

DECISION AND ORDER

Decision Issue Date Friday, March 06, 2020

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): FARAHNAZ AGHA MOHAMMADI

Applicant: ALI SHAKERI

Property Address/Description: 574 HILLSDALE AVENUE EAST

Committee of Adjustment Case File: 18 272932 NNY 15 MV

TLAB Case File Number: 19 122500 S45 15 TLAB

Hearing date: Friday, July 19, 2019, Monday, November 18, 2019 and
Wednesday, January 29, 2020

DECISION DELIVERED BY JUSTIN

APPEARANCES

Name	Role	Representative
Ali Shakeri	Applicant	
Farahnaz Mohammadi	Appellant	Amber Stewart
Joanne Rigny	Party	
Al Kivi	Party	Robert Brown
Andrew Pagel	Party	
Jonathan Benczkowski	Expert Witness	
Tasleem Visram	Participant	
Ty Bertrand	Participant	

INTRODUCTION

This is an appeal from a decision of the North York District Panel of the City of Toronto (City) Committee of Adjustment (COA) pertaining to a request to permit 9 variances for 574 Hillsdale Avenue East (subject property).

The variances, if allowed by the Toronto Local Appeal Body (TLAB), would permit the construction of a new detached dwelling.

This property is located in the Mount Pleasant East neighbourhood bounded by Mount Pleasant Road to the west and Bayview Avenue to the east. The property is located on Hillsdale Avenue East, south of Eglinton Avenue East and north of Manor Road East.

At the beginning of the Hearing, I informed all Parties in attendance that I had performed a site visit of this subject property and the immediate neighbourhood and had reviewed all the pre-filed materials related to this appeal.

BACKGROUND

The variances that have been requested are outlined as follows:

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

The maximum permitted height of all exterior main wall is 7.00m. The proposed height of the front exterior main wall is 7.50m.

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

The maximum permitted height of all exterior main wall is 7.00m. The proposed height of the rear exterior main wall is 7.50m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m. The proposed height of the side exterior main walls facing a side lot line is 7.50m.

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

The maximum permitted building depth is 17.00m. The proposed building depth is 19.80m.

5. 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 0.82 times the lot area.

6. Chapter 10.10.40.70.(3)(A)(i), By-law No. 569-2013

The minimum required side yard setback is 0.90m. The proposed west side yard setback is 0.45m with a wall containing an opening (window).

7. Chapter 10.5.50.10.(1)(A), By-law No. 569-2013

On a lot with a detached house, with a lot frontage less than 6.0 metres, the front yard, excluding a permitted driveway or permitted parking pad, must be landscaping: In this case, the entire front yard (26.6m² excluding a permitted encroachment) is required to be landscaping. The proposed landscaping area is 12.0m² which includes a parking pad, which is not permitted.

8. 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. One proposed parking space is located in the front yard abutting a street.

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

The by-law requires one (1) parking space to be provided (one for each dwelling unit) on the lot, located behind the front main wall or at the rear of the building. There are no parking spaces proposed behind the front main wall or rear of the building.

These variances were heard and refused at the February 21, 2019 COA meeting. Subsequently, an appeal was filed by the property-owners of 574 Hillsdale Avenue East within the 20-day appeal period as outlined by the *Planning Act*. The TLAB received the appeal and scheduled a series of 3 days for hearings on July 19, 2019, November 18, 2019 and January 29, 2020.

As part of this subject appeal, the appellant/owner has acted to revise variances # 1-5, whereby the overall impact has been reduced for these variances. This is further described below:

By-law No. 569-2013:

- 1) The maximum permitted height of all exterior main wall is 7.00m.**
The proposed height of the front exterior main wall is 7.29m.
- 2) The maximum permitted height of all exterior main wall is 7.00m.**
The proposed height of the rear exterior main wall is 7.29m.
- 3) The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m.**
The proposed height of the side exterior main walls facing a side lot line is 7.29m.
- 4) The maximum permitted building depth is 17.00m.**
The proposed building depth is 18.9m.
- 5) The maximum permitted floor space index is 0.60 times the lot area.**
The proposed floor space index is 0.784 times the lot area.

As a result, the overall building footprint for this proposal has now been reduced. The rear yard space is further preserved here as well. The appellant also submitted to the TLAB revised drawings and site plan which reflect these changes as well. These

changes have been presented to the TLAB for its consideration, in relation to the other submissions as part of this appeal matter.

MATTERS IN ISSUE

The proposal is for a detached dwelling which features a front facing parking space. The appellant has elected to make changes to their proposal prior to the hearing of this appeal to further reduce the perceived impact of this house design as it relates to the neighbouring properties. The introduction of a front facing parking space could potentially impact the existing streetscape. The Tribunal must assess the proposal within the localized context to determine its compatibility with the neighbourhood character.

The TLAB may also take into consideration other TLAB decisions which have been rendered for surrounding properties to act to inform its own adjudicative decision for this particular matter.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan for the Greater Golden Horseshoe for the subject area ('Growth Plan').

Minor Variance – S. 45(1)

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

The proceedings commenced on July 19, 2019. I noted that the TLAB had received several late requests for Party status and direction to this matter. These included a request by Ty Bertrand to become a Party to the proceedings. In addition, Al Kivi of the South Eglinton Ratepayers and Residents Association (SERRA) proposed that the TLAB consider adjourning the proceedings to a later date due to these late requests and submissions. Finally, Party Joanne Rigny requested a dismissal of the appeal as she contends there are no legitimate planning grounds to proceed to an appeal Hearing.

Decision of Toronto Local Appeal Body Panel Member: J. LEUNG
TLAB Case File Number: 19 122500 S45 15 TLAB

In response to these requests, legal counsel for the appellant Amber Stewart advised the Tribunal that changes to the proposal had been submitted more recently to the TLAB as part of their Witness Statement submission materials. As such, these are late filings to the Tribunal. These changes were made in good faith as an attempt to address concerns as raised by the opposing Parties.

Mr. Kivi responded that the appellant has not acted to sufficiently follow the TLAB Rules which, he argues, could prejudice the participation of the opposing Parties. He contends he has not had adequate time to prepare for this matter.

Ms. Rigny commented that while she had made a request to dismiss; in further consideration she would be agreeable to an adjournment of the matter and not pursue her original request for dismissal.

I stated that I would issue a verbal decision at this time. In terms of adding Mr. Bertrand as a Party, the TLAB found that as he had only recently moved into the neighbourhood and thus became aware of this appeal matter only recently. He stated that it would be appropriate to accept his request to elect to be a Party to the proceedings at this junction.

With regards to the request to adjourn, I find that the late submission by the appellant, who has appeared before the TLAB on several instances previously and would thus be familiar with the TLAB process, could adversely impact the full participation of the Parties involved. As such, I agreed to adjourn the matter and to bring this appeal back at another scheduled Hearing date. This would allow all Parties to properly review the revisions as promulgated by the appellant and to allow these Parties to reconsideration their opinion and position on this matter.

On the 2nd day of hearings, opposing Party Ms. Rigny commented that she believed that the variances as defined by the Building Department were inaccurate. She had engaged both the appellant and the Building staff but no alteration to the variance requests have been made. She contends that the lot frontage requirements are not met with respect to this proposal. As such, she believes that, as she interprets it, the redevelopment of the lot is not possible.

Mr. Kivi of SERRA asserted that he has been engaged in discussions with senior Building staff regarding what, he believes, are inconsistencies in the interpretation of the Zoning By-law by zoning examiners. I responded that I am obliged to accept the interpretation of municipal staff on planning and building matters, on *prima facie* review, as accurate. The Tribunal would not typically engage in direct scrutiny of municipal processes and procedures. Ultimately, the applicant bears the responsibility for a complete application.

Jonathan Benczkowski, expert witness for the appellant, was called to provide expert opinion evidence. I stated that I had reviewed Mr. Benczkowski's curriculum vitae and was able to qualify him to give evidence in the field of land use planning. He stated that the front facing parking as conceived with this proposal would not be subject to a permitting process. The rear facing deck cannot, in his opinion, be used to accommodate several persons and as such would not be a space used for entertainment purposes. While the proposal is for a two storey dwelling, he notes that

there is an existing three storey dwelling to rear of this subject property. As such, he submitted that the proposal would be in harmony with the existing neighbourhood development pattern.

