

# DECISION AND ORDER

**Decision Issue Date**      Friday, February 28, 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): GORDAN JAMES DOUGLAS SHEARN

Applicant: KHALMUR BUILDING PRODUCTIONS INC

Property Address/Description: 74 CHUDLEIGH AVE

Committee of Adjustment Case File: 19 198835 NNY 08 MV

**TLAB Case File Number: 19 236698 S45 08 TLAB**

**Hearing date:**      Thursday, February 06, 2020

**DECISION DELIVERED BY DINO LOMBARDI**

## APPEARANCES

Name	Role	Representative
Khalmur Building Production Inc.	Applicant	
Gordon Shearn	Appellant	Murray Fearn

## INTRODUCTION

This matter arises by way of an appeal from the North York District Panel of the City of Toronto (City) Committee of Adjustment (COA) decision refusing two of the five variances requested by the Owner, Gordan Shearn, related to 74 Chudleigh Avenue (subject property).

The subject property is located on the west side of Yonge Street, and south of Lawrence Avenue West in the well-established neighbourhood of Lawrence Park. It is designated Neighbourhoods in the City Official Plan (OP), and zoned RD (f12.0; d0.35) (x1411) under the new harmonized City-wide Zoning By-law No. 569-2013 (new By-law) and R1 under the former City of Toronto Zoning By-law No. 438-86 (former By-law).

The COA had before it an application described as:

“To construct a two storey rear and side additions, and a third floor addition to the existing dwelling. Also proposed is a rear deck, and a canopy over the front porch.”

In total, five (5) variances are sought, four to By-law 569-2013 and one to By-law 438-86 as follows:

- 1. Chapter 10.20.40.40.(1)A, By-law No. 569-2013** The permitted maximum floor space index is 0.35 times the area of the lot. The proposed floor space index is 0.70 times the area of the lot.
- 2. 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 space is located in a front yard.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013** The required minimum front yard setback is 8.72m. The proposed front yard setback is 8.32m.
- 4. Chapter 10.20.40.70.(3)C, By-law No. 569-2013.** The required minimum side yard setback is 1.2m. The proposed side yard setback is 0.57m to the west lot line.
- 5. Section 4.4, By-law No. 438-86** A parking space may not be located in a front yard or a side yard abutting a street. The proposed parking space is located in a front yard.

The Hearing of this matter occupied the morning. In attendance were the Appellant and primary Owner, Gordan Shearn, as well as the Applicant/designer, Murray Fearn, Khalmur Building Productions Inc.

Mr. Shearn provided the only oral evidence; neither the City nor any other interested party or participant was in attendance.

I advised that I had reviewed generally the pre-filed material and had conducted a site visit of the subject property and surrounding neighbourhood but that it is the evidence to be heard at the Hearing that is of importance.

A new TLAB appointee, Ms. A. Bassios, attended throughout and audited the Hearing but did not participate therein.

## **BACKGROUND**

The Applicant seeks, principally, to renovate the existing two-storey detached dwelling by adding a two storey rear and side addition to the existing dwelling in substantially the same built form configuration. A third floor is proposed and integrated as part of the roof structure set back from the front elevation. The result is a somewhat

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larger dwelling although the proposal maintains the original front façade of the existing dwelling but incorporates more modern building standards and amenities.

Prior to submitting plans to the Zoning Examiner for review, Mr. Shearn undertook seven months of dialogue with City planners, Zoning Department staff and residents to arrive at an application that addressed their concerns.

Mr. Shearn subsequently filed an application with the COA in August 2019. Upon circulation of the application, the Committee received comments from two Departments: Community Planning and Transportation Services.

Planning staff, in a Report dated September 17, 2019, recommended that the Committee refuse Variance #1 with respect to a request for a Floor Space Index (FSI) of 0.70 times the area of the lot, whereas the maximum permitted is 0.35 times the area of the lot.

They also requested refusal of Variance #4 which requested a reduced side yard setback to 0.57 m to the west lot line of the subject property, whereas the By-law requires a setback of 1.2 m.

In recommending refusal of those two variances, Planning staff stated that the maximum permitted FSI for the property is 0.35 and noted that floor space index provisions are intended, in part, to regulate the size of structures. Staff asserted that the proposed FSI variance should not be granted because in their opinion *“approvals by the Committee of Adjustment for nearby residential detached dwellings have generally not exceeded an FSI of 0.63 times the area of the lot.”* They noted that this is more in keeping with the neighbourhood character.

As to the requested variance to permit a west side yard setback of 0.57m, the author of the Report, Assistant Planner Shirin Yazdani, stated that staff had compared the proposed reduced setback for neighbouring residential properties as well as for properties in the surrounding neighbourhood and found that the proposed west side yard setback is *“not consistent with the prevailing physical character of the neighbourhood.”*

She concluded that in staff’s opinion, the proposed setback should be refused because it is not in line with approvals seen in the area which are *“more compatible with the pattern of development found on Chudleigh Avenue.”*

Transportation Services staff also provided comments to the COA in their memorandum dated September 12, 2019 noting that the proposed front yard driveway pad would not have an impact on the overall function of the site and would be *“consistent with the neighbourhood conditions.”* They stated no objection to the application subject to the applicant obtaining a front yard parking (FYP) permit.

The COA heard the application at its meeting on September 26, 2019 and approved Variances 2, 3 and 5 while refusing Variances 1 and 4. The Owners subsequently appealed the Committee’s decision to the Toronto Local Appeal Body (TLAB), and a Hearing was scheduled for February 6, 2020.

## **MATTERS IN ISSUE**

The only issue in the appeal was whether the five variances sought, individually and collectively met the policy considerations and the four statutory tests, below recited.

