

Toronto Local Appeal Body

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DECISION AND ORDER

Decision Issue Date Friday, May 01, 2020

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

Appellant(s): 2624195 ONTARIO INC

Applicant: CONTEMPO STUDIO

Property Address/Description: 252 MONARCH PARK AVE

Committee of Adjustment Case File: 19 113587 STE 14 CO, 19 113588 STE 14 MV, 19

113589 STE 14 MV

TLAB Case File Number: 19 215535 S53 14 TLAB, 19 215537 S45 14 TLAB, 19 215538

S45 14 TLAB

Hearing date: Monday, January 13, 2020

DECISION DELIVERED BY SEAN KARMALI

APPEARANCES

Name Role Representative

Contempo Studio Applicant

2624195 Ontario Inc. Appellant/Owner Amber Stewart

Franco Romano Expert Witness

INTRODUCTION

[1] This matter is in respect of the appeal brought by the Owner from the decision of the Toronto and East York Panel of the City of Toronto (City) Committee of Adjustment (COA) refusing the request for severance and associated variances for 252 Monarch Park Avenue (subject property).

- [2] The Applicant proposed to remove the existing two-storey single detached dwelling and replace it with two new three-storey detached dwellings each with an integral garage and finished basement on the divided lot. This would have the effect of intensifying the use of the lot by the addition of two residential buildings.
- [3] The subject property is located in the fifth block north of the major arterial road of Danforth Avenue. It is situated on the west side of Monarch Park Avenue, and bounded by the local roads of Springdale Boulevard to the north, Milverton Boulevard to the south, and Linnsmore Crescent to the west. Beyond that, it is bounded by the minor arterial roads of Mortimer Avenue to the north, Greenwood Avenue to the west, and Coxwell Avenue to the east in the former Borough of East York.
- [4] The survey of the lot was completed on March 7, 2018 by Mr. Jacek Walczak. The property was acquired on April 30, 2018, and its registered owner is 2624195 Ontario Incorporated.
- [5] The property is designated *Neighbourhoods* in the Official Plan, which requires that new development respect and reinforce the general physical pattern in the residential neighbourhood of the subject property. Prevailing size, configuration of lots, massing, scale and density are some of the criteria against which new development will be assessed.
- [6] A zoning by-law implements the objectives and policies of the Official Plan, and provides a legal mechanism to manage land use and future development. In this respect, the property is subject to the City-wide Zoning By-law No. 569-2013 as well as the East York Zoning By-law No. 6752. Under By-law No. 569-2013, the property is labelled with the following zoning: RS (f10.5; a325; d0.75) (x312). The maximum height for a house in this residential zone is 8.5 metres. Less important, but not unimportant, the zone label changes immediately south of the subject property to R (d0.6)(x322) with a maximum height of 10 metres for a house in that residential zone.
- [7] There were no parties adverse in interest at the hearing. No department at the City opposed the applications.
- [8] I informed those who attended the hearing, as recited above, that I visited the subject property and walked surrounding neighbourhood, and familiarized myself with the online application filings.

BACKGROUND

- [9] The Owner originally submitted applications to the COA regarding the subject property in early 2019. For each lot, the conveyed lot (Part 1) and the retained lot (Part 2), the zoning examiner identified nine by-law requirements to be met under the City-wide By-Law No. 569-2013, and two by-law requirements to be met under East York Zoning By-Law No. 6752.
- [10] A zoning notice for each part was issued on January 22, 2019 listing by-law requirements to be met for lot coverage, building height, height of all front and rear exterior walls, building length, floor space index (fsi), number of platforms at or above the second-storey, side yard setback on the north and south sides, front-yard landscaping among the important requirements.
- [11] In early June 2019, email correspondence revealed that the City's Community Planning division expressed concerns with the applications.
- [12] On June 06, 2019, a revised zoning notice was issued for each part. The building length requirement was removed. The proposed value for lot coverage was reduced from 44.55 percent (85.33 m² of 191.52 m²) to 42.8 percent (81.98 m² 191.52 m²). The proposed value for building height was reduced from 9.5 metres to 9.28 metres. The proposed value for the front and rear exterior main walls was reduced from 9.5 metres to 8.97 metres. The proposed value for fsi was reduced from 1.1 times the lot area (210.96 m²) to 1.07 times the lot area (204.26 m²).
- [13] After the Applicant provided revisions, some additional renderings, Community Planning was satisfied, and its interests were allayed.
- [14] Public hearing notices, listing the by-law requirements in the revised zoning notices, were mailed out on July 31, 2019 with a COA meeting date and time of August 14, 2019. There were nine variance requests under the City-wide By-Law No. 569-2013, and two variance requests under East York Zoning By-Law No. 6752 for the conveyed lot (Part I) and the retained lot (Part 2).
- [15] On August 7, 2019 the owner-resident at 91 Springdale Boulevard, the property to the northwest, expressed concerns in writing about privacy and safety during construction, among other concerns.
- [16] On August 14, 2019, the COA refused the consent and variance applications.¹