Ms. Stewart asked if he believed this proposal was similar to other infill homes which have been constructed recently in the neighbourhood. Mr. Benczkowski responded that he believes that this proposal is similar to the overall pattern of infill development which has been occurring in this area. He goes on to describe how the house and roof designs of this area are not uniform. As this property does not abut a rear laneway, the Applicant has chosen to adapt a front facing parking space for this proposal. He further opines that the 'prevailing character' as stipulated by Official Plan Amendment (OPA) 320 is achieved by this proposal as part of his study of the existing neighbourhood housing stock as they have acted to incorporate their variance research into the final proposed dwelling for this site. These variance requests are not dis-similar to other variances which have previously been considered and approved for this area.

Mr. Kivi proceeding to cross examine the expert witness. He asked Mr. Benczkowski to define scale. Mr. Benczkowski responded that this is a difficult term to define as there are a variety of factors he would assess to determine scale of a house proposal. Mr. Kivi asked if building width would factor into such a discussion. Mr. Benczkowski responded that it potentially could. Mr. Kivi inquired about the Planning staff report and its concerns with building depth variance. Mr. Benczkowski responded that his client has proceeded to revise their building depth. He further offered his opinion that as Planning staff are not in attendance at the Hearing, he surmises they have no further concerns with the proposal. Mr. Kivi also outlined that he had conducted a sun-shade study for this proposal incorporating sun-shade standards as established by City of Mississauga. Mr. Benczkowski responded that the City of Toronto does not require such studies for low-rise buildings.

On the 3rd day of hearings, opposing Party Ms. Rigny made a statement to the Tribunal. She contends that this proposal cannot be built without building crews encroaching onto adjacent properties. She also believes that she could be restricted in her access to her rear yard in the process. She further opines that the houses along Hillsdale Avenue currently has an overall uniform building setback and footprint in relation to one another.

Ms. Stewart provided visual data at the Hearing to Ms. Rigny to demonstrate, in her opinion, that the building footprints of the homes in the area are not actually consistent. Ms. Stewart presented compiled data obtained through municipal sources and with photography they completed in this instance to show an overview projection of the house sitings of the area. Ms. Rigny continued to argue that the existing housing stock have similar property setbacks.

Ty Bertrand then provided a statement to the Tribunal. Mr. Bertrand described that while he is a relatively new resident, he believes this proposal would be inappropriate for this area. The wall and building heights are incompatible with the area context. He further indicated that this new home could look to incorporate elements such as frosted windows so as to address potential privacy issues for the adjacent homes.

Ms. Stewart provided visual representations (photographs) to show that if the roof design were changed from a flat roof to a pitched roof, the building height would still result in increased impact to neighbouring properties.

Opposing Party Tasleem Visram does not believe this proposal is acceptable for this neighbourhood, even though it is in an urban setting. They have a young family and they are concerned that privacy and sun-shade may be negatively impacted. She also raised potential issues that if this proposed home did have a fire, the difficulties for emergency personnel to access the rear yard area. She argued that the side yard would be too narrow for emergency personnel to traverse through.

Ms. Stewart inquired if Ms. Visram was aware of certain fire prevention protocols such as fire shutters which could be incorporated into a new home construction. Ms. Visram responded she was not. She further stated that she is a lay person in approaching these issues.

Ms. Stewart re-called Mr. Benczkowski to provide evidence. She commenced by indicating that Mr. Benczkowski has subsequently prepared a sun-shadow study in response to discussions which have thus unfolded at the Tribunal. He showed, as part of his study, that the proposal which has now been revised would still not result in increased sun-shadow issues. The new house would have a similar impact to the current existing house. Inquiring about floor space index (FSI) as proposed by Mr. Kivi, Mr. Benczkowski opined that the proposal, in its overall context, would still result in an FSI which would be consistent with the area and would not result in a home substantially divergent from the existing area housing stock. He argues that the proposal is modest in terms of its size as per the neighbourhood context.

Mr. Kivi asked Mr. Benczkowski if the practices of City of Toronto are applied to or studied by other neighbouring municipalities. Mr. Benczkowski responded that he follows the policies and practices as prescribed by each municipality that he is doing planning work in. Mr. Kivi asks if the proposal would create 'overlook' issues to adjacent properties. Mr. Benczkowski commented he did not believe such impact would occur.

ANALYSIS, FINDINGS, REASONS

The evidentiary material as presented has provided a comprehensive analysis of the proposal at hand but also of the prevailing development pattern which has evolved over the last few years for this Mount Pleasant neighbourhood. Mr. Benczkowski's testimony provides a more substantial analysis which demonstrated that there have been several in-fill homes which have been constructed, with some of these achieved through the approval of similar variances. He further noted that there have been recent TLAB decisions in the immediate area for infill related development. This is evident with 610 Soudan Avenue for which a decision was issued by TLAB Member Gopikrishna, dated November 11, 2019. There, the proposal was for a two storey detached dwelling with an integral garage.

The decision is pertinent to this discussion as while 610 Soudan Avenue proposal did entail an integral garage, which would have a potentially greater intensity for the neighbourhood, the discussions which occurred at this other hearing and

participation of similar parties such as Mr. Kivi can act to frame the current proposal and discussion. Within this dynamic, what is being espoused is that as 610 Soudan contained elements similar in nature to the proposal at hand, it can provide a reference point by which to assess issues before the Tribunal here.

The Member here did approve the proposal and did provide commentary on OPA 320 and how the interpretation of 'neighbourhood' can become convoluted amongst the relevant parties' discussions as follows:

“However, I note that no evidence was provided in support the implicit assumption that a block is bounded by two consecutive streets. Even if the premise that two consecutive streets constitute a block is accepted, there is no discussion of whether the streets in question are comparable e.g., by length, traffic, or any other variable. The Opposition’s decision to exclude the houses on the north of Soudan, and west of Mann, is difficult to understand, when from a pedestrian connectivity perspective, there is no appreciable difference between the north and south sides of Soudan. I conclude that not taking into account the asymmetric street pattern on the north and south, the symmetric pedestrian arrangements on both sides of Soudan, and the unsupported assumption that a block is circumscribed by two streets, cast enough doubt about the compatibility of the Geographic Neighbourhood, as defined by the Opposition, that it needs to be refused.”¹

The statement above is relevant to the matter at hand in that there can be differing viewpoints as to how to define the geographic boundaries for a 'neighbourhood' as part of the assessment criteria as proffered in the Official Plan, as amended by OPA 320. The commentary by TLAB Member Gopikrishna provides a reference point for this proposal to 574 Hillsdale Avenue East in that the 'prevailing' neighbourhood characteristics must take into account a variety of factors and elements including an assessment which can potentially encompass several neighbourhood blocks. In establishing this criterion, it acts to inform the discussion which had unfolded over the 3 days of hearings pertaining to the building sitings along and within the neighbourhood and the contention that they are parallel to one another.

However, if one were to apply this newly adopted criterion, it could be found that the overall building footprints as oriented in the neighbourhood are quite diverse in nature and do not conform to any pre-determined pattern of building footprints which had been argued by some of the opposing parties. Furthermore, this assessment critique also, as shown in the submitted evidence and through a cursory site visit of the area, outlines that the building stock of current and newly built homes contains a variety of architectural styles which have been evolving as the demographics of the area begin to change as well.

The appellant did provide revised variances and drawings to demonstrate that changes had been made to the proposal to further address staff and resident concerns.

¹ Gopikrishna, S. *TLAB Decision and Order: 610 Soudan Avenue*. November 2019, pp. 14-15

It should be noted that while the appellant may elect to revise their proposal prior to its presentation at the TLAB, it is the duty of the presiding TLAB Member to assess whether these changes are appropriate and warrant proper consideration by the Tribunal. Within this context, the TLAB finds that the appellant has taken additional steps to revise their proposal to be more in keeping with the neighbourhood. In particular, the building depth reduction as achieved to produce a building footprint which would be of similar characteristics to other new in-fill homes.