## **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**

In his Notice of Appeal, Mr. Shearn appealed the COA's decision to refuse Variances #1 and #4.

Notwithstanding the appeal submitted, I advised Mr. Shearn that although the Applicant appealed the Committee of Adjustment's decision refusing two of the five variances sought, s. 45(18) of the *Planning Act*, under which the appeal comes to the Tribunal, requires that the TLAB conduct a Hearing *de novo*, meaning the entire application must be considered anew and the TLAB is not merely reviewing those aspects of the COA's decision that the Appellant objects to.

The burden is on the Applicant to prove its case, in its entirety, and to satisfy the TLAB that its application satisfies the four tests mandated by s. 45(1) of the *Act*, even where the COA has previously authorized a subset of the requested variances.

As there were no other parties or participants in attendance, the Appellant, Mr. Shearn, was sworn and proceeded to provide evidence in support of the appeal. His testimony was thorough, extremely well organized and supported by numerous, well researched and extensive exhibits which were entered and referenced.

These included a series of professionally prepared, coloured architectural renderings of the proposed dwelling, showing both the current design (Exhibit 2) and a previous iteration (Exhibit 3), a streetscape collogue of the north side of Chudleigh Avenue, a chart of COA variance approvals for FSI/side yard setbacks, and Neighbourhood Setback Conditions (Exhibit 7).

He provided some context as to the genesis of the subject proposal noting that he purchased the subject property, with his partner, in August 2018 and immediately set to work on plans to renovate the existing home. He expressed his considerable familiarity with the property, the street and the neighbourhood generally given that he had been raised in the area and had now returned as a property owner.

Mr. Shearn was adamant in expressing that he never considered 'tearing down' the home but rather had always intended to add to the existing structure in a way that would maintain the massing and physical character of the dwelling within the context of Chudleigh Avenue and "that would be sympathetic to the neighbourhood."

He stated that the architectural design for the dwelling was initiated in January 2019 and he spent the next 7 to 9 months dialoguing with City staff and residents receiving input in order to improve the initial proposal.

He specifically noted his outreach to the residents in the neighbourhood, who he characterized as well organized and who he stated had opposed other previous applications in the area that they considered not in keeping with the character of this neighbourhood. The Appellant indicated that he had personally sent letters to 29 neighbouring residents requesting comments on his proposal and organized 6 neighbourhood meetings in total in order to discuss these concerns.

In doing so, he stated he received numerous letters of support which were contained in the COA file and I can confirm were also pre-filed with the Application. Importantly, he noted engaging the local Ratepayers Association in these discussions and confirmed receiving their support as well, asserting that as a result of this community engagement no one attended the COA in opposition to the proposal.

## **The Proposal**

The Appellant reviewed the site plan drawings in some detail, outlining the illustrating the proposed dwelling renovations and additions.

The subject property is somewhat unusual in that it has a narrow and unusable private driveway that abuts the west property line. According to Mr. Shearn, it is one of only five such private driveways that exist on the street. The property is impacted by two easements: one, a mutual easement along the east property line, and the other a right-of-way along the west property line in favour, only, of the subject property.

The latter is a 22.9 m long right-of-way that is not sufficiently wide enough to allow car access to the rear of the property.

Referencing the coloured renderings of the proposal (Exhibit 2), Mr. Shearn reiterated that the proposal is not a 'tear down' and highlighted that the existing 'yellow

bricked' front façade of the original dwelling will be retained and incorporated as the front portion of the new dwelling.

The two-storey additions, one at the rear and the other along a portion west side of the dwelling, are added to increase the interior living space for the owners.

A third storey, setback from the front of the dwelling, is incorporated into the roofline with larger dormers on the east and west elevations, and smaller, peaked dormers on the north and south rooflines.

The east-west facing dormers are proposed to be stepped back into the roof in response to concerns raised by abutting neighbours regarding air circulation and sunlight, as well as to reduce the overall massing of the dwelling. The north-south dormers are designed in the same architectural style as found in the neighbourhood to reflect reoccurring, common architectural elements.

Mr. Shearn asserted that the front elevation of the proposed dwelling is architecturally designed, intentionally, to maintain and match homes on Chudleigh and others in the neighbourhood with respect to roof styling, dormers, and building material selection.

The building depth and rear setback matches the abutting homes at 72 and 78 Chudleigh and the proposed building height and roof slope is lower and less pitched than that of surrounding homes at 72, 78, and 88 Chudleigh Avenue (Exhibit 5). He highlighted the home at 88 Chudleigh Avenue (Exhibit 5, Photo 21), which has a mansard roof structure and massing that he opined does not fit the character of the neighbourhood, as illustrative of the type of architectural design he purposely wanted to avoid replicating.

He explained that as a result of the interior floor plan of the dwelling, the proposed two-storey west addition includes a 6.76 m long 'bump out' that necessitates the variance (Variance #4) for west side yard setback to 0.57m). He noted, however, that this reduced setback is required for less than half the length of the west elevation (44% of the total building length).

Furthermore, he asserted that the west addition is setback 1.69 m from the west side lot line at the front of the dwelling thereby maintaining the original width of the home and the side yard setback, and the side yard setback of the rear section of that wall is 0.94m.

Turning to the relevant policies in the Official Plan, he highlighted his awareness of the special attention which the OP hold for its 'Neighbourhoods'; and he acknowledged that change is to be sensitive and gradual, just as these neighbourhoods have been developed and been built up in the past.

On this point, I queried Mr. Shearn as to whether he had identified a general Study Area by which he sought to assess a norm or descriptor of neighbourhood character. I noted that the OP encourages and even refines this recognition through a policy obligation that directs new development to 'respect and reinforce the existing physical character of building, streetscapes and open space pattern.'