¹ The notice of variance decision for the retained lot appears to have incorrectly recited the variance requests at issue.



Figure 1: Location Map -Subject Property identified within the black box, south of the southwest corner

- [17] I have provided a snippet of the location map online filing, which is Figure 1 above, to enable a geographic understanding of the consent and variance applications.
- [18] The Appellant has brought these applications to the TLAB with proposed amendments to the variance applications. The amended variances are contained in **Attachment B**. These amendments are illustrated below in Figure 2 in column 3.

	riance	2. Application before the COA	3. Amended Application before the TLAB
By-L	aw 569-2013	1	
1	Maximum permitted lot coverage is 35% of the lot (67.03m²)	42.8% of the area of the lot (81.98m²)	41.08% of the area of the lot (81.98m²)
	Chapter 10.40.30.40.(1)(A)		
2	Maximum permitted building or structure height is 8.5 m	9.28 m	9.28 m
	Chapter 10.40.40.10.(1)(A)		
3	The maximum permitted height of all front exterior main walls is 7.0 m.	8.97 m	8.97 m
	Chapter 10.40.40.10.(2)(A)(i)		
4	The maximum permitted height of all rear exterior main walls is 7.0 m. Chapter 10.40.40.10.(2)(A)(i)(ii)	8.97 m	8.97 m

5	The maximum permitted floor space index is 0.75 times the area of the lot (143.64 m²). Chapter 10.40.40.40(1)(A)	1.07 times the lot area (204.26 m ²)	0.97 times the lot area (186.66 m ²)
6	A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.	2 platforms located on the rear wall	2 platforms located on the rear wall
	Chapter 10.40.40.50.(1)(A)		
7	The minimum required side yard setback is 0.9 m.	Part 1:	Part 1:
	Chapter 10.40.40.70.(3)(A)	0.8 m from the north side lot line	0.61 m from the south side lot line
		0.61 m from the south side lot line	
		Part 2:	Part 2:
		0.61 m from the north side lot line	0.61 from the north side lot line
		0.8 m from the south side lot line	
8	A minimum of 50% of the front yard landscaping must be (10.38 m ²)	46.82% (9.72 m²)	Removed
	Chapter 10.5.50.10.(1)(B)		
9	The minimum required width of a parking space is 3.2 m	2.92 m	2.81 m
	Chapter 200.5.1.10.(2)(A)(i)		
By-L	aw 6752		
10	The maximum permitted building height is 8.5 m	9.28 m	9.28 m
	Section 7.5.3		
11	The minimum required width of a parking space is 3.2 m in width, 5.6 in length, and 2.0 m in vertical clearance.	Width of 2.92 m	Width of 2.81 m
	Section 5.40		
	Figure 2: Application before COA and Amended Ap		

Figure 2: Application before COA and Amended Application before TLAB

MATTERS IN ISSUE

- [19] As there are no Parties or Participants in opposition to the appeal there are no in dispute.
- [20] However, I must be satisfied that a plan of subdivision is not necessary for the orderly development of the lands, pursuant to Section 53(1) of the *Planning Act*. I must also be satisfied that the request for severance meets the other criteria as stated in Section 54(1): Does the severance conform to the Official Plan and adjacent plans of subdivision, if any? Does the severance respect and reinforce the existing physical character of the neighbourhood? I shall also have regard to the dimensions and shapes of the proposed lots and matters listed below.
- [21] Do the variance requests before the TLAB meet provincial policy and the four set out in Section 45(1) of the *Planning Act*?
- [22] Are the amendments to the original applications for variance to be excepted from the written notice required under Section 45(18.1)?

JURISDICTION

[23] 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').

[24] **Consent – S. 53**

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;
- (I) 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).

