIC DRIVEN FROM CITY OF TORONTO
BENCH MARK # CT1280 HAVING AN ELEVATION OF 163.725m.

LEGEND:

LEGEND:	DENOTES
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
SSB	STANDARD IRON BAR
B	SHORT STANDARD IRON BAR
CO	CUT CROSS
CT	CUT CROSS
MS	MEASURED
WT	WITNESS
WT	WITNESS
P1	PLAN OF SURVEY BY W. S. GIBSON, O.L.S.
P2	DATED AUGUST 30, 1924
P3	PLAN OF SURVEY BY SPEIGHT VAN NOSTRAND, WARD AND ANDERSON, O.L.S. DATED JUNE 14, 1928
P4	PLAN OF SURVEY BY W. S. GIBSON AND SONS, O.L.S.
P5	DATED FEBRUARY 10, 1965
P6	PLAN R0-133
P7	PLAN OF SURVEY BY BAIRD AND MUCKLESTONE LIMITED, O.L.S.
P8	DATED MAY 24, 1984
BM	BAIRD AND MUCKLESTONE LIMITED, O.L.S.
WSD	METRO TRANSPORTATION DEPARTMENT
WSD	W. S. GIBSON, O.L.S.
WSD	KROMAR SURVEYORS LTD. O.L.S.
WSD	BOARD FENCE
WSD	CHAIN LINK FENCE
WSD	CONCRETE
WSD	CONCRETE RETAINING WALL
WSD	INTERLOCKING BRICK
WSD	STONE RETAINING WALL
WSD	WOODEN RETAINING WALL
WSD	WOODEN WELL
WSD	DECIDUOUS TREE
WSD	CONIFEROUS TREE
WSD	CONIFEROUS TREE TRUNK
WSD	DOOR SILL
WSD	HYDRO POLE
WSD	GAS METER
WSD	OVERHEAD WIRE
WSD	MANHOLE
WSD	CATCH BASIN
WSD	WATER VALVE
WSD	TOP OF CURB
WSD	BOTTOM OF CURB

TOPO INFORMATION WAS TAKEN FROM A PLAN
BY KROMAR SURVEYORS DATED DECEMBER, 2,
2014

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2018

DATE: MARCH 28, 2018

A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS

120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7
Tel. (905) 237-8224 Fax: (416) 477-5485
Website: A-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
18-082	49,51 LAWRENCE AVENUE EAST AND 80, 84 WEYBOURNE CRESCENT (SR-PR)
DRAWN BY	S.H.
CHECKED BY	A.A.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
20



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

SUBJECT TO EASEMENT AS IN
INSTRUMENT 7681650 AND
RENEWED BY NOTICE OF CLAIM
INSTRUMENT CA388564

Draft Reference Plan

Received January 29, 2019
City of Toronto., Planning
Committee of Adjustment -

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT,

DATE : JANUARY 5, 2019

AZIZ. ABDEL SHAHID
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED :

DATE : , 2018

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF THE TORONTO REGISTRY OFFICE (No. 66)

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOTS 96, 97, 98 AND 99
REGISTERED PLAN 1485
CITY OF TORONTO

50010metres

SCALE = 1 : 200

A. AZIZ SURVEYORS INC., O.L.S.

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

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B,
BY REAL TIME NETWORK OBSERVATIONS, MTM ZONE 10, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO MTM ZONE 10, NAD 83 (CSRS V6) (EPOCH 2010.00)		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
A	4842877.475	312914.412
B	4842855.872	312842.036

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO
COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	PART OF PIN	AREA
1	LOT 98	1485	PIN 06416-0025 (LT)	232.87 ²
2	LOT 98			230.89m ²
3	LOT 97		PIN 06416-0026 (LT)	232.49m ²
4	LOT 97			232.04m ²
5	LOT 96		PIN 06416-0027 (LT)	231.04m ²
6	LOT 96			233.39m ²
7	LOT 98		PIN 06416-0025 (LT)	115.77m ²
8	LOT 97		PIN 06416-0026 (LT)	116.07m ²
9	LOT 96		PIN 06416-0027 (LT)	116.14m ²
10	LOT 98		PIN 06416-0025 (LT)	115.67m ²
11	LOT 97		PIN 06416-0026 (LT)	116.03m ²
12	LOT 96		PIN 06416-0027 (LT)	116.17m ²

LOTS 96, 97 & 98 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT 76816EO AND RENEWED BY NOTICE OF CLAIM INSTRUMENT CA388564 AND SUBJECT TO RIGHTS AS DESCRIBED IN NOTICE OF CLAIM INSTRUMENT 77191EO INSTRUMENT CA378944 AND AGREEMENT INSTRUMENT 15463-N

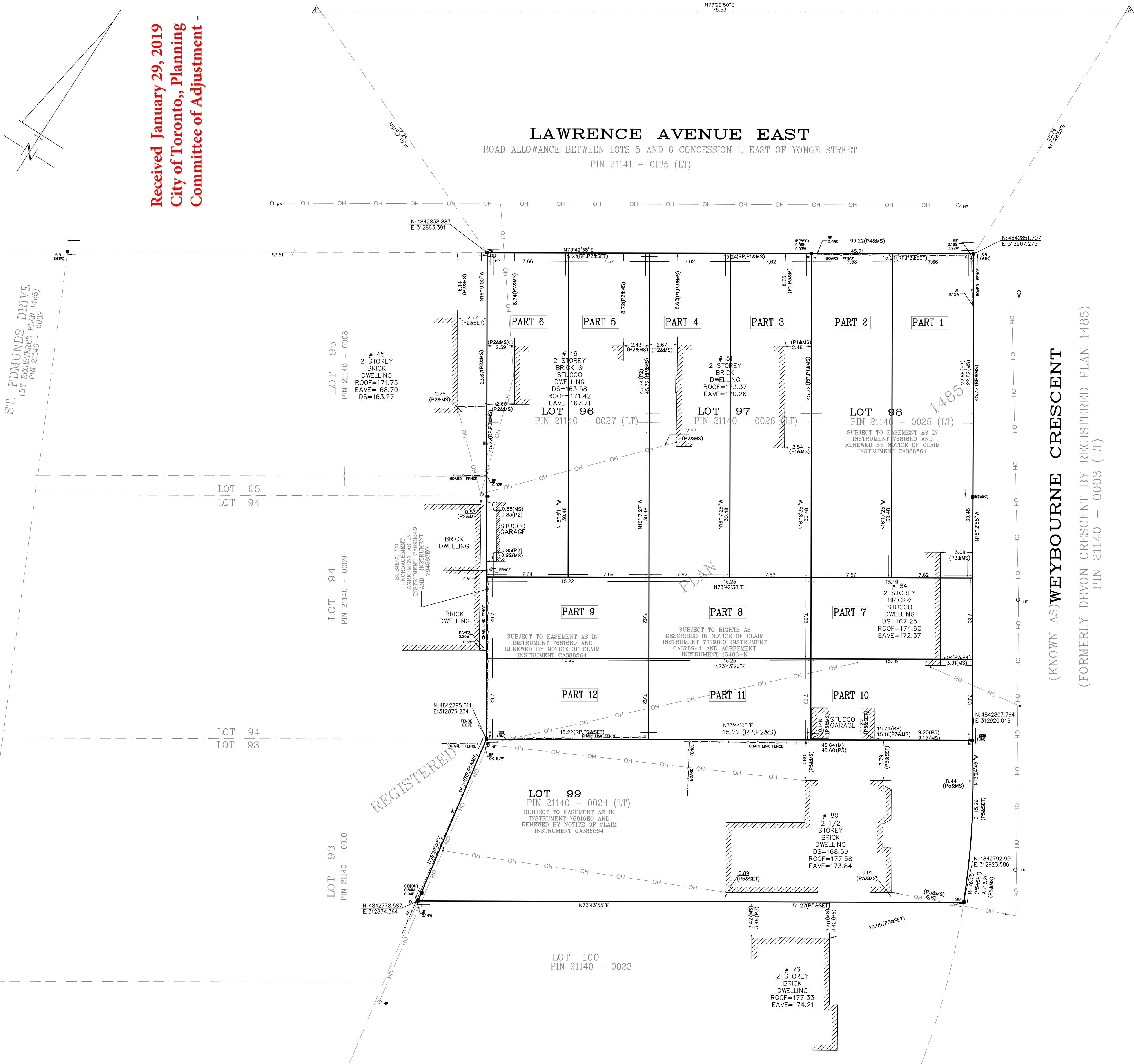
- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - M - MEASURED
 - SET - SET
 - OU - ORIGIN UNKNOWN
 - WIT - WITNESS
 - P1 - PLAN OF SURVEY BY W. S. GIBSON, O.L.S. DATED AUGUST 30, 1924
 - P2 - PLAN OF SURVEY BY SPEIGHT VAN NOSTRAND, WARD AND ANDERSON, O.L.S. DATED JUNE 14, 1954
 - P3 - PLAN OF SURVEY BY W. S. GIBSON AND SONS, O.L.S. DATED FEBRUARY 10, 1965
 - P4 - PLAN OF SURVEY BY BAIRD AND MUCKLESTONE LIMITED, O.L.S. DATED MAY 24, 1984
 - P5 - SARD AND MUCKLESTONE LIMITED, O.L.S. METRO TRANSPORTATION DEPARTMENT
 - BM - W. S. GIBSON, O.L.S.
 - MTR - KIRKMAR SURVEYORS LTD. O.L.S.
 - WSD -

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 2018

DATE: JANUARY 5, 2019
A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD-#31, RICHMOND HILL, ONT. L4C-9S7
Tel. (905) 237-8224 Fax: (416) 477-5465
Website: M-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER		PROJECT	
18-082		49,51 LAWRENCE AVENUE EAST AND 80, 84 WEYBOURNE CRESCENT (PR)	
DRAWN BY	S.H	CHECKED BY	A.A



SUBJECT TO EASEMENT AS IN
INSTRUMENT 76816EO AND
RENEWED BY NOTICE OF CLAIM
INSTRUMENT CA388564

PROJECT STATISTICS

*NOTE: ALL AREAS TO BE VERIFIED BY SURVEYOR

*NOTE: ALL AREAS TO BE VERIFIED BY SURVEYOR

These architectural drawings are the property of Peter Higgins Architect Inc. 124 merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.

**SEE DRAWING A-1 FOR
GENERAL AND CONSTRUCTION NOTES**

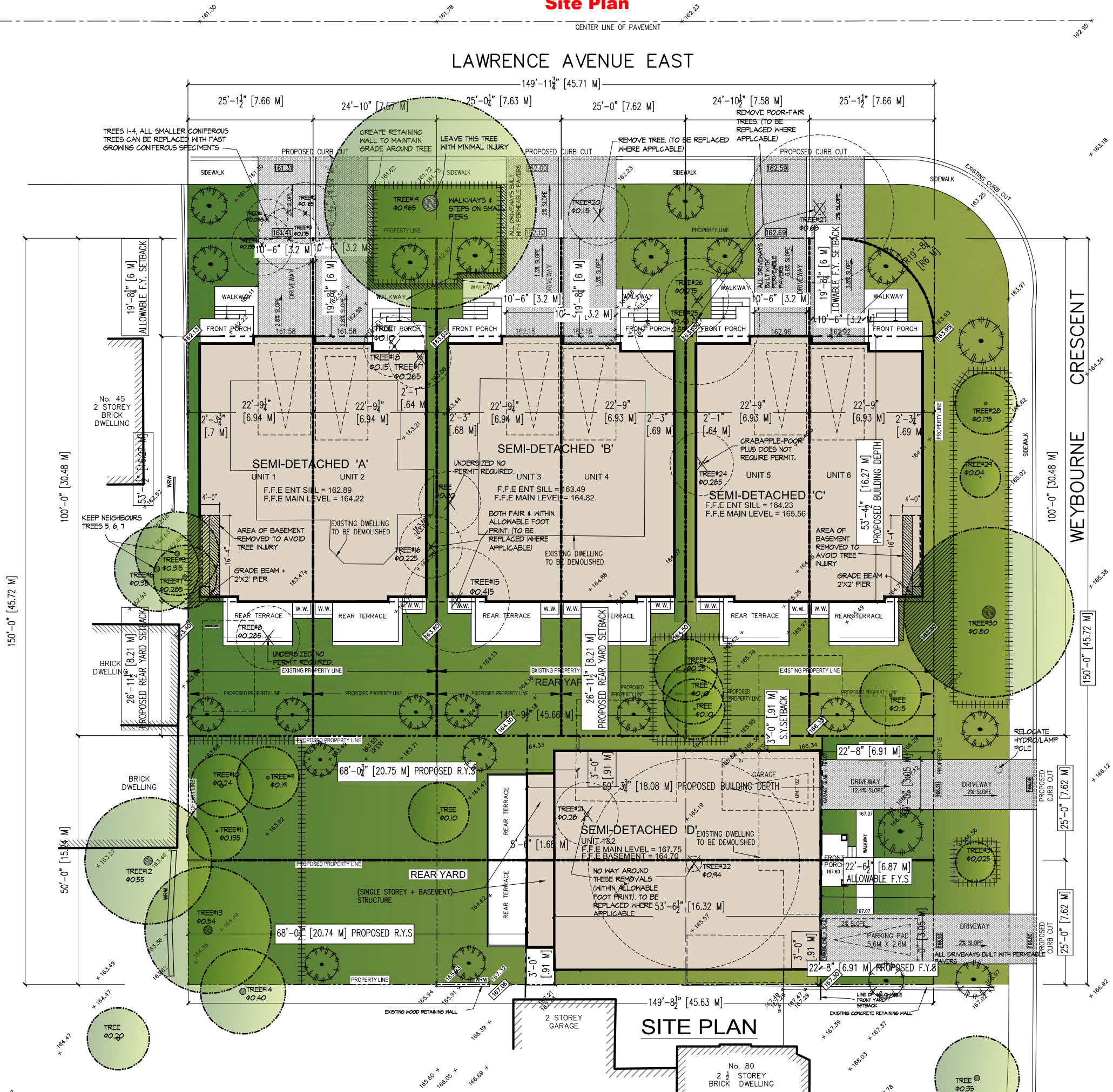
NOTE:
ALL BEAMS ARE FLUSHED UNLESS OTHERWISE NOTED
ALL POSTS ARE 3-2x6 IN 2x6 WALL AND 3-2x4 IN 2x4 WALL
UNLESS OTHERWISE NOTED
ALL LVL BEAMS MUST BE 2.0E

STRUCTURAL REVIEW BY:
FIRST & LAST NAME
QUALIFICATION
OFFICE: (000)-000-0000
CELL: (000)-000-0000
E-MAIL:

REVISIONS / ISSUE DATES

ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

Site Plan

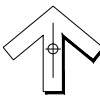


BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

PROJECT NORTH



These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.