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In response, he asserted that his study area is Chudleigh Avenue itself, given that the character of the houses on this street are very similar in size, massing and architecture, and sit on relatively similar sized lots. In his opinion, area character changes, somewhat, if one travels one street south, to Cheritan, or one street north, to Chatworth. On the latter street, he submitted that in fact both the houses, and the lots upon which they sit are larger lots and have predominantly private driveways.

Furthermore, he opined that Chudleigh Avenue, in its entirety, should be the considered the study area for the matter at hand, noting that the residents on this street have been the most diligent and vocal in opposing what he termed new 'tear-down' developments that, ultimately, do not maintain the character of the neighbourhood.

He, then, addressed the requested variances, individually. With respect to Variance #1, Floor Space Index (FSI), he opined that although this is an important metric it is not always indicative of what is appropriate massing and what is reflective of the existing physical character of the neighbourhood. He highlighted some examples in his photo book (Exhibit 5) of houses on Chudleigh (#74 and #88) that meet the FSI standard but in his opinion do not maintain the street's physical character.

He referred to his COA Decisions Chart (Exhibit 6), which includes 20 decisions for properties in the immediate area and highlighted recent FSI approvals that were similar to or greater than that being requested. He specifically identifying 72 Chudleigh (immediately abutting the subject property to the east) which in 2015 received approval for an FSI of 0.70, the same standard as that being proposed.

In reviewing this chart, he asserted that the Committee had approved variances for an increase in FSI ranging from 0.46 to 0.864 times the area of the lot; the majority (17) of the approvals being on Chudleigh Avenue. Of the 20 decisions identified, 4 resulted in an FSI greater than 0.70, and 13 allowed an FSI between 0.60 and 0.70x.

With respect to Variance 3, the proposed west side yard setback of 0.57 m, he noted that recent COA decisions (Exhibit 6) have approved side yard setbacks less than that being sought by the Appellant. These approvals include side yard setbacks of less than 0.50 m including a west side yard setback of 0.14 m at 27 Chudleigh.

To further support his proposition that the proposed variance for the west side yard setback is reflective of the existing conditions found on the subject street, the Appellant undertook his own analysis, highlighted in data in his neighbourhood Setback Conditions document (Exhibit 7). He personally undertook (with consent) to measure the existing side yard setbacks for number of properties (#'s 53 to 76) on Chudleigh and concluded the prevailing setback distance at those properties were similar to, or greater than the setback being proposed.

He, then, addressed the remaining variances. With respect Variances #2 and #5 which requests a parking space in the front yard, Mr. Shearn reiterated that the neighbourhood is characterized by tight urban side yard setback conditions. The subject property has an existing private driveway that at its narrowest is only 2.13 m in width. This, he asserted, prevents vehicle access to the rear where a detached garage could theoretically be located.

As a result, the Appellant is proposing front yard parking which he noted would be wholly contained on the lot within a 2.60 m wide and 5.60 m long parking pad constructed of permeable pavers. He asserted that front yard parking is an established and common condition found on Chudleigh and in the surrounding neighbourhood and one that has continued to exist as a result of recent COA decisions. Additionally, he noted that Transportation Services staff, in their comments to the COA regarding the subject proposal, did not oppose the proposed front yard parking finding noting, in fact, it would be *“consistent with the neighbourhood condition.”*

As to Variance #3, the Appellant was unclear as to why this variance had been identified although he suggested that it might be a technical variance to recognize an existing front porch condition. The front porch, which extends out from the front wall of the existing dwelling, is being covered by a roof structure as part of the renovations to the dwelling; however, he confirmed it will remain in its current location.

Finally, Mr. Shearn took the opportunity to address comments in the Planning staff Report that he characterized as ‘misleading’ and ‘contradictory’. He asserted that comments in that Report did not reflect discussions that occurred prior to the COA hearing in which Planning staff requested a west side yard setback of 0.9 m which they indicated they could endorse (Exhibit 8).

The Appellant submits that incorporating a 0.9m setback for the entire length of the west wall of the structure would actually increase the width of the dwelling, including the roof, thereby further increasing the massing and scale of the dwelling. He asserts that this would result in a dwelling that would not be consistent with what he considers the established character of the street.

With respect to Planning staff’s comment on page 2 of their Report, that *“Approvals by the Committee of Adjustment for nearby residential detached dwellings have generally not exceeded an FSI of 0.63 times the area of the lot...and that Staff are of the opinion that the proposed FSI should be refused to be more in keeping with the character of the neighbourhood,”* the Appellant asserts his evidence suggests otherwise.

The Appellant posits that the FSI calculation is but one aspect that contributes to the massing of a dwelling. However, he asserts that it does not necessarily translate into producing a dwelling that fits the neighbourhood character. In arguing this point, he submitted that his analysis suggests that the FSI could be reduced as recommended by Planning staff but, in his opinion, that would result *“in a worse outcome for the neighbourhood.”*

Also, he asserted that that Planning staff’s contention, above recited, that COA approvals have ‘generally not exceeded an FSI of 0.63’ is inaccurate. He suggested that the calculations used were never quantified and he believes they represent an overall average of COA decisions that include various types of residential application including approvals from a much broader neighbourhood catchment area that is not reflective of Chudleigh Avenue.



In concluding his evidence, Mr. Shearn asserted that the requested variances will result in a development that has not only been intentionally designed to be consistent with and fit the street but that also respects and reinforces the existing physical character of the neighbourhood. This, he suggested, is underpinned by the support that his proposal has garnered from the community.

He concluded that the requested variances meet the four tests and therefore should be approved.