[25] **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 Section 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

- [26] Ms. Amber Stewart, the Appellant's counsel, tendered four documents as exhibits. I marked them accordingly:
 - Exhibit 1: Witness Statement of Mr. Romano
 - Exhibit 2: Appellant Document Disclosure Book
 - Exhibit 3: Applicant Disclosure (with October 10, 2019 Amended Plans)
 - Exhibit 4: Amended List of Variances (with conditions)
- [27] Before Ms. Stewart called Mr. Franco Romano to provide expert opinion evidence in land use planning in support of the consent and variances being requested, she indicated that the proposal is substantively the same as to the result of 254 Monarch Park Avenue, the property immediately to the north of the subject property, now 254A and 254B Monarch Park Avenue. In 2015, the owner of that property sought consent and variance approval at the Ontario Municipal Board. The consent and variances requests were generally approved on a settlement basis between the City, neighbours, and the owner of that property.
- [28] Ms. Stewart highlighted Mr. Romano's Expert Witness Statement (Form 14), curriculum vitae, and Acknowledgement of Expert's Duty (Form 6). Mr. Romano verbally acknowledged his duties to provide evidence in relation to the proceeding.
- [29] I qualified Mr. Romano as a professional land use planner who is capable of providing expert opinion evidence in the area of land use planning.
- [30] Mr. Romano stated he was retained for the appeal proceeding on October 3, 2019, after the COA hearing in August. He stated his retainer portfolio includes individuals, corporations, and municipalities, and he confirmed he has been before the TLAB to either support or oppose applications.
- [31] He stated that Monarch Park Avenue is a local road that generally runs north-south. He described this street as forming part of a mature low rise residential neighbourhood with detached, semi-detached, multiplex, institutional and retail commercial land uses and buildings. (Exhibit 1, p.2). He also described the parking solutions has varied, with open surface parking pads, integral garages, carports, and detached garages in the rear yard.

- [32] He further described his study area of the neighbourhood as between Greenwood Avenue to the west, Coxwell Avenue to the east, Danforth Avenue to the south, and Mortimer Avenue to the north (Exhibit 1, p.8). He testified that this neighbourhood is generally a compact neighbourhood with some regeneration activity in the form of building additions and new construction. He further testified that this activity has resulted in buildings occupying more of the lot, sometimes more of the width of the lot. Mr. Romano distinguished between his study area and the broader neighbourhood. In either area, he opined there is a variety in zoning, lots, dwelling designs, styles and sizes, all of which are evolving.
- [33] Mr. Romano stated that the landscaping on the site is in compact form in the front yard. He stated the rear yard is pavement and parking with perimeter landscaping. He testified the proposal, in contrast, would be an improvement to this by providing an open amenity landscaped rear yard.
- [34] Mr. Romano stated that elevated platforms in terms of amenity space is a common characteristic in the neighbourhood. (Exhibit 1, p.30). He admitted it is difficult to take photographs of these existing platforms.
- He stated that the proposal is to divide the subject property into two equal lots [35] and construct new three-storey detached dwellings. Each lot will have dimensions of 6.295 metre lot frontage, 30.48 metre lot depth and lot areas of 191.52 m². Referring to Exhibit 1, p.11, Mr. Romano stated the existing home has a frontage of over 12.0 metres, which is not representative of the lot frontages in the area. The proposed lot sizes are by-law compliant and are consistent, respectful of the He existing lot fabric within the neighbourhood. opined that the configurations are typically rectangular and commonly occurring in the neighbourhood. He stated the proposed severance will maintain a rectangular lot configuration.
- [36] Mr. Romano referred to his lot study (Exhibit 1, p.24), to illustrate an array of lot frontages under 6.3 metres and lot frontages above 6.3 metres. He explained that the homes on the same block and on the opposite block of the subject property reveal a lot frontage pattern of 6.3 metres and smaller.
- [37] Mr. Romano referred to his decision summary table (Exhibit 1, p.25), to make the point that the fsi value requested fits within the gfa/fsi values for other properties on the table. He highlighted that the table is informed by data from prior COA decisions and building permit application information. He stated that it is rare to find the same gfa/fsi value from one property to another. He noted that there are requests to exceed the gfa/fsi value in the neighbourhood. He cautioned looking at the fsi measure purely based on the dataset.