SEE DRAWING A-1 FOR GENERAL AND CONSTRUCTION NOTES

NOTE:

ALL BEAMS ARE FLASHED UNLESS OTHERWISE NOTED

ALL POSTS ARE 3-2x6 IN 2x6 WALL AND 3-2x4 IN 2x4 WALL UNLESS OTHERWISE NOTED

ALL LVL BEAMS MUST BE 2.0E

STRUCTURAL REVIEW BY:

FIRST & LAST NAME

QUALIFICATION

OFFICE: (000)-000-0000

CELL: (000)-000-0000

E-MAIL:

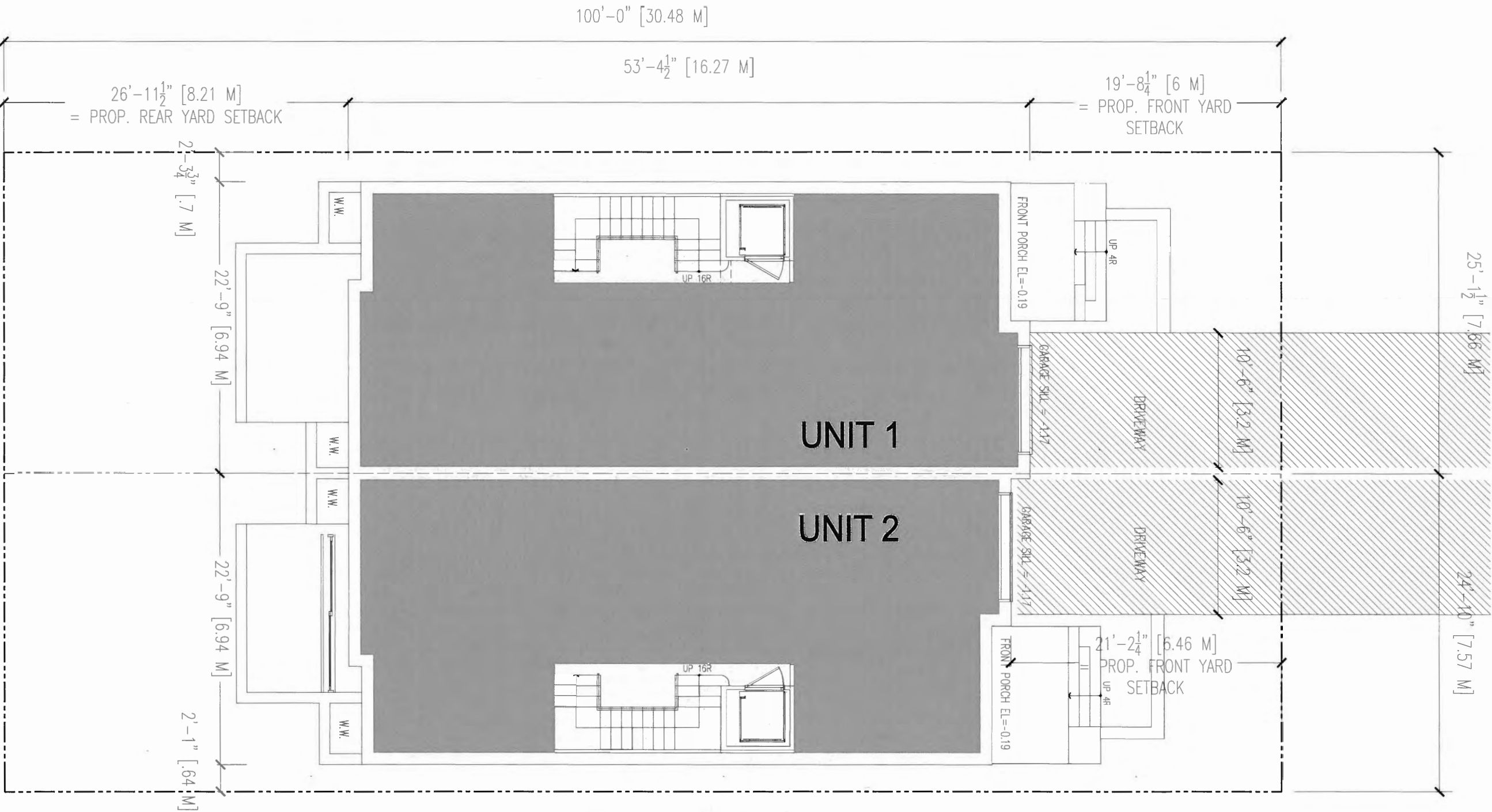
NO.	DATE	DESCRIPTION
15	SEP 23, 2019	ISSUED TO ARBORIST
14	SEP 10, 2019	REVISED ELEVATIONS BUILDING A & C
13	JULY 31, 2019	UPDATED NO. 80 WEYBOURNE GARAGE
12	FEB 13, 2019	ISSUED TO COFA
11	JAN 25, 2019	ISSUED TO PLANNER
10	OCT 31, 2018	ISSUED TO COFA
9	OCT 16, 2018	REVISED + REISSUED FOR ZONING REVIEW
8	SEP 13, 2018	REISSUED FOR ZONING REVIEW
7	AUG 29, 2018	REISSUED FOR ZONING REVIEW
6	JULY 11, 2018	ISSUED FOR ZONING REVIEW
5	JUNE 21, 2018	ISSUED TO SIMONA RASANI + SARAH OVENS
4	JUNE 1, 2018	ISSUED FOR PRE. CONSULTATION
3	APR 25, 2018	ISSUED FOR PRE. CONSULTATION
2	MAR 26, 2018	ISSUED FOR CLIENT REVIEW
1	MAR 9, 2018	ISSUED FOR CLIENT REVIEW
REVISIONS / ISSUE DATES		

PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-6084
E-MAIL: phiggins@higginsarchitect.com

PROJECT: PROPOSED SEMI-DETACHED HOMES AT:
49-51 LAWRENCE AVE E +
84 WEYBOURNE CRES
TORONTO, ONTARIO

DRAWN BY: L.B.M.	DATE: JAN 2018	
CHECKED BY: P.J.H.		
SCALE: 1:250	BCIN 4208 3486	
PROJECT NO: 18-002	DRAWING TITLE: SITE PLAN	DRAWING NO: A1.1

Plans Building A



LOWER FLOOR PLAN
SEMI-DETACHED A

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com

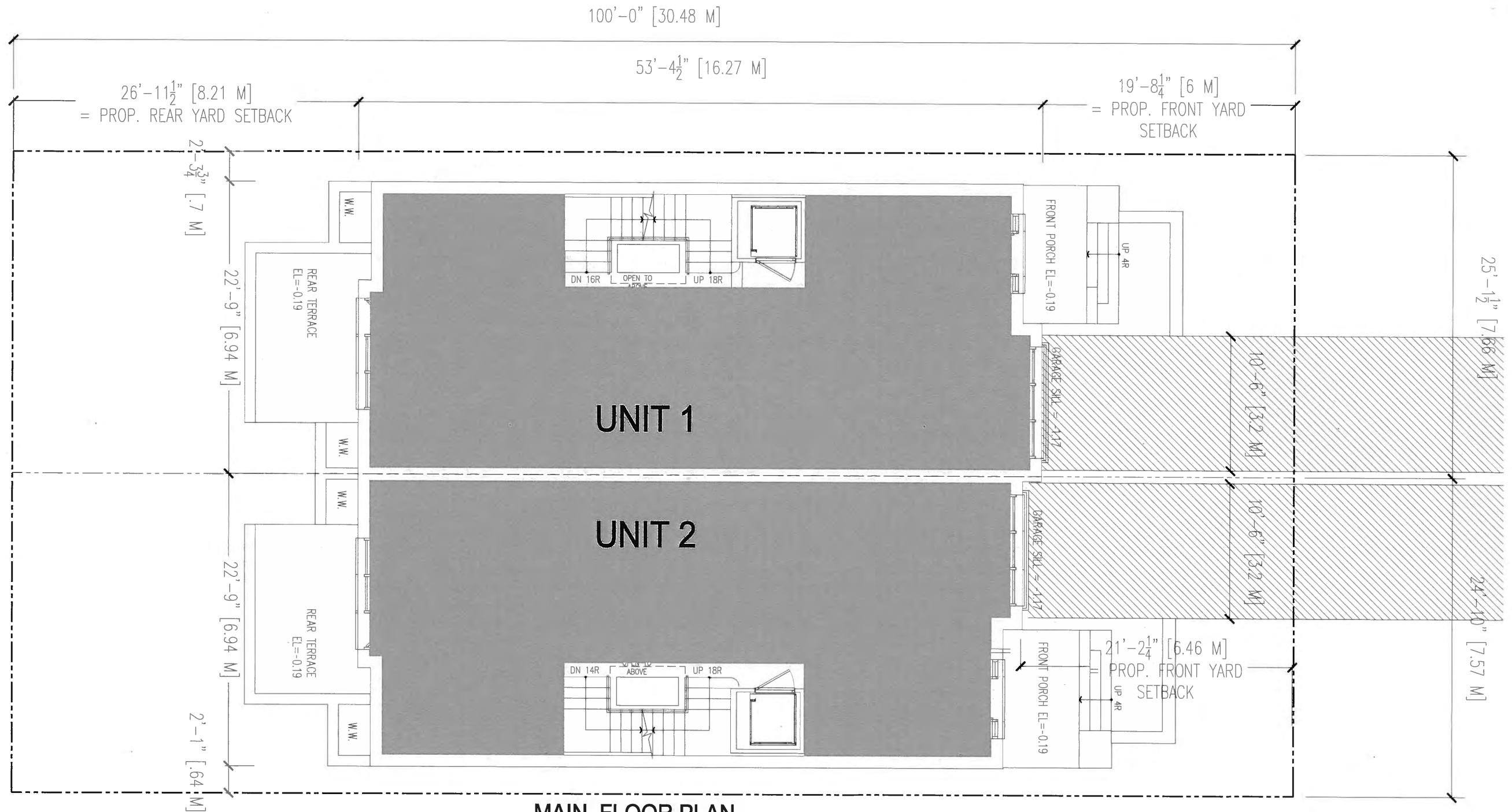


PROJECT:
49 & 51 LAWRENCE AVE E
TORONTO

140618-18002

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	LOWER LEVEL
PROJECT NO: 18-002	

DRAWING NO:
A4.0



MAIN FLOOR PLAN
SEMI-DETACHED A

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

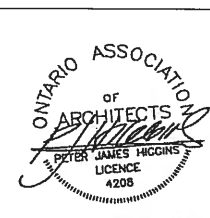
These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:

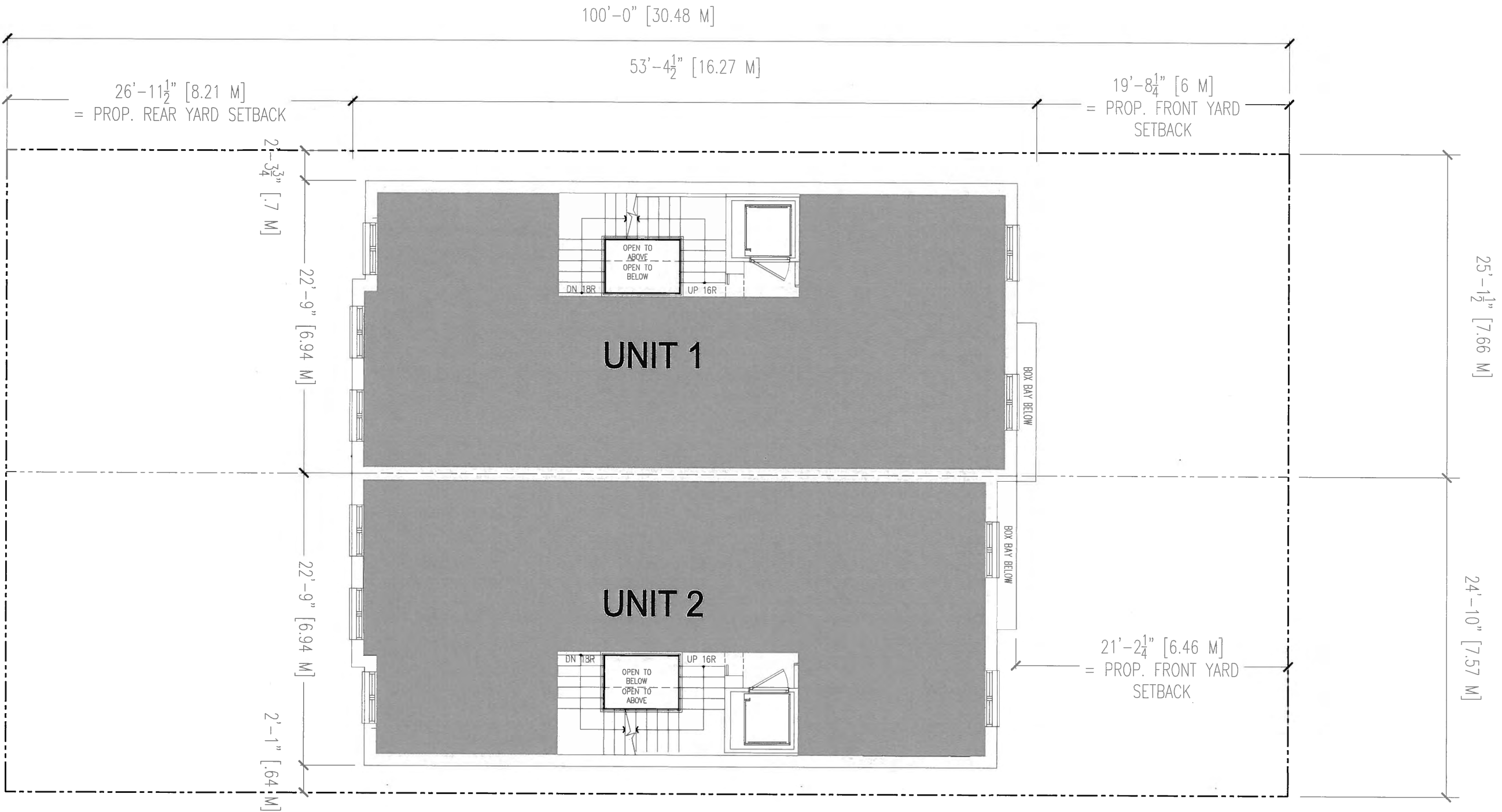
49 & 51 LAWRENCE AVE E
TORONTO

140818-18002

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	MAIN LEVEL
PROJECT NO: 18-002	

DRAWING NO:

A5.0



SECOND FLOOR PLAN
SEMI-DETACHED A

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:

49 & 51 LAWRENCE AVE E
TORONTO

140618-18002

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	SECOND LEVEL
PROJECT NO: 18-002	

DRAWING NO:

A6.0



SEMI-DETACHED 'A' - 49 LAWRENCE AVE E
NORTH ELEVATION (FRONTING ON LAWRENCE AVE.)