While this appeal matter is to be considered as a new or *de novo* Hearing, the *Planning Act* does direct that adjudicative tribunals do give consideration for previous municipal consideration on a planning proposal. With respect to Planning Act requirements, the Tribunal further finds that the revised proposal can be accepted for consideration by the TLAB and that, in accordance with established practices of previous Tribunal decisions, finds that the public interest is not compromised. While re-notification to the broader public is not achieved in this instance, it can be surmised that the overall size, scale and intensity reduction of the proposal would lessen the impact at the neighbourhood level so re-notification (under s.45 (18.1) would not be pertinent here.

Although there are nine variance requests to be considered, the TLAB must assess this proposal cumulatively and individually in accordance with the four tests for a variance as per the *Planning Act*. The attempts as made by the Applicant to revise and reduce their proposal with the five variance requests earlier reference demonstrates that the overall proposal will be more in keeping with the neighbourhood character, as espoused by OPA 320.

I find these changes to be within the spirit of s. 45 (18.1.1) of the *Planning Act* and no further notice is required.

The Tribunal further reiterates that as the property is not designated as per the *Ontario Heritage Act*, matters relating to design could not be more fulsomely assessed here. It is further noted that the Planning staff report, while indicating concerns for the building depth variance, does not discuss the other variances requested. As the Applicant has now acted to decrease the depth variance further, it can be surmised that, to a certain extent, Planning staff concerns have thus been addressed. Within the dynamic of the requisite Zoning By-law, the majority of the variance request numerical values are only slightly over the By-law requirements. Moreover, other in-fill houses of the area, as part reviewing Disclosure material demonstrate, they have also applied and obtained similar variances in the past. As such, the proposal at hand is consistent with the development pattern for the area. In further relation to this, the proposal may not be critiqued to be more significant or impactful than what has been occurring with in-fill development of the area and would demonstrate minor, incremental development and change indicative of the prevailing Yonge-Eglinton urban centre planning characteristics. The photograph evidence as presented by the Applicant further reinforces that this proposal will be similar in number, scale, type and size to other in-fill homes constructed recently and will not act to disrupt the evolving neighbourhood elements of this primarily residential area.

In further review of the matter, it can be noted that the appellant has, in consideration of comments as proposed by Planning staff, acted to reduce their building depth variance to the extent which it is of a similar character to other houses in the area. Issues such as impact to rear amenity space have been further addressed by the appellant in a manner which the Tribunal finds to be appropriate. While the Planning report does state potential reduction in sun-shadow impacts, the TLAB would note that the established municipal policies are that sun-shadow studies are only required for taller buildings and not for residential dwellings. The Tribunal interprets this as an indication that overall municipal policy direction to assess shadow impacts for taller buildings and has not been provisioned for low rise buildings as part of such an assessment criterion.

With the evidence and material as presented to the TLAB, I would surmise that the arguments as outlined by the appellant have demonstrated that their proposal would be consistent with the provincial and municipal planning policies for this area. In addition, the revisions as presented further reduce the scale and intensity of this proposed home as it relates to the adjacent properties. While the Tribunal recognizes the participation of the opposing Parties in the matter, it must further opine that this neighbourhood is located within close proximity to the Yonge-Eglinton corridor which is an established growth centre as per the *Places to Grow Act*. This, in addition to this area eventually being serviced by two rapid transit lines along Yonge Street and Eglinton Avenue further demonstrates the dense urban form which typifies the neighbourhoods which comprise this area.

As such, issues such as privacy and shadowing will invariably be affected for area residents. However, these residents are also afforded superior transit service, adjacent Yonge-Eglinton commercial centre, schools and community centres within walking distance and other local amenities in close proximity which other, more suburban quadrants of the city, would not have such abundant access to. The redevelopment of housing stock in this area has commenced in response to shifting area demographics. Within this dynamic, institutions such as the TLAB will perform a vital role in ensuring that the redevelopment which takes hold is achieved in a manner which addresses the future evolving needs of the area while also respecting and reinforcing the existing neighbourhood elements.

DECISION AND ORDER

The appeal is allowed, and the variances in Appendix 1 are approved subject to the conditions therein and subject to the conditions as contained in Appendix 2 and that the building must be constructed substantially in accordance with plans contained in Appendix 3.

X



Enter Panel Member Name

Panel Chair, Toronto Local Appeal Body

Appendix 1

List of proposed variances

By-law No. 569-2013:

- 1) The maximum permitted height of all exterior main wall is 7.00m. The proposed height of the front exterior main wall is 7.29m.
- 2) The maximum permitted height of all exterior main wall is 7.00m. The proposed height of the rear exterior main wall is 7.29m.
- 3) The maximum permitted height of all side exterior main walls facing a side lot line is 7.00m. The proposed height of the side exterior main walls facing a side lot line is 7.29m.
- 4) The maximum permitted building depth is 17.00m. The proposed building depth is 18.9m.
- 5) The maximum permitted floor space index is 0.60 times the lot area. The proposed floor space index is 0.784 times the lot area.
- 6) The minimum required side yard setback is 0.90m. The proposed west side yard setback is 0.45m with a wall containing an opening (window).
- 7) On a lot with a detached house, with a lot frontage less than 6.0 metres, the front yard, excluding a permitted driveway or permitted parking pad, must be landscaping: In this case, the entire front yard (26.6m² excluding a permitted encroachment) is required to be landscaping. The proposed landscaping area is 12.0m² which includes a parking pad, which is not permitted.
- 8) A parking space may not be located in a front yard or a side yard abutting a street. One proposed parking space is located in the front yard abutting a street.

By-law No. 438-86:

- 9) The by-law requires one (1) parking space to be provided (one for each dwelling unit) on the lot, located behind the front main wall or at the rear of the building. There are no parking spaces proposed behind the front main wall or rear of the building.

Appendix 2

List of proposed conditions

1. The new detached dwelling shall be constructed substantially in accordance with the elevations prepared by Arcica Inc., as contained in TLAB Exhibit #4, dated November 18, 2019
2. Permeable materials are to be used for the proposed driveway.
3. The applicant shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees.
4. The applicant shall provide a 1.5-metre high opaque privacy screen on the north side of the rear wood deck.

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOT 186
REGISTERED PLAN 866
CITY OF TORONTO
SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