## **ANALYSIS, FINDINGS, REASONS**

I thank Mr. Shearn for his rather thoughtful and passionate testimony and his extremely detailed, effective and cogent evidence. His knowledge of, and concern for maintaining the established character of Chudleigh Avenue is admirable and heart-felt and is reflected in the proposal before the TLAB that I can see has garnered such considerable support from many of his neighbours.

Although he did not present himself, or file support documentation to be acknowledged as such, his knowledge of the neighbourhood and the historical evolution of Chudleigh Avenue leads me to consider Mr. Shearn as somewhat of a 'locally knowledgeable' expert, a general classification that the TLAB has become more sympathetic to since its inception in 2017. The TLAB has allowed such participation in hearings over time.

The TLAB considers such 'experts' as residents who by dedication and experience are alert to local issues, relevant considerations and who may prove aptly suited to express opinions on criteria and merit. That is the prerogative of an individual who is expected to have complied with the Ruler and the law of evidence.

The TLAB has developed a practice of providing some leniency to the application of its Rules in the interest not just of hearing from engaged citizenry, but also to gather before it all relevant considerations in the decision-making process. I find that a person like Mr. Shearn, who has practical and factual experience in having lived in this neighbourhood, specifically on Chudleigh Avenue, and has given much thought to the design of the subject proposal and maintaining the character of this street, surely has information to assist me.

On this basis, and after considering his *viva voce* testimony, I find that I agree with the application and assessment of the tests relevant to the variances, collectively and individually. I find, as Mr. Shearn asserted in his uncontroverted and credible evidence, that the variances pass the mandatory policy and statutory tests above enumerated, for the reasons expressed by the Appellant, both in oral evidence and his associated supporting documentation.

In this circumstance, I am content on the evidence that the applicable tests have been addressed on each variance requested, and satisfactorily met. I agree in this instance that the increase in FSI is not coupled with any other variances affecting built form, dwelling length and depth, or height, and that by maintaining the original width of

the existing dwelling and the width of the roof structure at the front of the home, the Applicant will maintain and reinforce the physical character of the street.

I am also confident that the lot can accommodate the additional space and that its incorporation as part of the existing dwelling will result in an intensification of the subject property in a manner consistent with provincial and local policy support.

I find that the subject property is appropriate for the size of the dwelling contemplated and that the variances requested are modest, reasonable, minor and desirable.

## **DECISION AND ORDER**

The appeal from the decision of the Committee of Adjustment is allowed, in part. The following variances set out in **Attachment A**, below, are approved subject to the condition(s) set out in **Attachment B** and the site plan and drawings set out in **Attachment C**.

### **Attachment A**

#### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW**

- 1. Chapter 10.20.40.40.(1)A, By-law No. 569-2013.** The permitted maximum floor space index is 0.35 times the area of the lot. The proposed floor space index is 0.70 times the area of the lot.
- 2. 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 space is located in a front yard.
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013.** The required minimum front yard setback is 8.72m. The proposed front yard setback is 8.32m.
- 4. Chapter 10.20.40.70.(3)C, By-law No. 569-2013.** The required minimum side yard setback is 1.2m. The proposed side yard setback is 0.57m to the west lot line.
- 5. Section 4.4, By-law No. 438-86.** A parking space may not be located in a front yard or a side yard abutting a street. The proposed parking space is located in a front yard.

### **Attachment B**

#### **CONDITIONS OF VARIANCE APPROVAL**

This decision is subject to the following condition(s):

- 1) The proposed development shall be constructed substantially in accordance with the Plans prepared by Khalmur Building Productions Inc., dated July 24, 2019,

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including Drawings A1 (Site Plan), A6 (South Elevation), A7 (North Elevation), A8 (East Elevation), and A9 (West Elevation), attached to this decision as Attachment C. Any other variances that may appear on these plans that are not listed in this decision are NOT authorized.

- 2) That the Owner seek from the City a front yard parking (FYP) permit pursuant to Chapter 918 of the Toronto Municipal Code.

If difficulties arise regarding this Decision and Order, the TLAB may be spoken to.

X 

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Dino Lombardi  
Panel Chair, Toronto Local Appeal Body

ZONING		LOT NO: PART OF		PLAN NO:		LOT AREA (334.45)M2		LOT FRONTAGE		LOT DEPTH		GENERAL NOTES	
RD (#12.0; d0.35) (x1411)		LOTS 55 & 56		605-E		3600.00 S.F.		30'-0" (9.14)		120'-0" (36.58)		COVERAGE	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED				
LOT COVERAGE	725.71 S.F. (67.42)M2	616.06 S.F. (57.23)M2	1341.77 S.F. (124.65)M2	37.3	-----		FRONT YARD	27'-3 3/4" (8.32)	27'-3 3/4" (8.32)				
GROSS FLOOR AREA	1432.38 S.F. (133.07)M2	1097.66 S.F. (101.98)M2	2530.04 S.F. (235.05)M2	70.3	1260.00 S.F. (117.06)M2	35.0	REAR YARD	58'-0 3/4" (17.71)	38'-6 3/4" (11.77)				
LANDSCAPING	SEE SPECIFICATIONS IN GENERAL NOTES												
NO. OF STORIES HEIGHT	2 STOREY 26'-4" (8.03) 19'-10" (6.04)	3RD & 3 STOREY 32'-2" (9.81) 28'-9" (8.76)	3 STOREY 32'-2" (9.81) 28'-9" (8.76)		NOT LIMITED 32'-9" (10.0) PEAK 24'-7" (7.50) EAVES		INTERIOR SIDE (east)	2'-4 1/2" (0.72)	2'-4 1/2" (0.72)				
WIDTH	22'-1" (6.73)	3'-8" (1.12)	25'-9" (7.85)		-----		INTERIOR SIDE (west)	5'-6 1/2" (1.69)	1'-10 1/2" (0.57)				
LENGTH (10.55)	34'-7 1/2" (10.55)	19'-6" (5.94)	54'-1 1/2" (16.49)		55'-9" (17.00)		EXTERIOR SIDE	-----	-----				
DEPTH (10.15)	33'-3 3/4" (10.15)	19'-6" (5.94)	52'-9 3/4" (16.09)		62'-4" (19.00)								
PARKING	1 CAR PARKING	-----	-----		1 CAR BEHIND MAIN FRONT WALL								