REVISIONS / ISSUE DATES			BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.	These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.
NO.	DATE	DESCRIPTION		
6	JULY 11-18	ISSUED FOR ZONING REVIEW	ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.	In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.
7	AUG 29-18	REISSUED FOR ZONING REVIEW		
8	OCT 11-18	REVISED FOR ZONING REVIEW	IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.	These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.
9	OCT 16-18	REVISED FOR ZONING REVIEW		
10	OCT 31-18	ISSUED TO COFA		
11	JAN 25-19	ISSUED TO PLANNER		
12	SEP 10-19	REVISED ELEVATIONS		



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

PROJECT:	140618-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	NORTH (FRONT) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
A9.0



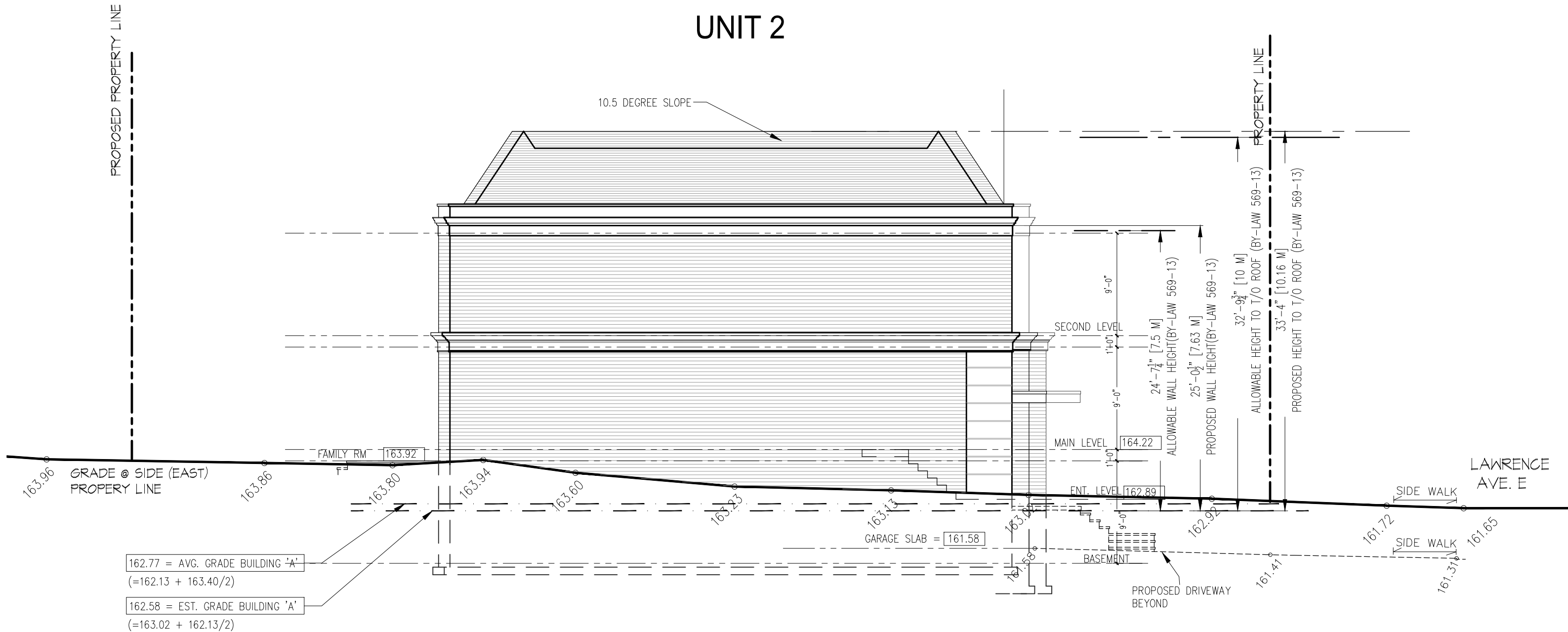
These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.

DRAWING NO:

A10.0



SEMI-DETACHED 'A'
EAST ELEVATION (SIDE)

REVISIONS / ISSUE DATES			BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.	These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.	
NO.	DATE	DESCRIPTION			
6	JULY 11-18	ISSUED FOR ZONING REVIEW			
7	AUG 29-18	REISSUED FOR ZONING REVIEW			
8	OCT 11-18	REVISED FOR ZONING REVIEW			
9	OCT 16-18	REVISED FOR ZONING REVIEW			
10	OCT 31-18	ISSUED TO COFA			
11	JAN 25-19	ISSUED TO PLANNER	ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.	In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.	
12	SEP 10-19	REVISED ELEVATIONS			
			IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.		
			These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.		



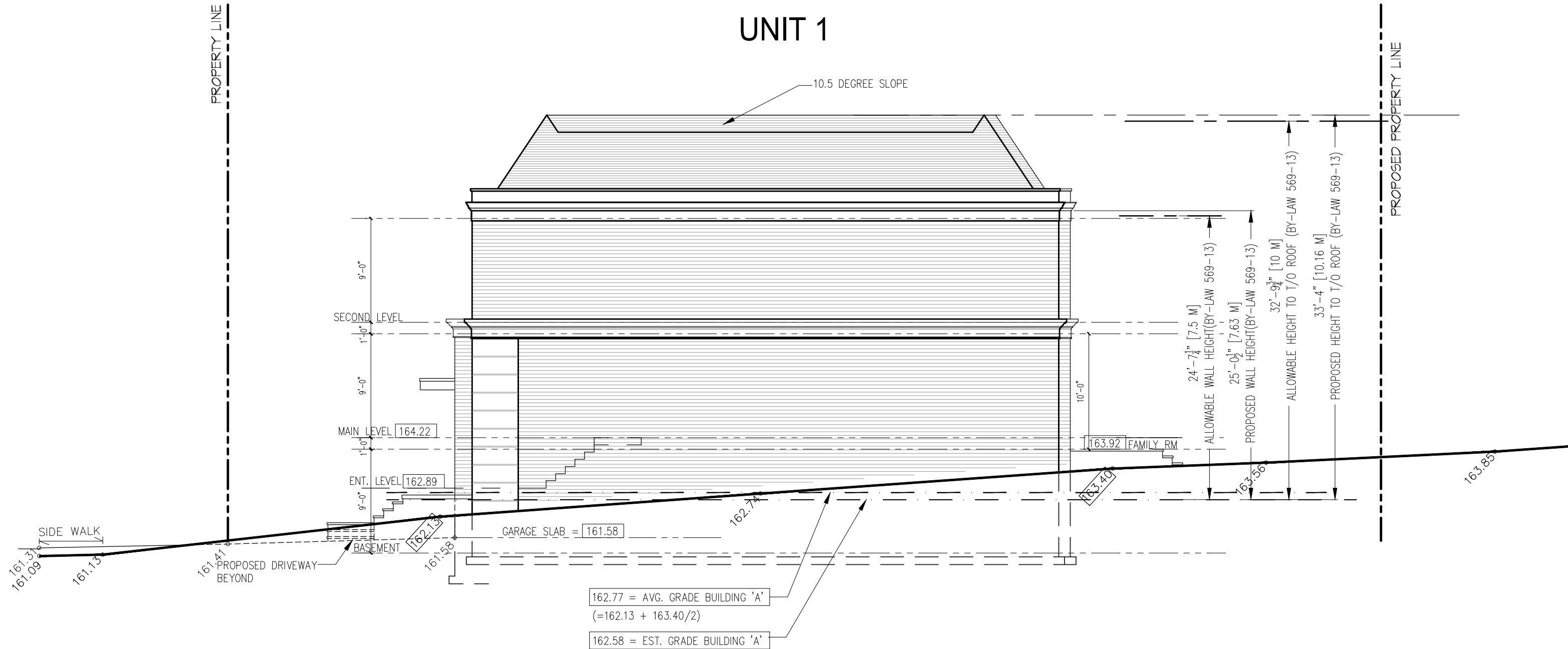
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:	140618-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	EAST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
A11.0



SEMI-DETACHED 'A'
WEST ELEVATION (SIDE)

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

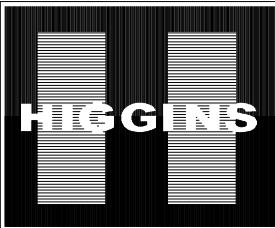
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002

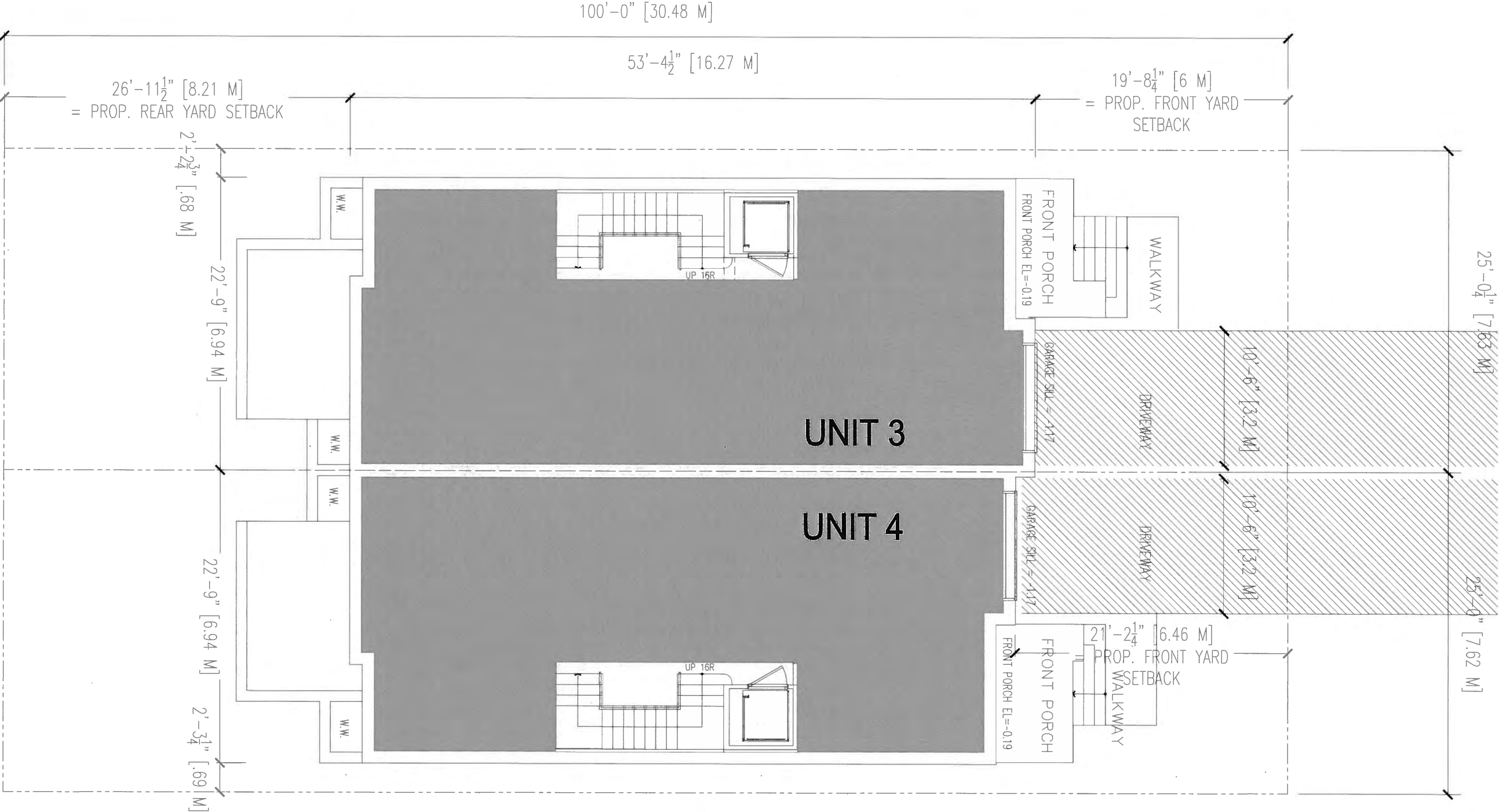
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	EAST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

A12.0

Plans Building B



LOWER FLOOR PLAN
SEMI-DETACHED B

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



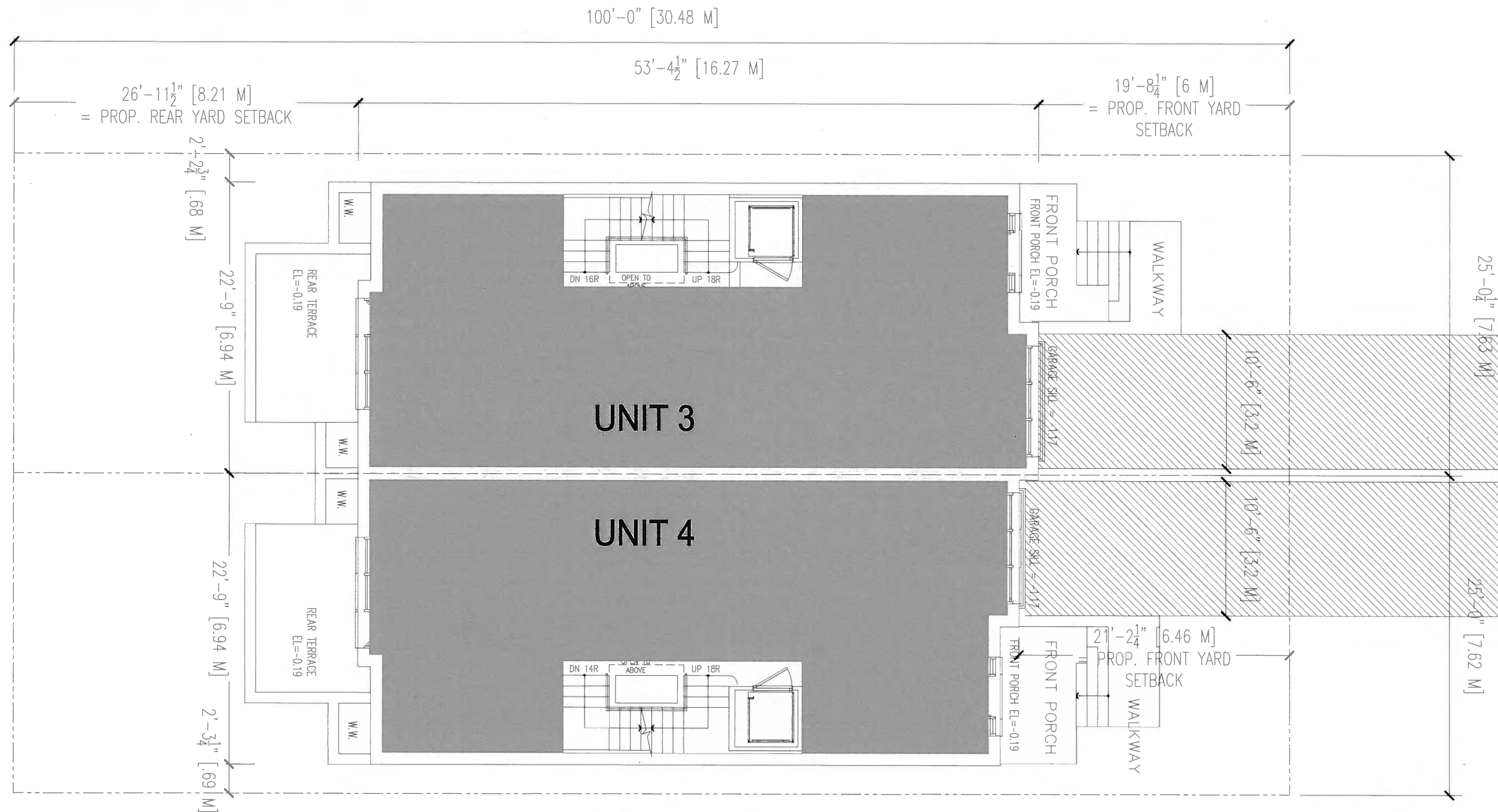
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:	140618-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	LOWER LEVEL
PROJECT NO: 18-002	