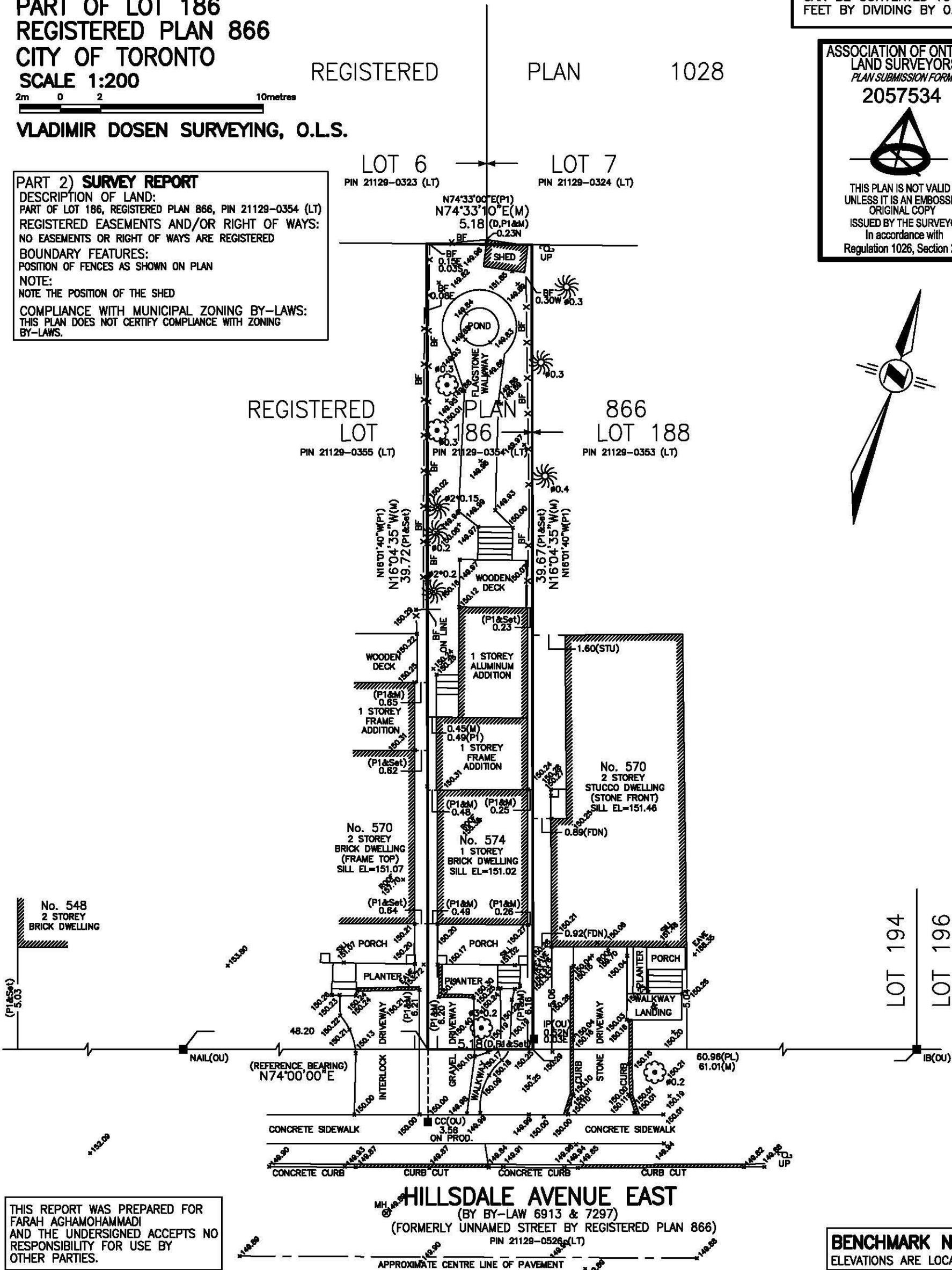
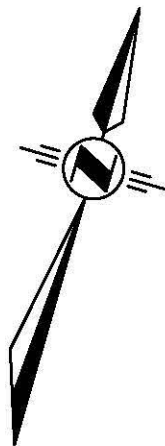
PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 186, REGISTERED PLAN 866, PIN 21129-0354 (LT)
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN
NOTE:
NOTE THE POSITION OF THE SHED
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2057534



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



THIS REPORT WAS PREPARED FOR
FARAH AGHAMOHAMMADI
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

BENCHMARK NOTE:
ELEVATIONS ARE LOCAL

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IP DENOTES IRON PIPE
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- M DENOTES MEASURED
- MH DENOTES MANHOLE
- UP DENOTES UTILITY POLE
- CC DENOTES CUT CROSS
- BF DENOTES BOARD FENCE
- Ø DENOTES DIAMETER
- FDN DENOTES TIES TO FOUNDATION
- STU DENOTES TIES TO STUCCO
- P1 DENOTES PLAN BY RABIDEAU & CZERWINSKI, O.L.S. DATED, JULY 15th, 1992
- D DENOTES INSTRUMENT No. CA755960
- N/E/W/S DENOTES NORTH/EAST/WEST/SOUTH
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONIFEROUS TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th, DAY OF 2018
JUNE 25th, 2018
DATE
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

BEARING NOTE:

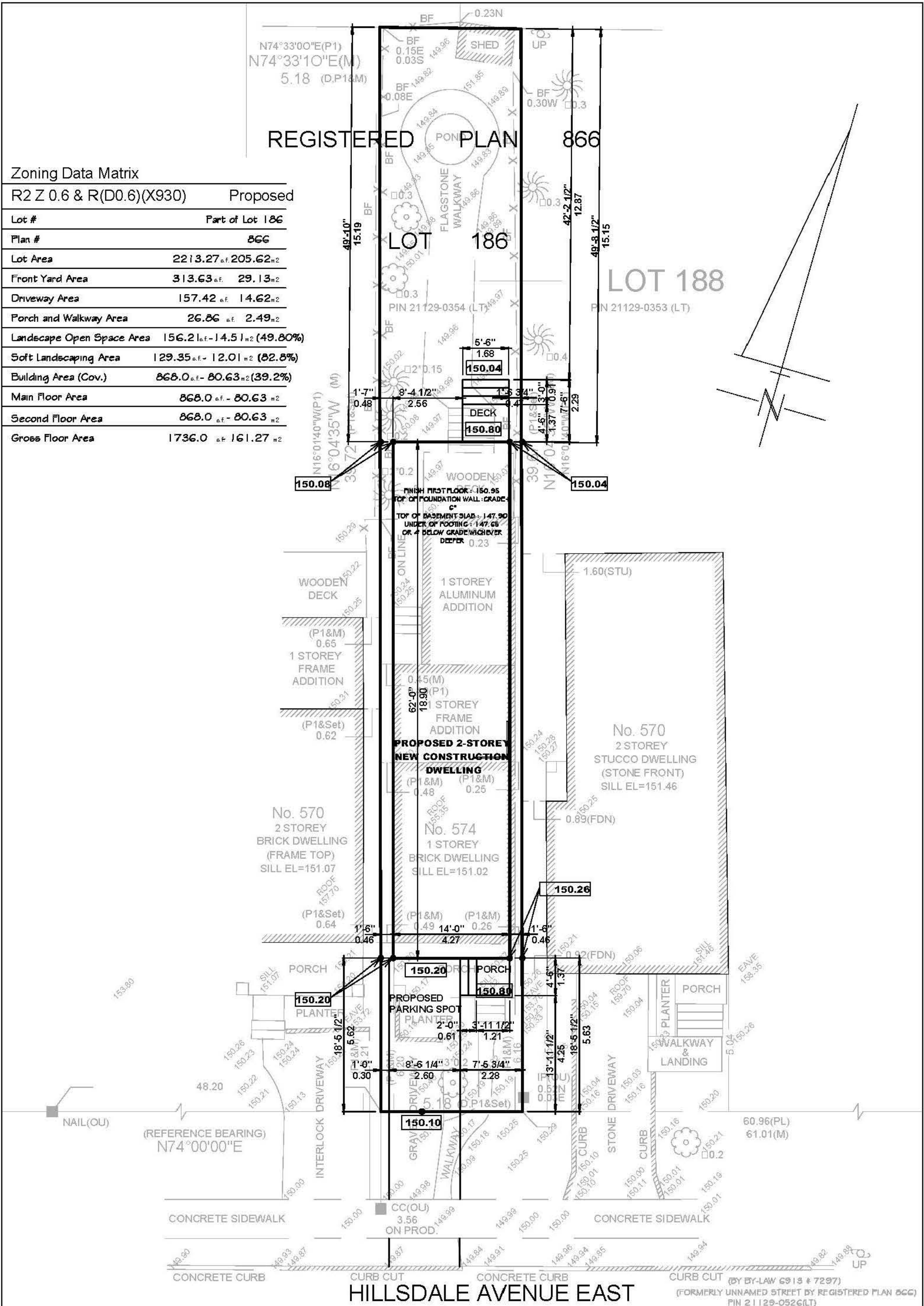
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF HILLSDALE AVENUE EAST (FORMERLY UNNAMED STREET) AS SHOWN ON PLAN BY RABIDEAU & CZERWINSKI, O.L.S. HAVING A BEARING OF N74°00'00"E

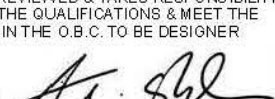
VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS

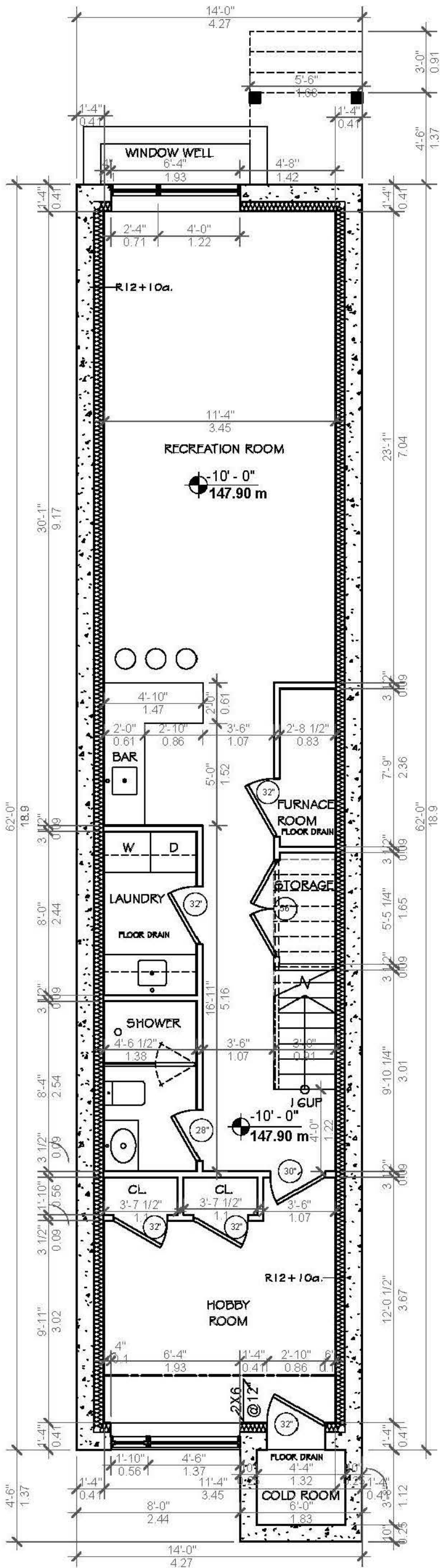
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE:(416) 466-0440 EMAIL:vladdosen@rogers.com

FIELD: PANCHA CAD FILE: 574 HILLSDALE AVE. EAST
DRAWN BY: EG FILE: 11-191
CHECKED BY: VD JOB No: 18224

Zoning Data Matrix	
R2 Z 0.6 & R(D0.6)(X930)	Proposed
Lot #	Part of Lot 186
Plan #	866
Lot Area	2213.27 a.f. 205.62 m ²
Front Yard Area	313.63 a.f. 29.13 m ²
Driveway Area	157.42 a.f. 14.62 m ²
Porch and Walkway Area	26.86 a.f. 2.49 m ²
Landscape Open Space Area	156.21 a.f. 14.51 m ² (49.80%)
Soft Landscaping Area	129.35 a.f. 12.01 m ² (82.8%)
Building Area (Cov.)	868.0 a.f. - 80.63 m ² (39.2%)
Main Floor Area	868.0 a.f. - 80.63 m ²
Second Floor Area	868.0 a.f. - 80.63 m ²
Gross Floor Area	1736.0 a.f. 161.27 m ²



Designed By: Ali Shakeri T.416 8213960 F.416 2508900 ARCICA INC. 326 Sheppard Avenue East, Unit 200, Toronto, Ontario M2N 3B4	Project: 574 HILLSDALE AVENUE EAST		Revisions: AUG 16, 2018- Issued for COA1 SEP 20,2018-Issued for COA2 JUL 6,2019-Issued for TLAB	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED " ISSUED FOr CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	Drawing: SITE PLAN			
	Scale: 3/32" = 1'-0"	Page: A 01	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER Ali Shakeri BCIN #24574 F&A Associates Ltd. BCIN #30998 	



Designed By:

Ali Shakeri

T.416 8213960 F.416 2508900

ARCICA INC.

326 Sheppard Avenue East, Unit 200,
Toronto, Ontario M2N 3B4

Project:

574 HILLSDALE AVENUE EAST

Drawing:

BASEMENT PLAN

Scale:

3/16" = 1'-0"

Page:

A 02

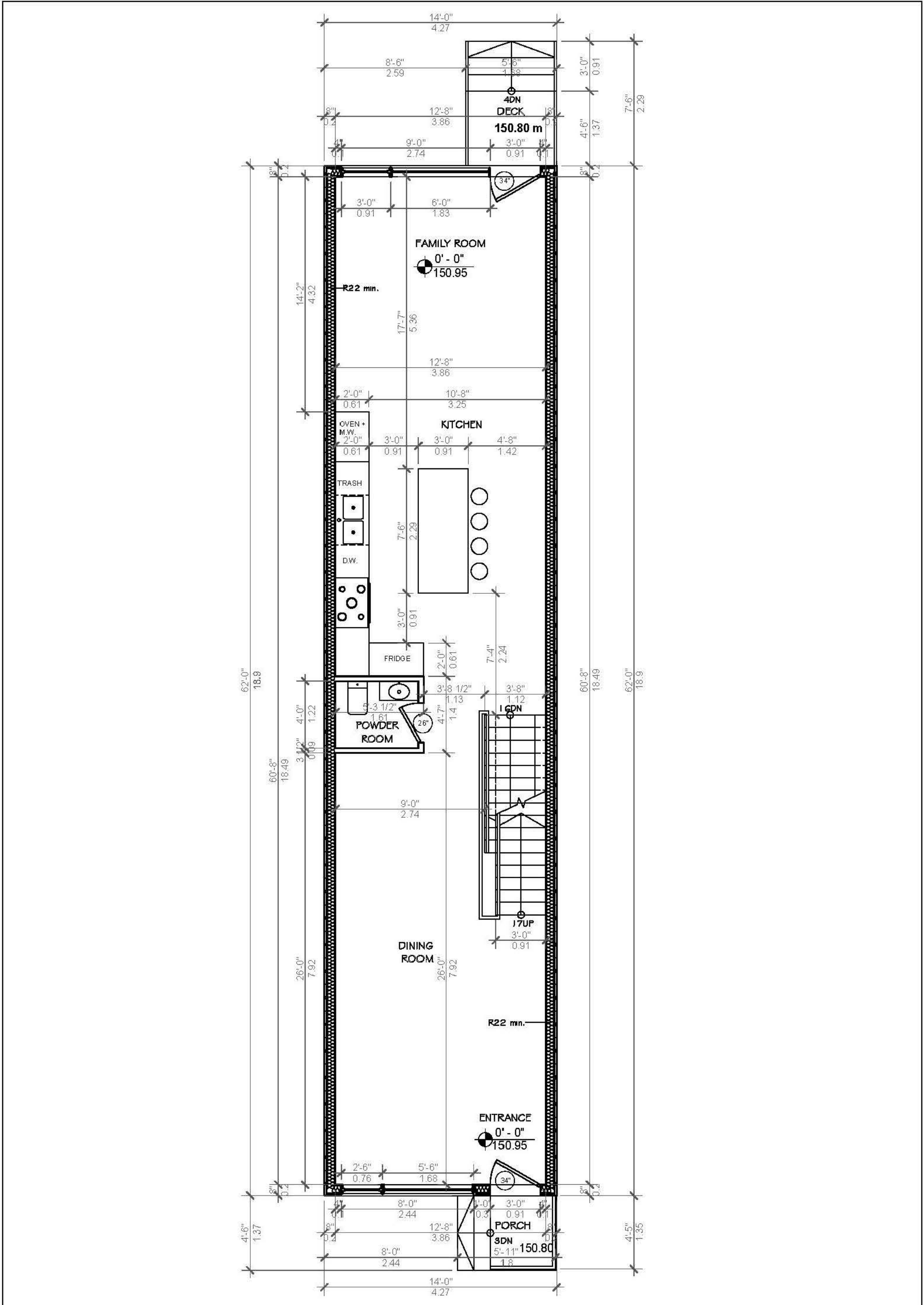
Revisions:

AUG 16, 2018- Issued for COA1
SEP 20, 2018-Issued for COA2
JUL 6, 2019-Issued for TLAB

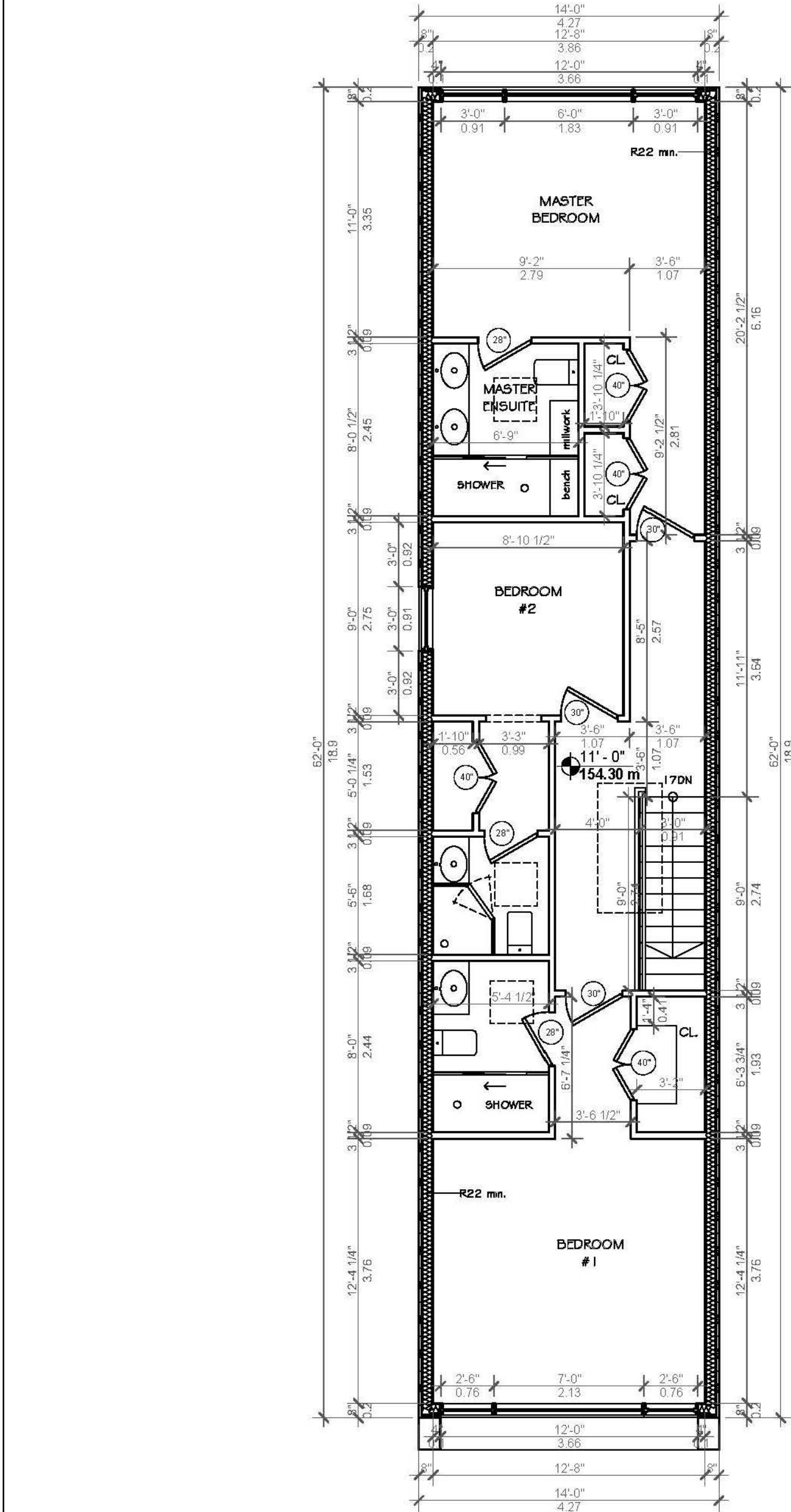
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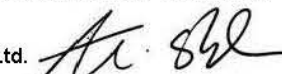
Ali Shakeri
BCIN #24574
F&A Associates Ltd.
BCIN #30998

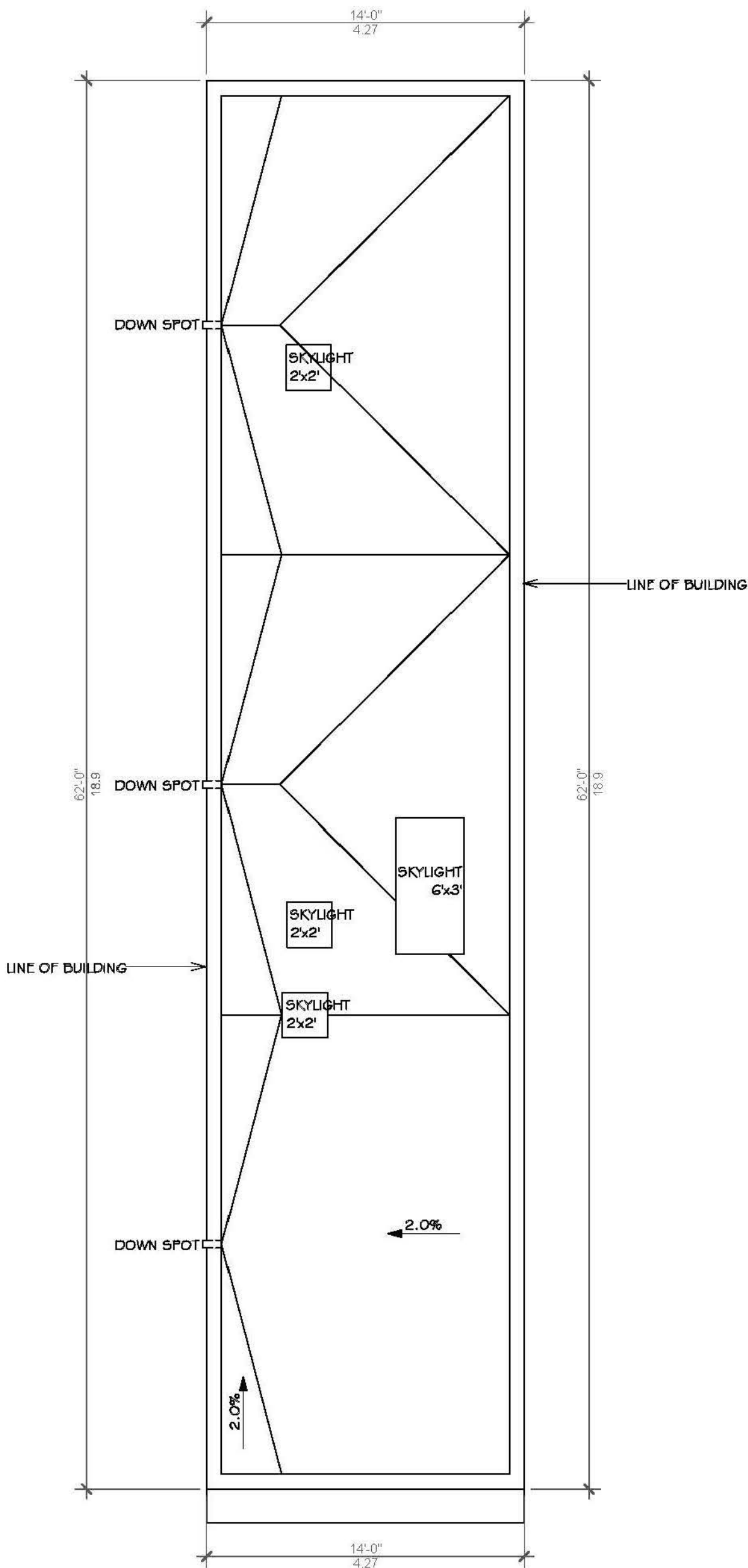
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	Drawing: 1st FLOOR PLAN	Scale: 3/16" = 1'-0"	
	Page: A 03	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER Ali Shakeri BCIN #24574 F&A Associates Ltd. BCIN #30998	



Designed By: Ali Shakeri T.416 8213960 F.416 2508900 ARCICA INC. 326 Sheppard Avenue East, Unit 200, Toronto, Ontario M2N 3B4	Project: 574 HILLSDALE AVENUE EAST		Revisions: AUG 16, 2018- Issued for COA1 SEP 20, 2018-Issued for COA2 JUL 6, 2019-Issued for TLAB	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED " ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	Drawing: 2nd FLOOR PLAN			
	Scale: 3/16" = 1'-0"	Page: A 04	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER Ali Shakeri BCIN #24574 F&A Associates Ltd. BCIN #30998 	



Designed By:

Ali Shakeri

T.416 8213960 F.416 2508900

ARCICA INC.