**GENERAL NOTES**

COVERAGE  
ADDITION  
HOUSE 557.83 SF. (51.82)M2  
COVERED PORCH 58.23 SF. (5.41)M2  
TOTAL 616.06 SF. (57.23)M2

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GROSS FLOOR AREA  
EXISTING  
GROUND FLOOR 725.71 SF. (67.42)M2  
SECOND FLOOR 706.67 SF. (65.65)M2  
TOTAL 1432.38 SF. (133.07)M2

ADDITION  
GROUND FLOOR 548.83 SF. (50.99)M2  
SECOND FLOOR 548.83 SF. (50.99)M2  
TOTAL 1097.66 SF. (101.98)M2

THIRD FLOOR / ATTIC SPACE  
NOT INCLUDED IN G.F.A.  
SEE PAGES 1.4 & 2.0  
FOR CALCULATIONS

**FRONT YARD LANDSCAPING**  
LOT FRONTAGE 30'-0"  
FRONT YARD AREA 879.08 S.F. (81.67)M2  
MIN. FRONT YARD LANDSCAPING  
879.08 S.F. x 50% = 439.54 S.F. (40.86)M2  
LANDSCAPED OPEN SPACE PROVIDED  
FRONT YARD AREA 879.08 S.F. (81.67)M2  
DRIVEWAY - 255.32 S.F. (23.72)M2  
TOTAL (57.95)M2 623.76 S.F. = 71.0%

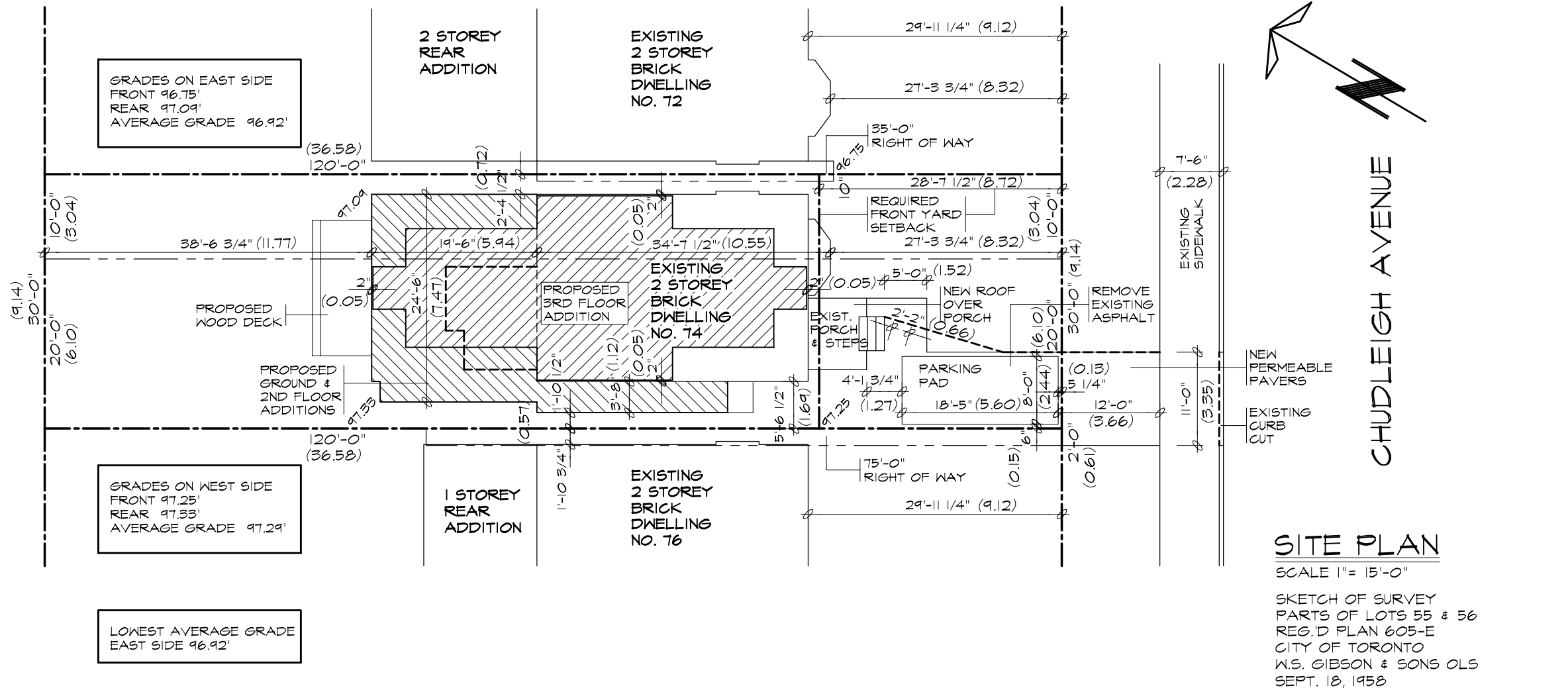
**MIN. SOFT LANDSCAPING**  
623.76 S.F. x 75% = 467.82 S.F. (43.46)M2  
PORCH & STEPS 66.55 S.F. (6.18)M2  
WALKWAY 36.82 S.F. (3.42)M2  
TOTAL 103.37 S.F. (9.60)M2