DRAWING NO:
B4.0



MAIN FLOOR PLAN
SEMI-DETACHED B

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com

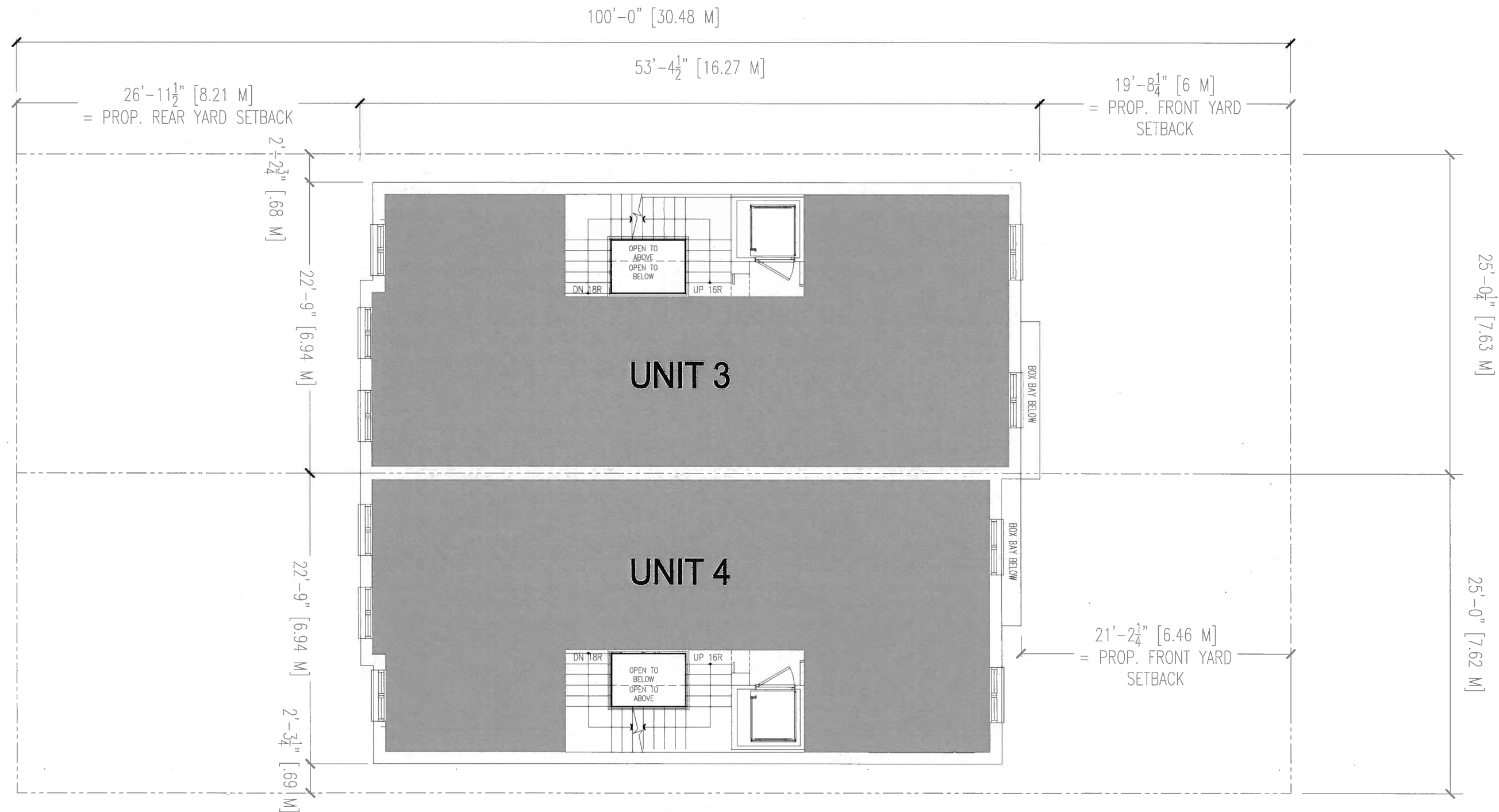


PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	MAIN LEVEL
PROJECT NO: 18-002	

DRAWING NO:

B5.0



SECOND FLOOR PLAN
SEMI-DETACHED B

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDERS DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

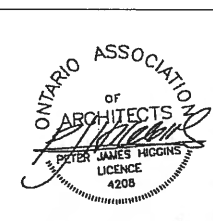
These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	SECOND LEVEL
PROJECT NO: 18-002	

DRAWING NO:
B6.0



REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

PROJECT: 140618-18002

49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	NORTH (FRONT) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

B9.0



REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.	These architectural drawings are the property of Peter Higgins Architect Inc., 124 Merton Street, Suite 204, Toronto, Ontario.
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.	In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.	These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

PROJECT:	140616-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	SOUTH (REAR) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
B10.0

Architectural elevation drawing of Unit 4. The drawing shows a building with a gabled roof and a 10.5 degree slope. The building is situated between a Proposed Property Line on the left and a Property Line on the right. The drawing includes various height measurements and level indicators.

Height Measurements:

- 32'-9³/₄" [10 M] PROPOSED HEIGHT TO T/O ROOF (BY-LAW 569-13)
- 32'-9³/₄" [10 M] ALLOWABLE WALL HEIGHT (BY-LAW 569-13)
- 24'-6¹/₄" [7.47 M] PROPOSED WALL HEIGHT (BY-LAW 569-13)
- 24'-7¹/₄" [7.5 M] ALLOWABLE WALL HEIGHT (BY-LAW 569-13)

Level Indicators:

- PROPOSED GRADE
- FAMILY RM 164.52
- MAIN LEVEL 164.82
- FNT. LEVEL 163.49
- GARAGE SLAB = 162.18
- BASEMENT
- PROPOSED DRIVEWAY
- SIDE WALK

Property Lines:

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- LAWRENCE AVE. E

Grade Data:

- 164.37
- 164.73
- 164.07
- 163.78
- 163.35
- 162.10
- 162.57
- 162.00
- 162.19

Other Labels:

- 10.5 DEGREE SLOPE
- 163.41 = AVG. GRADE BUILDING 'B' (=163.80 + 163.02/2)
- 163.34 = EST. GRADE BUILDING 'B' (=163.65 + 163.02/2)

SEMI-DETACHED 'B' - 51A LAWRENCE AVE E
EAST ELEVATION (SIDE)

REVISIONS / ISSUE DATES			<p>BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.</p> <p>ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.</p> <p>IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.</p>	<p>These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.</p> <p>In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.</p> <p>These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.</p>
NO.	DATE	DESCRIPTION		
6	JULY 11-18	ISSUED FOR ZONING REVIEW		
7	AUG 29-18	REISSUED FOR ZONING REVIEW		
8	OCT 11-18	REVISED FOR ZONING REVIEW		
9	OCT 16-18	REVISED FOR ZONING REVIEW		
10	OCT 31-18	ISSUED TO COFA		
11	JAN 25-19	ISSUED TO PLANNER		
12	SEP 10-19	REVISED ELEVATIONS		



HIGGINS

PETER HIGGINS
 ARCHITECT INC.
 124 MERTON STREET, SUITE 204
 TORONTO, ONTARIO, M4S 2Z2
 OFFICE: (416) 481-6229
 FAX: (416) 481-8084
 E-MAIL: p.higginsarchitect@rogers.com



PROJECT:

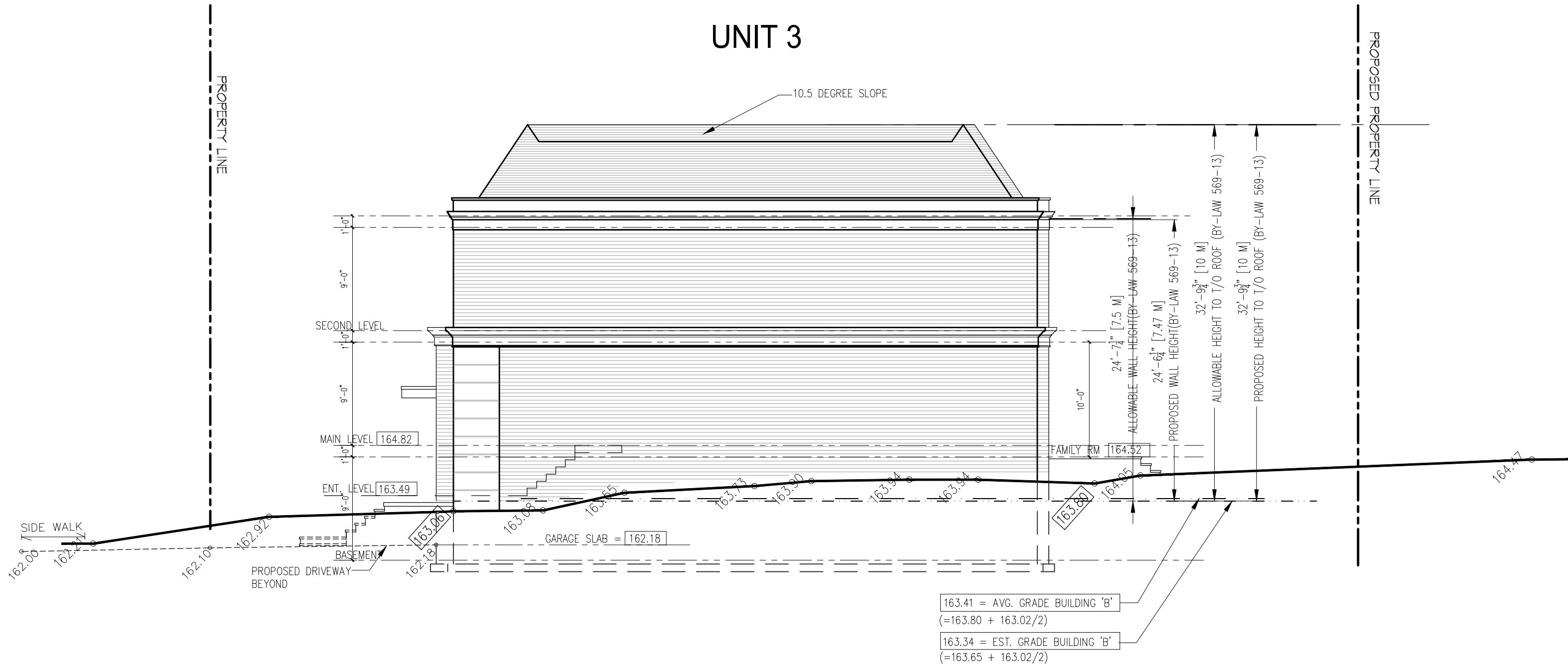
140618-18002

49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	EAST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

B11.0



**SEMI-DETACHED 'B' - 51A LAWRENCE AVE E
WEST ELEVATION (SIDE)**

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc., 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

PROJECT: 140616-18002

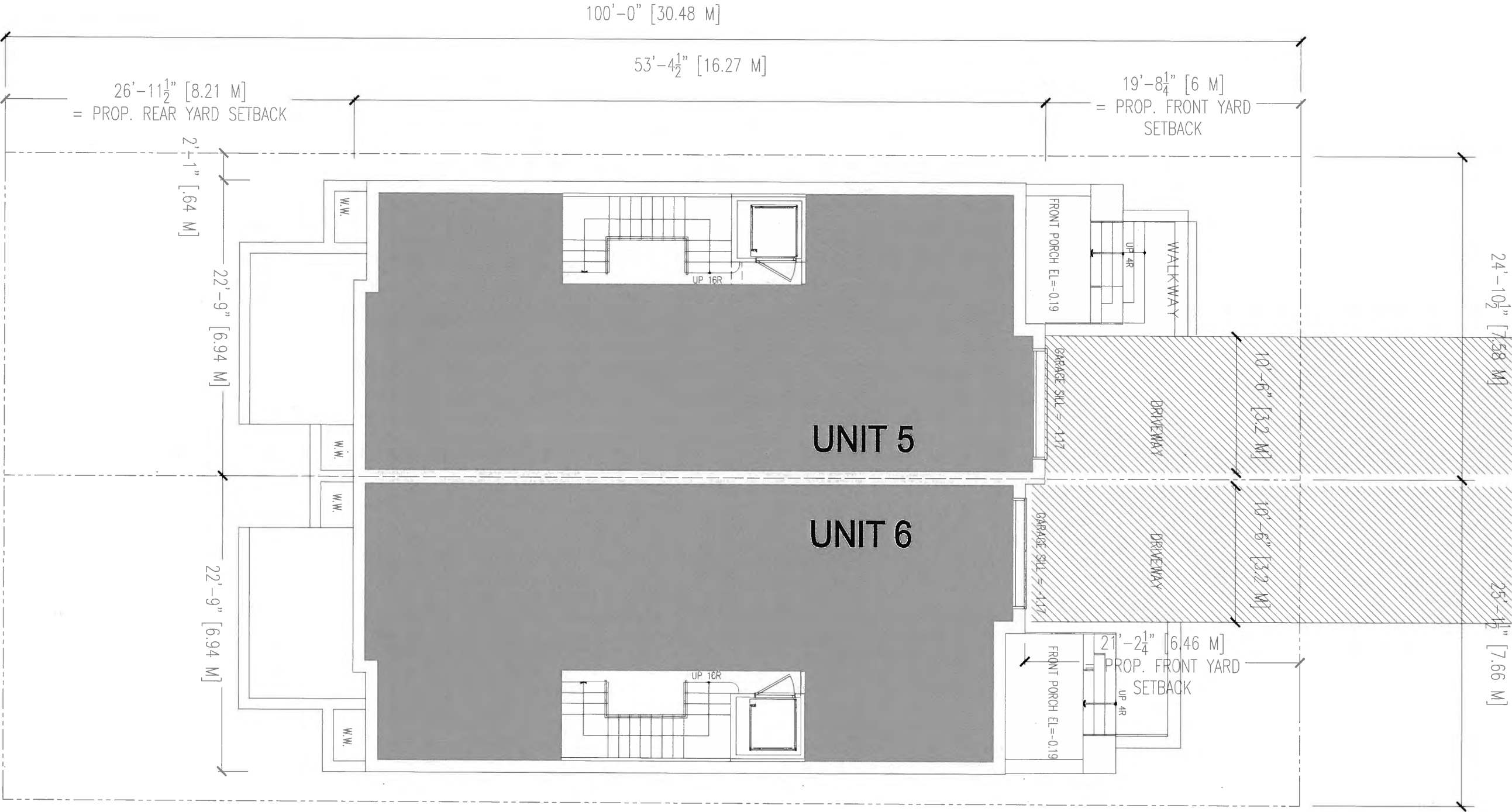
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	WEST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