326 Sheppard Avenue East, Unit 200,
Toronto, Ontario M2N 3B4

Project:

574 HILLSDALE AVENUE EAST

Drawing:

ROOF PLAN

Scale:

3/16" = 1'-0"

Page:

A 05

Revisions:

**AUG. 16, 2018- Issued for COA1
SEP 20,2018-Issued for COA2
JUL 6,2019-Issued for TLAB**

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BCIN #24574
F&A Associates Ltd.
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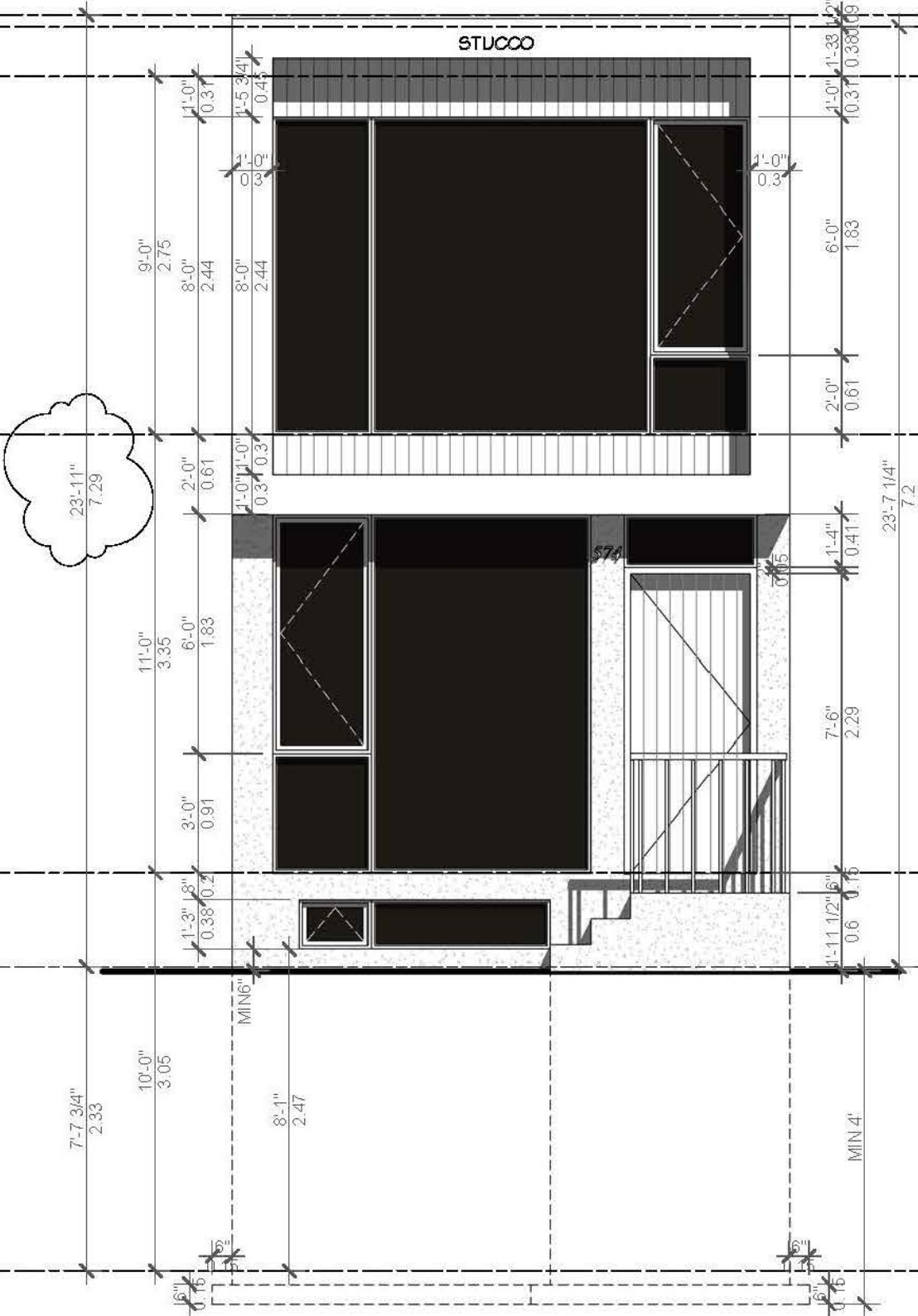
TOP OF PARAPET
21' - 6 1/2" 157.52 m
TOP OF ROOF
21' - 3" 157.43 m
2nd FLOOR CEILING
20' - 0" 157.05 m

FIN. 2nd FLOOR
11' - 0" 154.30 m

FIN. MAIN FLOOR
0' - 0" 150.95 m

E.G.
-2' - 4 1/2" 150.23 m

T/BASEMENT SLAB
-10' - 0" 147.90 m



Designed By:
Ali Shakeri
T.416 8213960 F.416 2508900
ARCICA INC.
326 Sheppard Avenue East, Unit 200,
Toronto, Ontario M2N 3B4

Project:
574 HILLSDALE AVENUE EAST
Drawing:
MAIN ELEVATION(SOUTH)