**SOFT LANDSCAPING PROVIDED**  
FRONT YARD AREA 623.76 S.F. (57.95)M2  
PORCH & STEPS - 103.37 S.F. (9.60)M2  
TOTAL (48.35)M2 520.39 S.F. = 83.4%

**REAR YARD SOFT LANDSCAPING**  
LOT FRONTAGE = 30'-0"  
MIN. SOFT LANDSCAPING IS 50%  
REAR YARD AREA 1156.88 S.F. (107.48)M2  
MIN. SOFT LANDSCAPING  
1156.88 S.F. x 50% = 578.44 S.F. (53.74)M2

**SOFT LANDSCAPING PROVIDED**  
REAR YARD AREA 1156.88 S.F. (107.48)M2  
DECK & STEPS - 112.00 S.F. (10.41)M2  
TOTAL (97.07)M2 1044.88 S.F. = 90.3%

**REQ'D. FRONT YARD SETBACK**  
72 CHUDLEIGH AVENUE 27'-3 3/4" (8.32)  
76 CHUDLEIGH AVENUE 29'-11 1/4" (9.12)  
TOTAL 57'-3" (17.44)  
57'-3" / 2 = 28'-7 1/2" (8.72)



**SITE PLAN**  
SCALE 1" = 15'-0"

SKETCH OF SURVEY  
PARTS OF LOTS 55 & 56  
REG'D PLAN 605-E  
CITY OF TORONTO  
W.S. GIBSON & SONS OLS  
SEPT. 18, 1958

**LIST OF DRAWINGS**

- A1 SITE PLAN
- A2 BASEMENT PLAN
- A3 GROUND FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 NORTH ELEVATION
- A7 SOUTH ELEVATION
- A8 EAST ELEVATION
- A9 WEST ELEVATION
- A10 SECTION 'A-A'
- A11 SECTION 'B-B'
- 1.4 THIRD FLOOR PLAN
- 2.0 THIRD FLOOR PLAN

**SHEET TITLE**  
SITE PLAN

**CLIENT**  
Residence For:  
74 Chudleigh Avenue  
Toronto, Ontario

**PROJECT**  
PROPOSED  
ADDITIONS &  
INTERIOR ALTERATIONS

**GORDON GROUP**  
605-100 GLOUCESTER ST.  
TORONTO, ONTARIO  
M4Y 1M1 TEL. (416) 960-8812

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

**KHALMUR BUILDING PRODUCTIONS INC.**  
FIRM BCIN: 28462

MURRAY FEARY BCIN: 22693

<b>SCALE</b> AS SHOWN	<b>PLOT DATE</b> JULY 24, 2019
<b>PROJ. NO.</b> K16-18	<b>DWG. NO.</b> A1 of 11



**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

**SHEET TITLE**  
ELEVATIONS

**CLIENT**  
Residence For:  
74 Chudleigh Avenue  
Toronto, Ontario

**PROJECT**  
PROPOSED  
ADDITIONS &  
INTERIOR ALTERATIONS

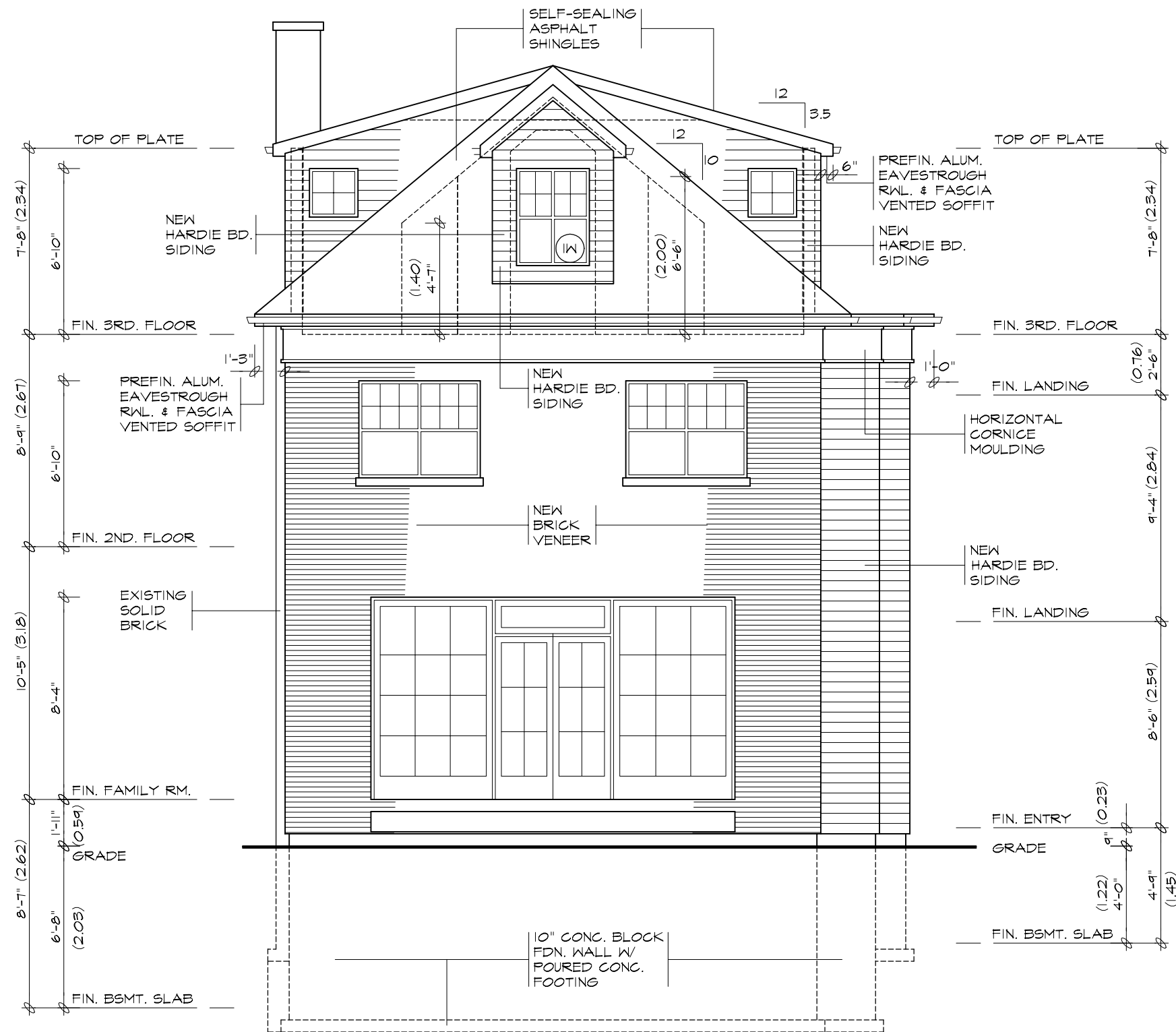
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605-100 GLOUCESTER ST.  
TORONTO, ONTARIO  
M4Y 1M1 TEL. (416) 960-8812