B12.0

Plans Building C



LOWER FLOOR PLAN
SEMI-DETACHED C

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com

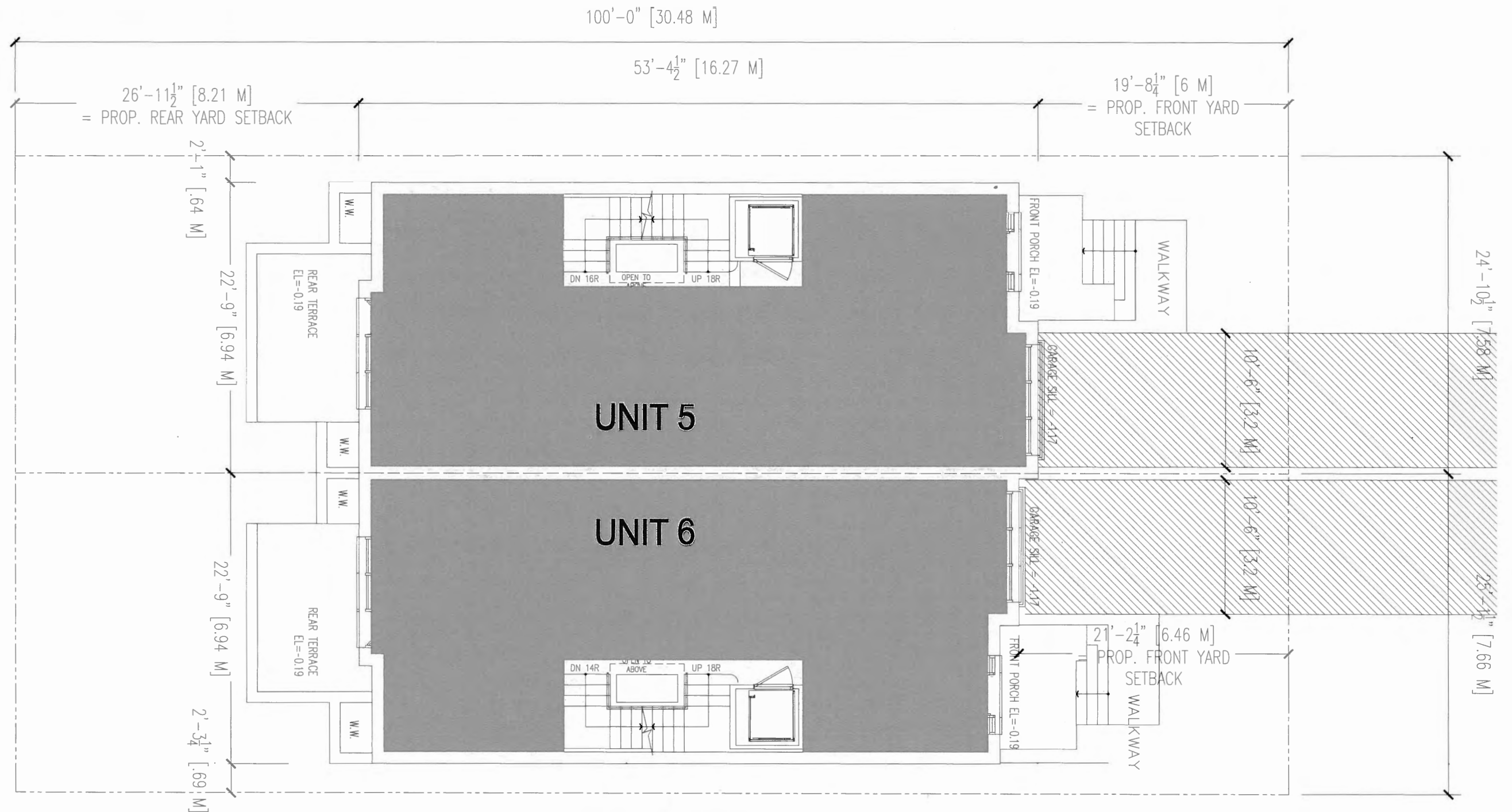


PROJECT:
140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	LOWER LEVEL
PROJECT NO: 18-002	

DRAWING NO:

C4.0



MAIN FLOOR PLAN
SEMI-DETACHED C

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 28-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

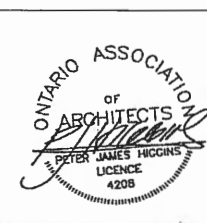
These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



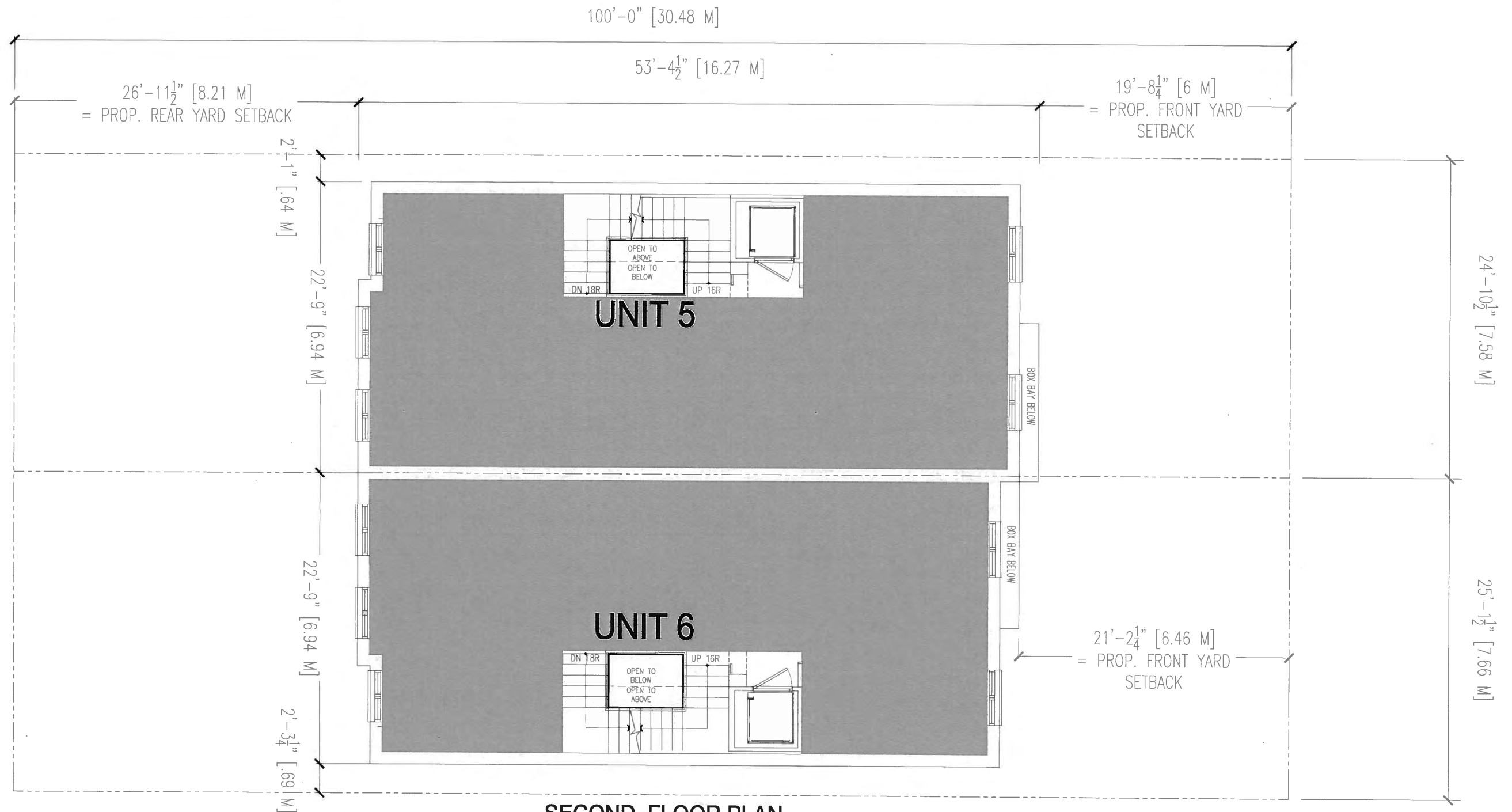
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	MAIN LEVEL
PROJECT NO: 18-002	

DRAWING NO:
C5.0



SECOND FLOOR PLAN SEMI-DETACHED C

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	SECOND LEVEL
PROJECT NO: 18-002	

DRAWING NO:
C6.0

UNIT 6

UNIT 5



SEMI-DETACHED 'C' - 51B LAWRENCE AVE E
NORTH ELEVATION (FRONTING ON LAWRENCE AVE.)

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



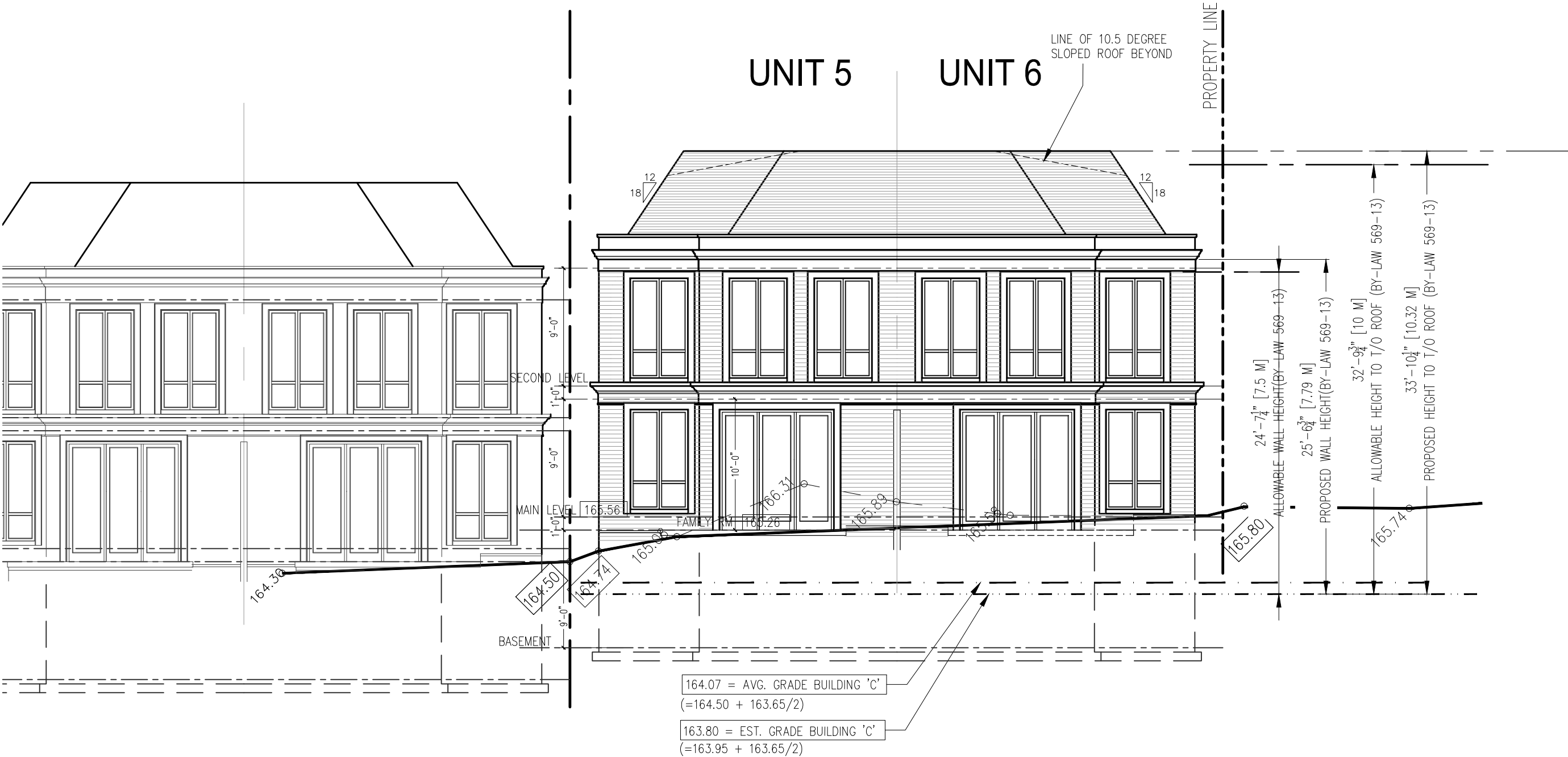
PROJECT: 140618-18002

49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	NORTH (FRONT) ELEVATION
PROJECT NO: 18- 002	

DRAWING NO:

C9.0



SEMI-DETACHED 'C' - 51B LAWRENCE AVE E
SOUTH ELEVATION (REAR)

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.	These architectural drawings are the property of Peter Higgins Architect Inc, 124 Merton Street, Suite 204, Toronto, Ontario.
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.	In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.	These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com