Scale:
1/4" = 1'-0"
Page:
A 06

Revisions:
AUG 16, 2018- Issued for COA1
SEP 20, 2018-Issued for COA2
MAY 22, 2019-Issued for TLAB
SEP 25, 2019-Issued for TLAB3
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BCIN #24574
F&A Associates Ltd.
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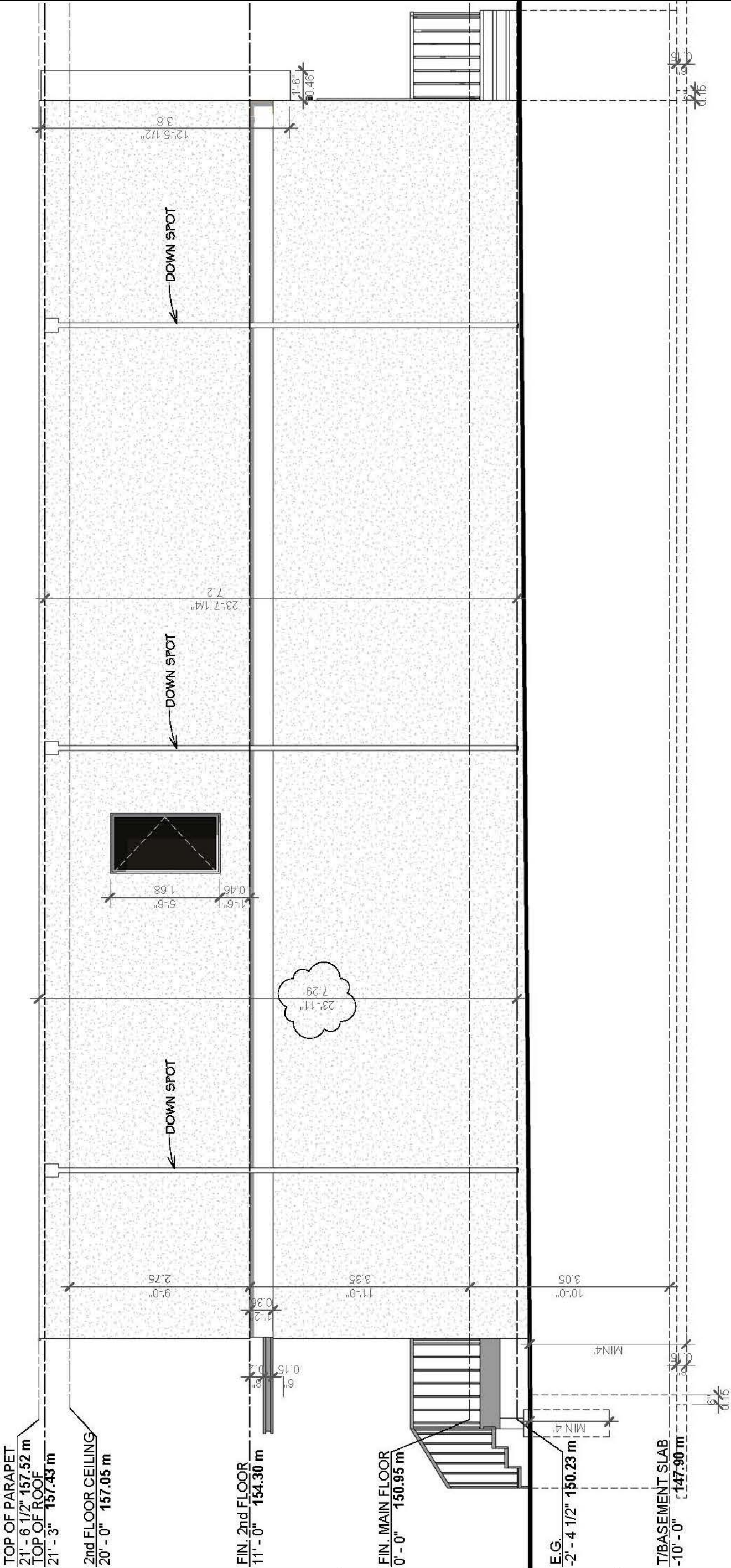
TOP OF PARAPET
21'- 6 1/2" 157.52 m
TOP OF ROOF
21'- 3" 157.43 m
2nd FLOOR CEILING
20'- 0" 157.05 m

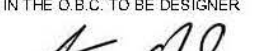
FIN. 2nd FLOOR
11'- 0" 154.30 m

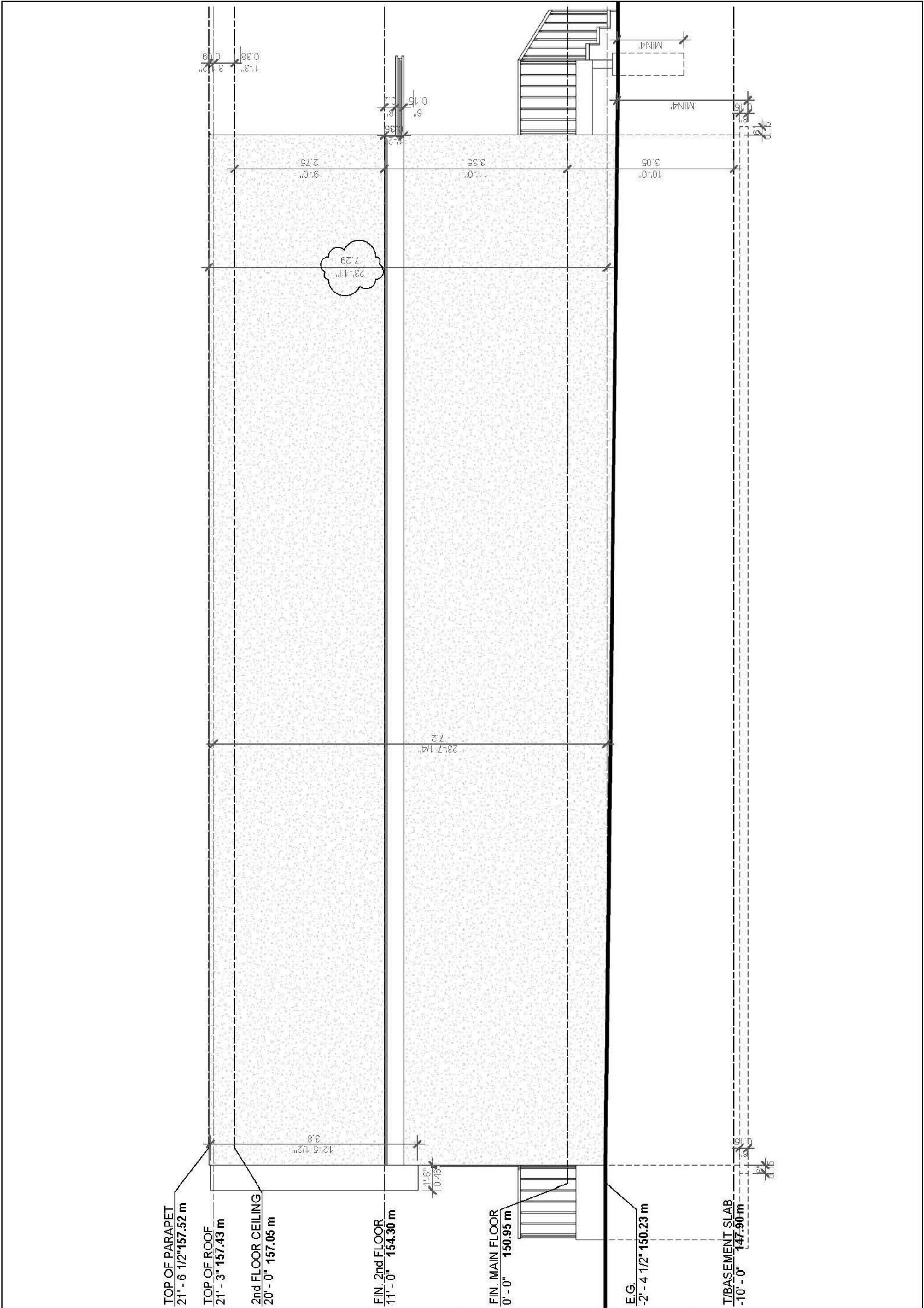
FIN. MAIN FLOOR
0'- 0" 150.95 m
E.G.
-2'- 4 1/2" 150.23 m

T/BASEMENT SLAB
-10'- 0" 147.90 m

Designed By: Ali Shakeri T.416 8213960 F.416 2508900 ARCICA INC. 326 Sheppard Avenue East, Unit 200, Toronto, Ontario M2N 3B4	Project: 574 HILLSDALE AVENUE EAST		Revisions: AUG 16, 2018- Issued for COA1 SEP 20,2018-Issued for COA2 MAY 22,2019-Issued for TLAB SEP 25,2019-Issued for TLAB3	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED " ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	Drawing: REAR ELEVATION(NORTH)			
	Scale: 1/4" = 1'-0"	Page: A 07		



Designed By: Ali Shakeri T.416 8213960 F.416 2508900 ARCICA INC. 326 Sheppard Avenue East, Unit 200, Toronto, Ontario M2N 3B4	Project: 574 HILLSDALE AVENUE EAST		Revisions: AUG 16, 2018- Issued for COA1 SEP 20, 2018-Issued for COA2 MAY 22, 2019-Issued for TLAB SEP 25, 2019-Issued for TLAB3	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	Drawing: SIDE ELEVAION(WEST)			
	Scale: 3/16" = 1'-0"	Page: A 08		
		THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER Ali Shakeri BCIN #24574 F&A Associates Ltd. BCIN #30998 		



Designed By:

Ali Shakeri

T.416 8213960 F.416 2508900

ARCICA INC.

326 Sheppard Avenue East, Unit 200,
Toronto, Ontario M2N 3B4

Project:
574 HILLSDALE AVENUE EAST

Drawing:
SIDE ELEVATION(EAST)

Scale:
3/16" = 1'-0"

Page:
A 09

Revisions:

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SEP 20,2018-Issued for COA2
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Ali Shakeri
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F&A Associates Ltd.
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