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**KHALMUR BUILDING PRODUCTIONS INC.**  
FIRM BCIN: 28462

MURRAY FEARN BCIN: 22693

**SCALE**  
3/16" = 1'-0"  
**PROJ. NO.**  
K16-18

**PLOT DATE**  
JULY 24, 2019  
**DWG. NO.**  
A6 of 11



**NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

**SHEET TITLE**  
ELEVATIONS

**CLIENT**  
Residence For:  
74 Chudleigh Avenue  
Toronto, Ontario

**PROJECT**  
PROPOSED  
ADDITIONS &  
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TORONTO, ONTARIO  
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**KHALMUR BUILDING PRODUCTIONS INC.**  
FIRM BCIN: 28462

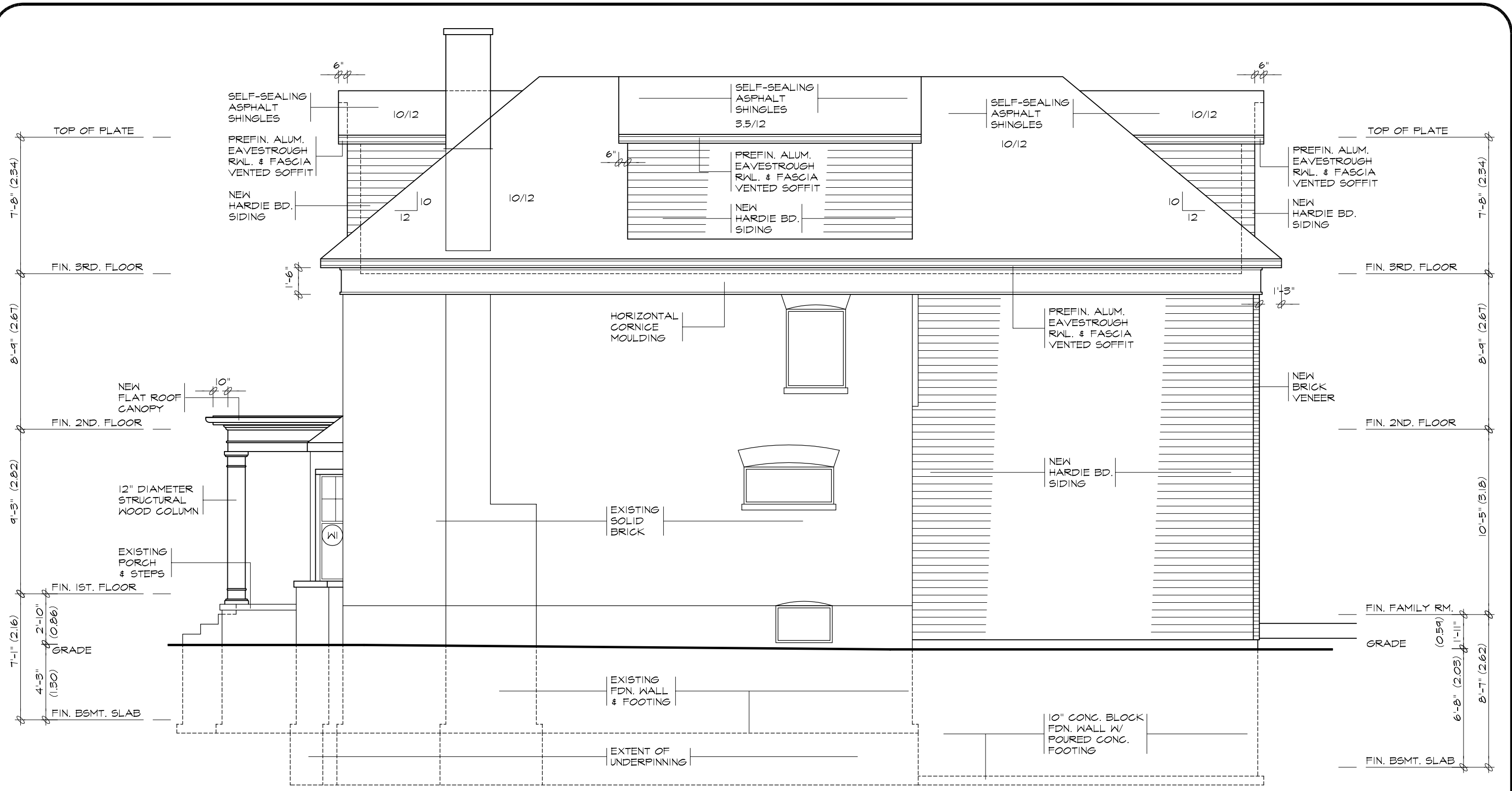
MURRAY FEARN BCIN: 22693

**SCALE**  
3/16" = 1'-0"

**PLOT DATE**  
JULY 24, 2019

**PROJ. NO.**  
K16-18

**DWG. NO.**  
A7 of 11



**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

**SHEET TITLE**  
ELEVATIONS