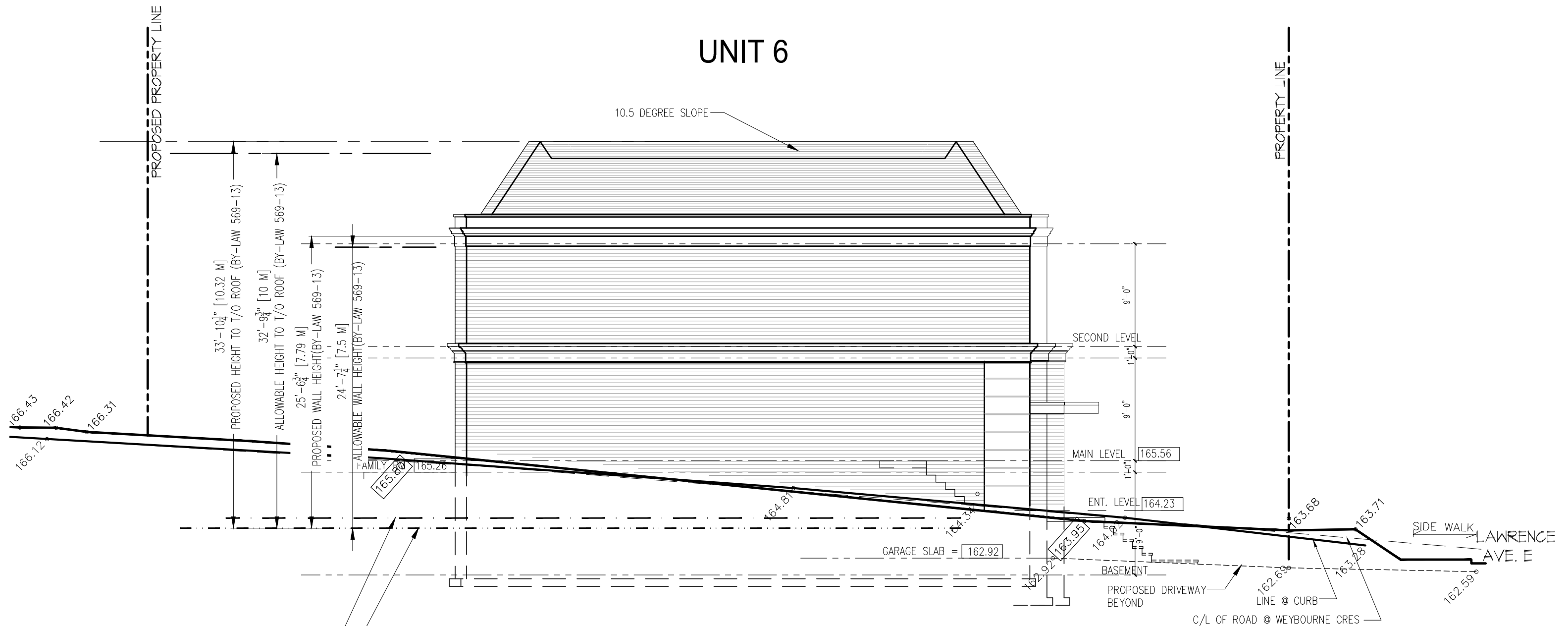


PROJECT:	140618-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	SOUTH (REAR) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
C10.0

UNIT 6



SEMI-DETACHED 'C' - 51B LAWRENCE AVE E
EAST ELEVATION (SIDE)

REVISIONS / ISSUE DATES			<p>BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.</p> <p>ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.</p> <p>IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.</p>	<p>These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.</p> <p>In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.</p> <p>These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.</p>
NO.	DATE	DESCRIPTION		
6	JULY 11-18	ISSUED FOR ZONING REVIEW		
7	AUG 29-18	REISSUED FOR ZONING REVIEW		
8	OCT 11-18	REVISED FOR ZONING REVIEW		
9	OCT 16-18	REVISED FOR ZONING REVIEW		
10	OCT 31-18	ISSUED TO COFA		
11	JAN 25-19	ISSUED TO PLANNER		
12	SEP 10-19	REVISED ELEVATIONS		

	<p>PETER HIGGINS ARCHITECT INC. 124 MERTON STREET, SUITE 204 TORONTO, ONTARIO, M4S 2Z2 OFFICE: (416) 481-6229 FAX: (416) 481-8084 E-MAIL: phigginsarchitect@rogers.com</p>	
---	--	---

PROJECT:

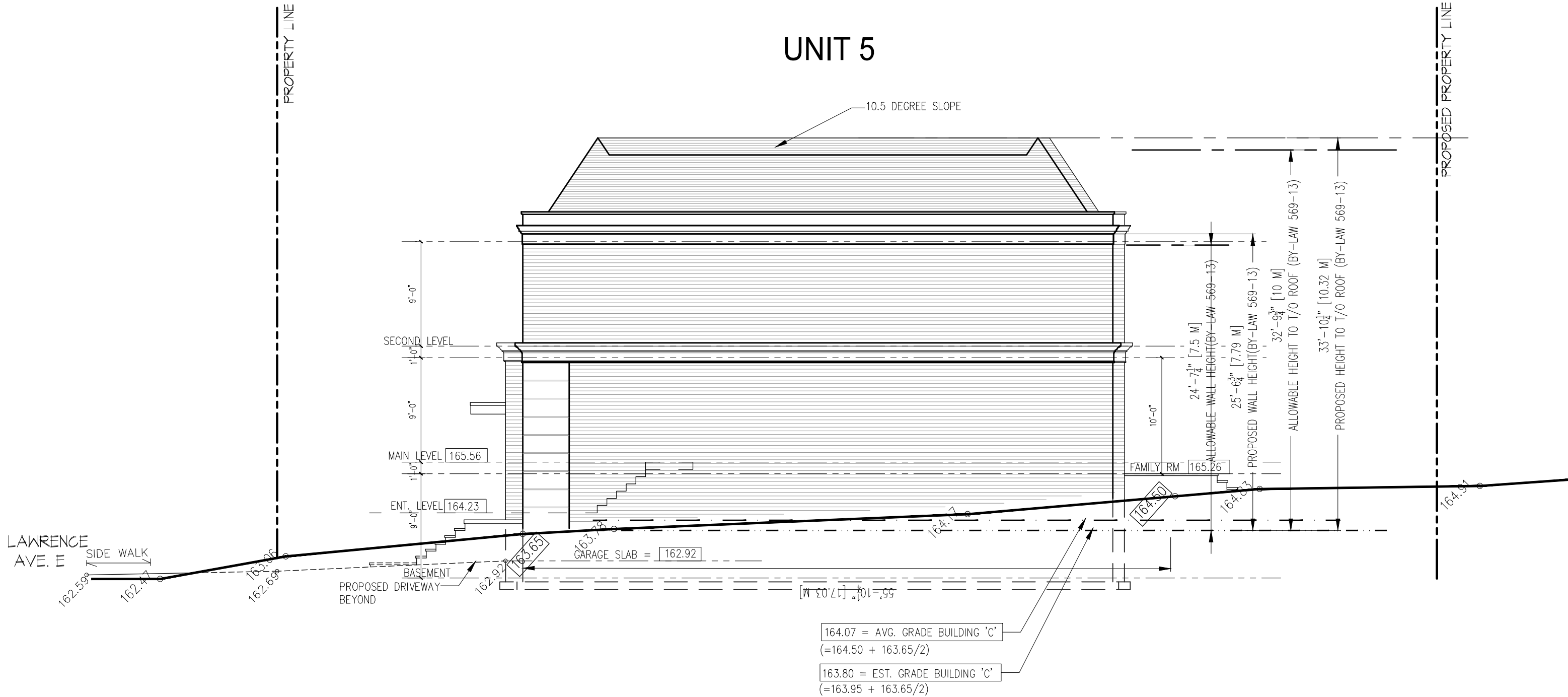
140618-18002

49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	EAST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

C11.0



SEMI-DETACHED 'C' - 51B LAWRENCE AVE E
WEST ELEVATION (SIDE)

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	SEP 10-19	REVISED ELEVATIONS

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.	These architectural drawings are the property of Peter Higgins Architect Inc, 124 Merton Street, Suite 204, Toronto, Ontario.
ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.	In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.
IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.	These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



ONTARIO ASSOCIATION
OF
ARCHITECTS
PETER JAMES HIGGINS
LICENCE
4208

PROJECT: 140616-18002

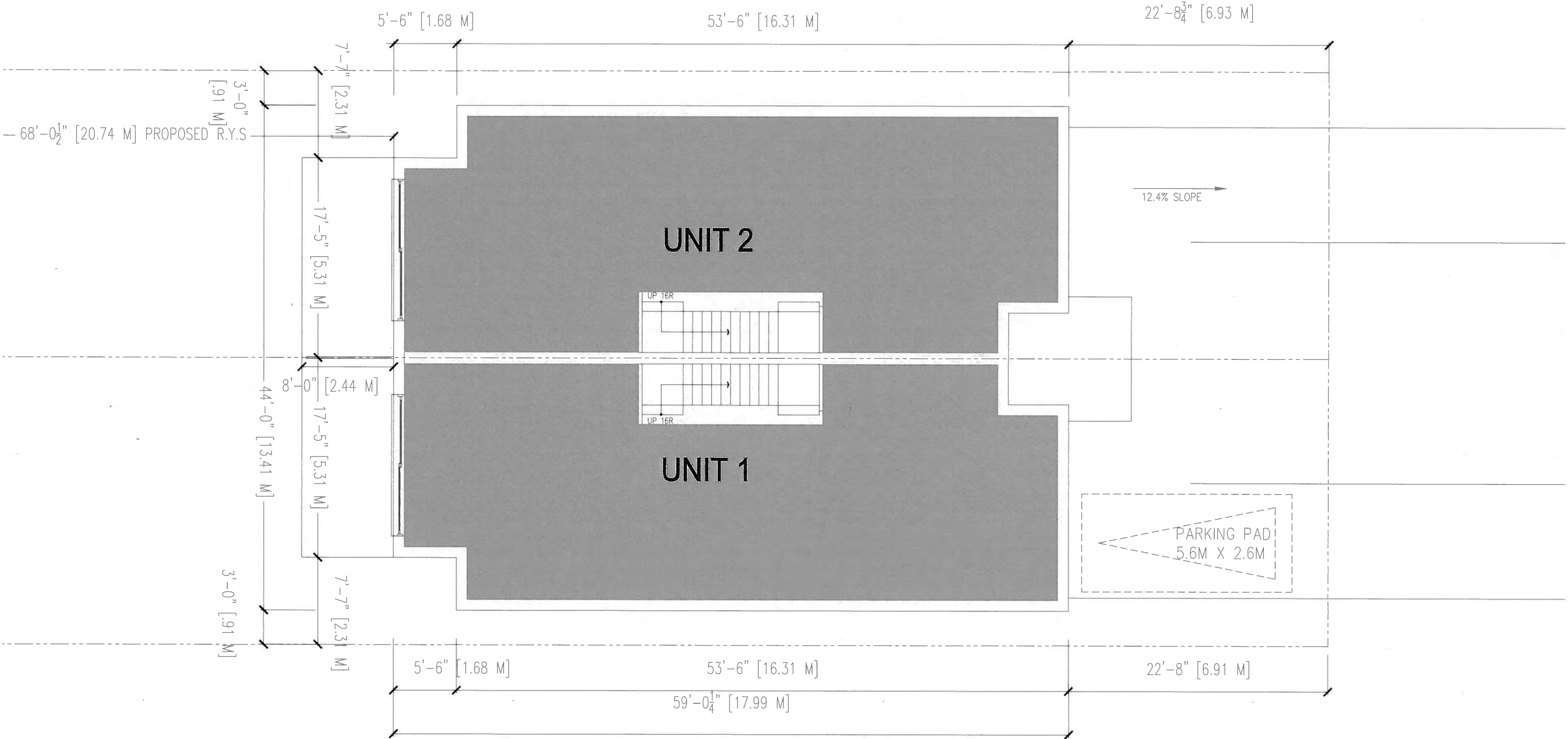
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: PJH.	BCIN 4208 3486
SCALE: 1 : 100	WEST (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

C12.0

Plans Building D



LOWER FLOOR PLAN
SEMI-DETACHED D

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



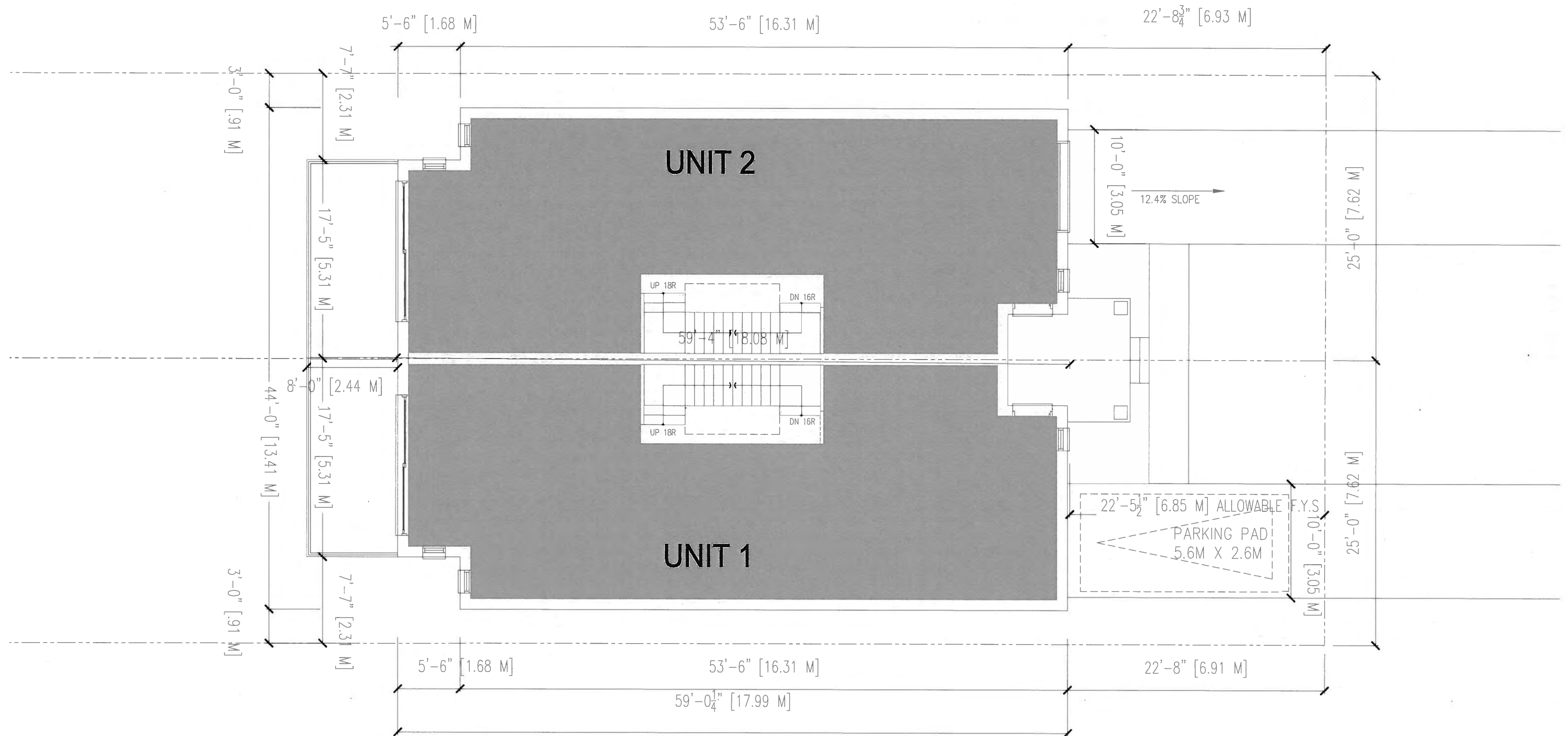
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M.	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	LOWER LEVEL
PROJECT NO: 18-002	

DRAWING NO:
D4.0



MAIN FLOOR PLAN SEMI-DETACHED D

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 16-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDERS DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS ARCHITECT INC.