**CLIENT**  
Residence For:  
74 Chudleigh Avenue  
Toronto, Ontario

**PROJECT**  
PROPOSED  
ADDITIONS &  
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FIRM BCIN: 28462

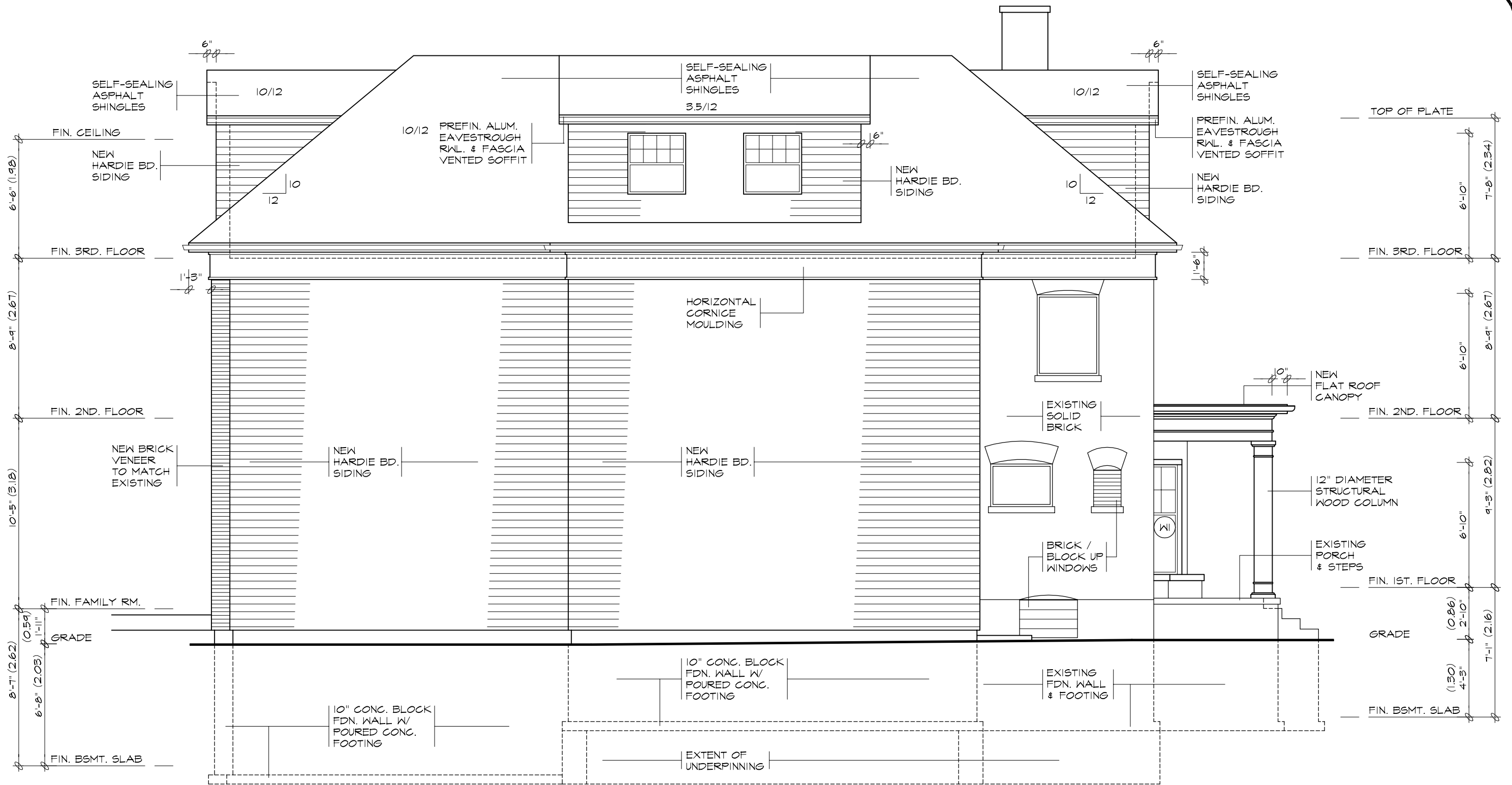
MURRAY FEARN BCIN: 22693

**SCALE**  
3/16" = 1'-0"

**PLOT DATE**  
JULY 24, 2019

**PROJ. NO.**  
K16-18

**DWG. NO.**  
A8 of 11



**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

**SHEET TITLE**  
ELEVATIONS

**CLIENT**  
Residence For:  
74 Chudleigh Avenue  
Toronto, Ontario

**PROJECT**  
PROPOSED  
ADDITIONS &  
INTERIOR ALTERATIONS

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**KHALMUR BUILDING**  
PRODUCTIONS INC.  
FIRM BCIN: 28462

MURRAY FEARN BCIN: 22693

**SCALE**  
3/16" = 1'-0"  
**PROJ. NO.**  
K16-18

**PLOT DATE**  
JULY 24, 2019  
**DWG. NO.**  
A9 of 11