124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:

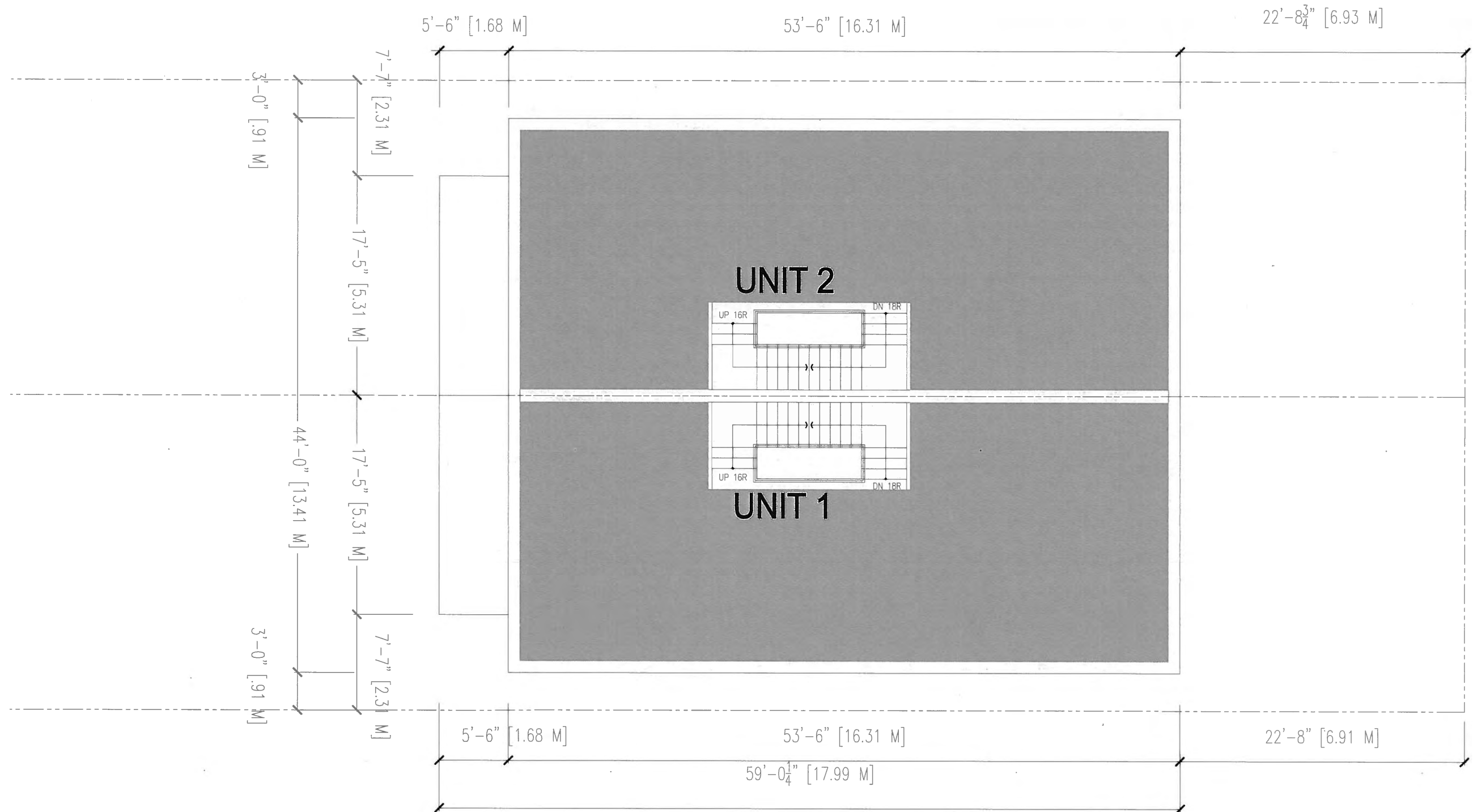
49 & 51 LAWRENCE AVE E
TORONTO

140618-18002

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	MAIN LEVEL
PROJECT NO: 18-002	

DRAWING NO:

D5.0



SECOND FLOOR PLAN
SEMI-DETACHED D

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



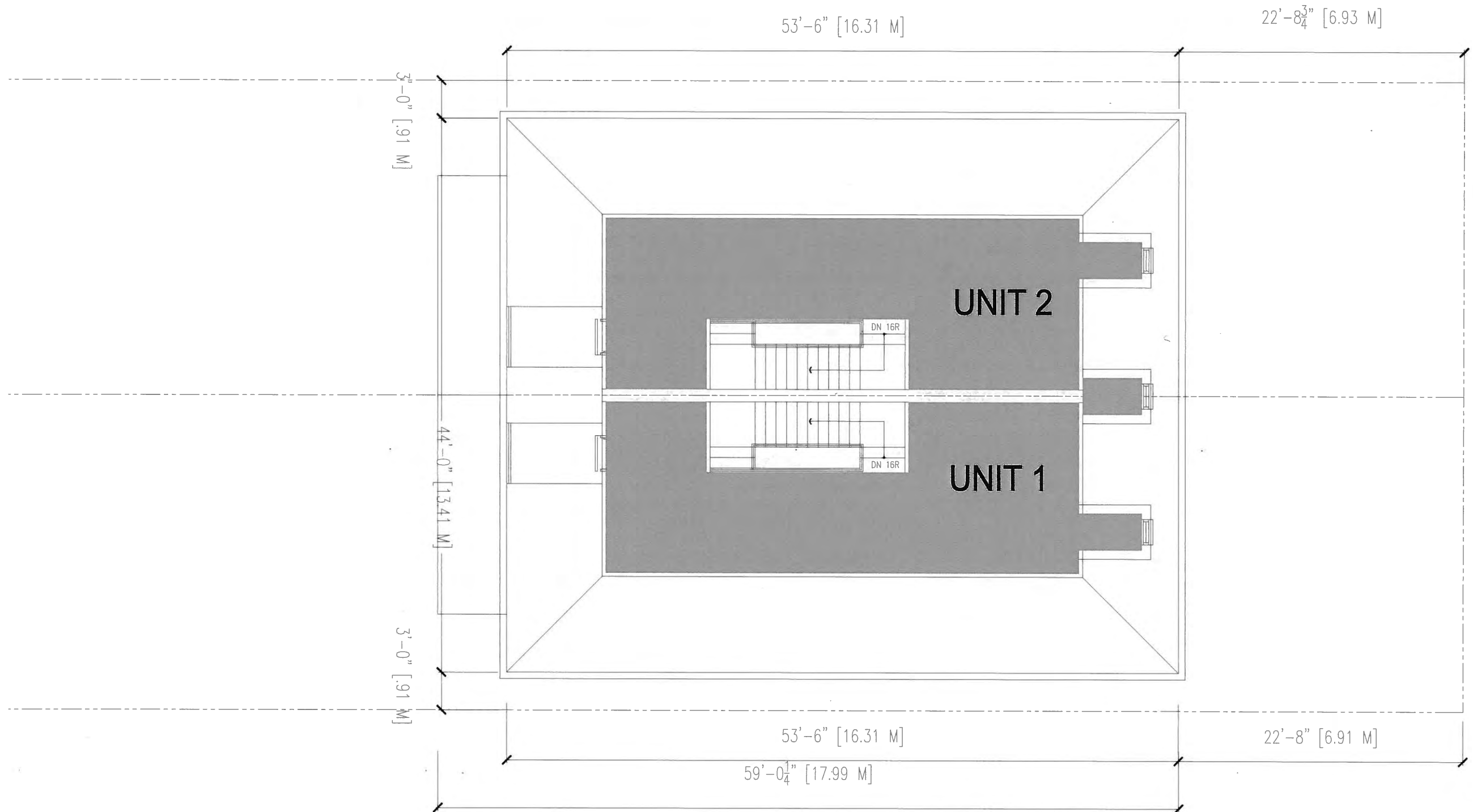
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:	140618-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	SECOND LEVEL
PROJECT NO: 18-002	

DRAWING NO:
D6.0



THIRD FLOOR PLAN
SEMI-DETACHED D

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



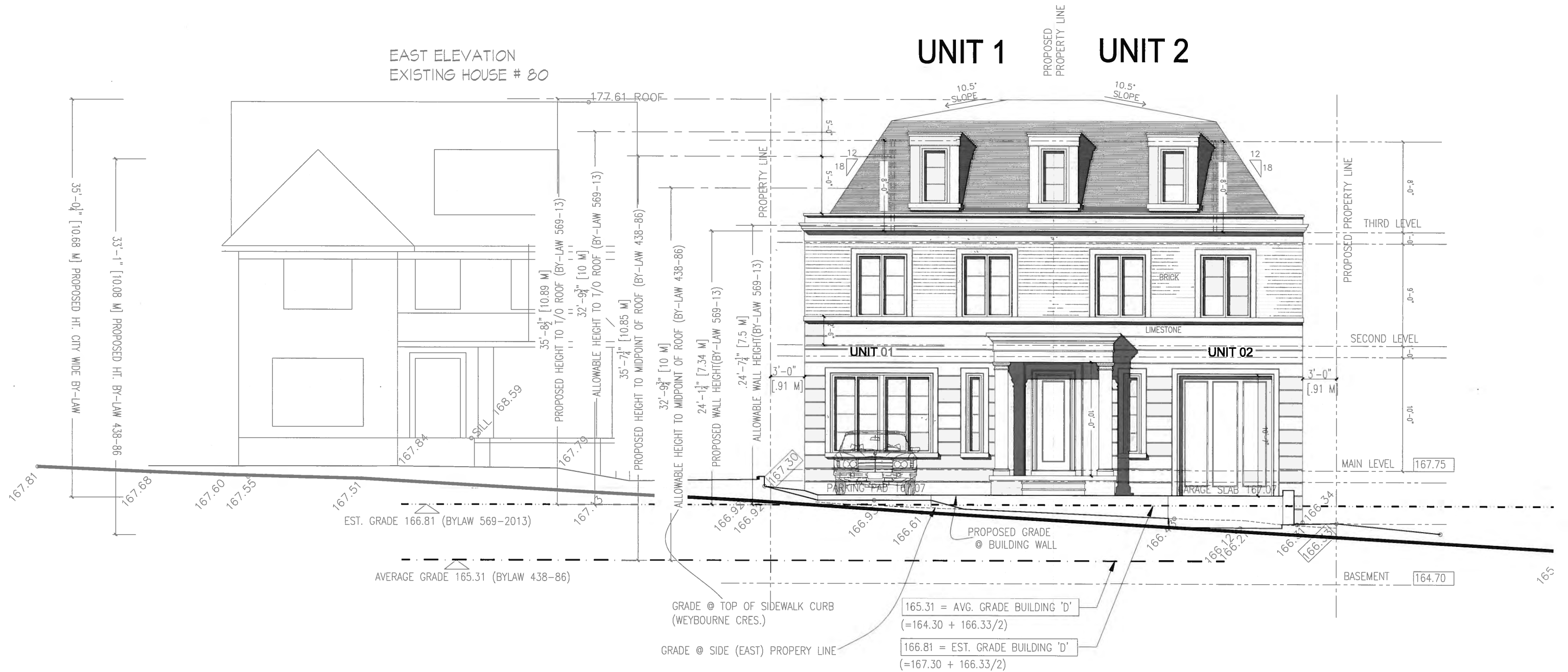
PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com

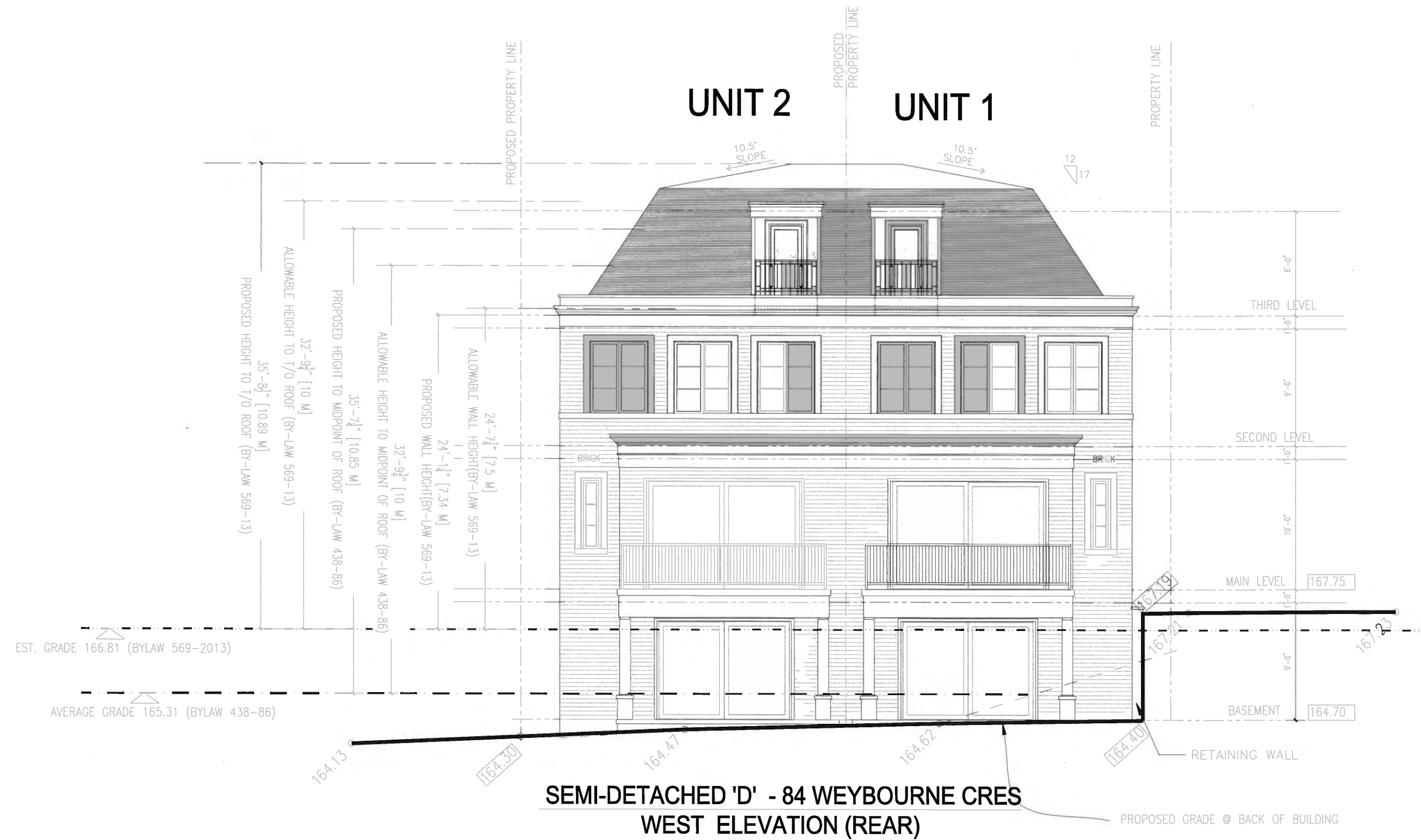


PROJECT:	140818-18002
49 & 51 LAWRENCE AVE E TORONTO	

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	THIRD LEVEL
PROJECT NO: 18-002	

DRAWING NO:
D7.0





REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8228
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@rogers.com



PROJECT:
49 & 51 LAWRENCE AVE E
TORONTO

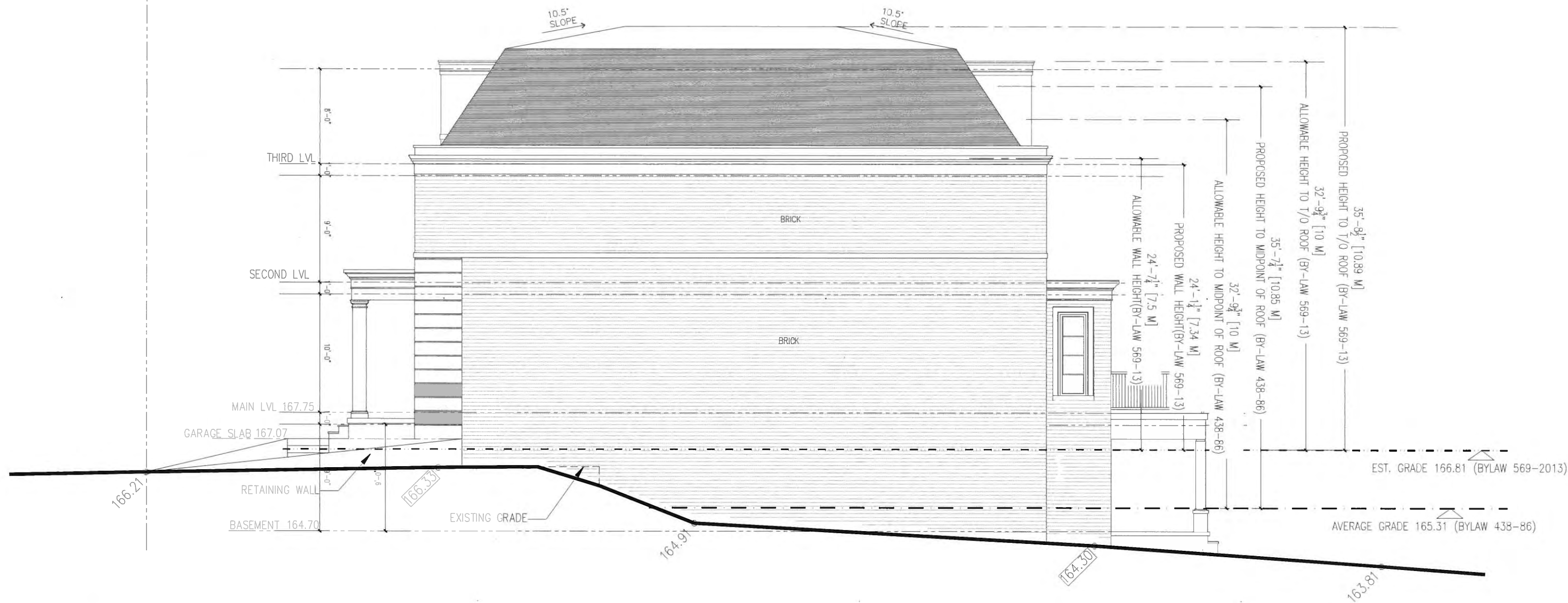
140818-18002

DRAWN BY L.B.M.	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	WEST (REAR) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:

D10.0

UNIT 2



SEMI-DETACHED 'D' - 84 WEYBOURNE CRES NORTH ELEVATION (SIDE)

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-8229
FAX: (416) 481-8084
E-MAIL: phigginsarchitect@gmail.com

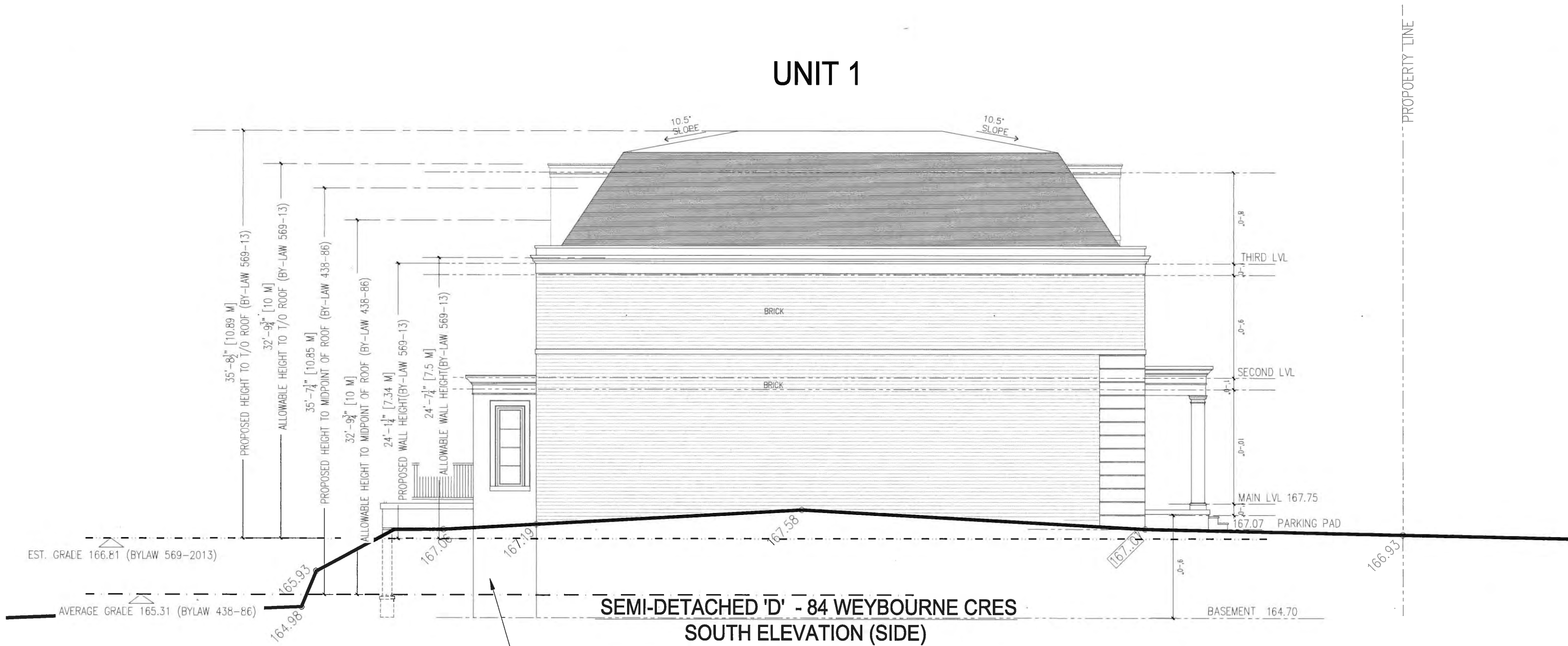


PROJECT: 140818-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	NORTH (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
D11.0

UNIT 1



REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION
6	JULY 11-18	ISSUED FOR ZONING REVIEW
7	AUG 29-18	REISSUED FOR ZONING REVIEW
8	OCT 11-18	REVISED FOR ZONING REVIEW
9	OCT 18-18	REVISED FOR ZONING REVIEW
10	OCT 31-18	ISSUED TO COFA
11	JAN 25-19	ISSUED TO PLANNER
12	FEB 13-19	ISSUED TO COFA

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDERS DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

These architectural drawings are the property of Peter Higgins Architect Inc. 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments, is granted to the client/agency responsible for the construction of the forementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.



PETER HIGGINS
ARCHITECT INC.
124 MERTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
OFFICE: (416) 481-6229
FAX: (416) 481-6084
E-MAIL: phigginsarchitect@rogers.com



PROJECT: 140618-18002
49 & 51 LAWRENCE AVE E
TORONTO

DRAWN BY L.B.M	DATE: 06182018
CHECKED BY: P.J.H.	BCIN 4208 3486
SCALE: 1 : 100	SOUTH (SIDE) ELEVATION
PROJECT NO: 18-002	

DRAWING NO:
D12.0

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Building A, Unit 1 (Ref. Plan Part 6)

(Lawrence Ave. E. - west building, west unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.
The proposed height of the building/structure is 10.16 m for Unit 1.

2. Chapter 10.10.40.10.(2)(B)(i), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.63m for Unit 1.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.93 times the lot area, for Unit 1.

Building A, Unit 2 (Ref. Plan Part 5)

(Lawrence Ave. E. - west building, east unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.
The proposed height of the building/structure is 10.16m for Unit 2.

2. Chapter 10.10.40.10.(2)(B)(i), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 7.63m for Unit 2.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.90 times the lot area, for Unit 2.

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Building B, Unit 3 (Ref. Plan Part 4)

(Lawrence Ave. E. - middle building, west unit)

1. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.93 times the lot area, for Unit 3.

Building B, Unit 4 (Ref. Plan Part 3)

(Lawrence Ave. E. - west building, east unit)

1. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.90 times the lot area, for Unit 4.

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Building C, Unit 5 (Ref. Plan Part 2)

(Lawrence Ave. E. - east building, west unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.

The proposed height of the building/structure is 10.32m for Unit 5.

2. Chapter 10.10.40.10.(2)(B)(i), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the side exterior main walls facing a side lot line is 7.79m for Unit 5.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.93 times the lot area, for Unit 5.

Building C, Unit 6 (Ref. Plan Part 1)

(Lawrence Ave. E. - east building, east unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.

The proposed height of the building/structure is 10.32m for Unit 6.

2. Chapter 10.10.40.10.(2)(B)(i), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the side exterior main walls facing a side lot line is 7.79m for Unit 6.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.90 times the lot area, for Unit 6.

4. Chapter 10.5.80.40.(3), By-law No. 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

The proposed vehicle access to a parking space is from a fronting street.

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Building D, Unit 1 (Ref. Plan Parts 10, 11 & 12)

(Weybourne Cres. – south unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.

The proposed height of the building/structure is 10.89m for Unit 1 Building D.

2. Chapter 10.10.40.30.(1), By-law No. 569-2013

The maximum permitted building depth for a detached house, or, semi-detached house is 17.0m.

The proposed building depth is 18.08m for Unit 1 Building D.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.79 times the lot area, for Unit 1 Building D.

4. Section 4(2), By-law No. 438-86

The permitted maximum building height is 10m.

The proposed building height is 10.85m for Unit 1 Building D.

Building D, Unit 2 (Ref. Plan Parts 10, 11 & 12)

(Weybourne Cres. – north unit)

1. Chapter 10.10.40.10.(1)(A), By-law No. 569-2013

The maximum permitted height of a building or structure is 10.0m.

The proposed height of the building/structure is 10.89m for Unit 2 Building D.

2. Chapter 10.10.40.30.(1), By-law No. 569-2013

The maximum permitted building depth for a detached house, or, semidetached house is 17.0m.

The proposed building depth is 18.08m for Unit 2 Building D.

3. Chapter 10.10.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.60 times the lot area.

The proposed floor space index is 0.74 times the lot area, for Unit 2 Building D.

4. Chapter 10.5.80.10.(3), By-law No. 569-2013

A parking space may not be located in a front yard or a side yard abutting a street.

The proposed parking spot is located in a front yard for Unit 2 Building D.

5. Section 4(2), By-law No. 438-86

The permitted maximum building height is 10m.

The proposed building height is 10.85m for Unit 2 Building D.

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Conditions of Consent Approval

- (1) Confirmation of payment of outstanding taxes to the satisfaction of the Director, Revenue Services.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Engineering and Construction Services.
- (3) Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with Engineering and Construction Services.
- (4) Three copies of the registered reference plan of survey satisfying the requirements of Engineering and Construction Services, shall be filed with the Committee of Adjustment.
- (5) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

List of Revised Variances and Conditions
49 - 51 Lawrence Avenue East and 84 Weybourne Crescent

Conditions of Minor Variance Approval

- (1) The proposed dwellings shall be constructed substantially in accordance with following plans prepared by Peter Higgins Architect Inc.:
 - a) Site Plan dated September 23, 2019;
 - b) **Building A:** North Elevation, South Elevation, East Elevation, and West Elevation (dated September 10, 2019);
 - c) **Building B:** North Elevation, South Elevation, East Elevation, and West Elevation (dated September 10, 2019);
 - d) **Building C:** North Elevation, South Elevation, East Elevation, and West Elevation (dated September 10, 2019);
 - e) **Building D:** East Elevation, West Elevation, North Elevation, and South Elevation (dated February 13, 2019).
- (2) The new driveway and parking pad for Weybourne Crescent facing Unit 1 Building D (Parts 10, 11 & 12) and Unit 2 Building D (Parts 7, 8 & 9) shall be constructed with permeable pavers.
- (3) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the General Manager, Parks, Forestry & Recreation, Urban Forestry Services.
- (4) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- (5) For greater certainty, the approval of this application is not meant to fetter the authority of the General Manager, Parks Forestry and Recreation (Urban Forestry) to process and decide an application to injure or remove City and Privately owned trees, under Chapter 813, Article II and Article III of the City of Toronto Municipal Code, respectively. This may include the approval of a tree [preservation and replacement plan, in the discretion of Urban Forestry.