- [38] He opined that the fsi value indicates what is occurring inside of a building. He further opined that what occurs inside a building does not necessarily manifest in terms of mass, height and scale outside of a building. The proposal, he said, is an example of a modern form of development in terms of architectural style. For example, there are some sculpted elements that help articulate the building but which do not translate into an increase in fsi. He suggested the better proxy for mass and scale is what is the width, height, length of building and how does it manifest itself three dimensionally on the site of the subject property.
- [39] Referring to the block just south of the subject property, Mr. Romano stated that 218 Monarch Park Avenue has an fsi value of 0.93, 220 Monarch Park has an fsi value of 0.6, and 222 Monarch Park Avenue has an fsi value of 0.8. He further stated that these values are different even though their physical form character is quite similar in terms of front wall alignment, number of storeys, and side yards, which are compact. He opined that the height, mass and scale of each of these homes are compatible and complementary. He added that 254A and 254B Monarch Park Avenue enjoy fsi values of 0.97, and along Monarch Park Avenue 16.4 per cent of homes exceed the permitted fsi value of 0.75 times the lot area.
- [40] Mr. Romano stated that the proposed low-rise scale conforms and is within the parameters established by planning instruments. He opined that the density of residential buildings is low with these buildings having a dwelling size that varies in floor area, width, length, height, mass and scale. He mentioned that dwelling size differences, regardless of lot size, may result in impacts associated with matters such as privacy, shadowing, and spatial separation while still maintaining a respectful and compatible low-rise residential relationship.
- [41] Mr. Romano answered that there are homes in the neighbourhood that have a modern look to them. The two homes will use different materials, different colours, different treatment in terms of projections and features associated with the front façade. The driveways will look the same.
- [42] While the proposal seeks to build two three-storey dwellings, Mr. Romano opined that the number of storeys in the neighbourhood is not purely regulated and is not regulated if a flat roof building were proposed.
- [43] He contrasted the RS zone with the RD (residential detached) zone. In an RD zoned neighbourhood, a flat-roof home has its height capped at 7.2 metres and its number of storeys is capped at two storeys. The RS zone has some flexibility with building height provided that the development maintains its low rise and low scale character, and that the extent of the upper level are reasonable and mitigates impacts. Mr. Romano pointed out that the maximum building eight for the subject property is 8.5 metres, while the maximum building height for 250 Monarch Park Avenue is 10 metres.

Policy and Regulatory Context

- [44] Mr. Romano opined that the amended application is consistent with the settlementarea policies of the Provincial Policy Statement (PPS) in respect of achieving a mix and range of housing, optimizing the use of land and making better more efficient use of existing infrastructure.
- [45] He opined that the amended application conforms to, and does not conflict with the 2019 Growth Plan. He indicated that the proposal appropriately implements intensification policies that achieve the objective of complete communities, and optimize land use and infrastructure.
- [46] Mr. Romano provided applicable policy references of the PPS and the Growth Plan (Exhibit 1, p.14).
- [47] In addition to the evidence noted above, Mr. Romano referred to Official Plan policies 3.2.1.1, 3.2.1.2 and 4.1.5 b. In his expert opinion, Mr. Romano remarked that the Official Plan clearly contemplates development that includes lot creation in locations where the lot fabric can support it in a compatible, respectful, and reinforcing manner. He indicated that this type of gentle intensification primarily exists within the City's neighbourhoods and is supported under the aforementioned policies.
- [48] He opined that the Monarch Park Avenue road system and block pattern will be appropriately maintained. He further opined that the lot sizes in the area are not uniform in either the immediate or broader context. Mr. Romano stated there is a mixture of compact-like dimensions as well, the proposed rectangular lot configuration conforms with the neighbourhood character (Exhibit 1, p.10).
- [49] In Mr. Romano's opinion, the proposal contains modest lot size creation, rectangular lot configuration, similar site design and built form features that respect and reinforce the neighbourhood's physical character (Exhibit 1, p.13). He opined that Planning Staff, Engineering Staff, and Urban Forestry did not raise any objections. He stated the proposal would result in a development that would fit in well with the existing or planned context of this neighbourhood.
- [50] He concluded that the variance requests in the amended proposal, consisting of Part 1 and Part 2, individually and cumulatively conforms to the Official Plan and meets the general intent and purpose of the Official Plan including OPA 320 modifications. He stated that the proposal represents a site development that is materially consistent with the neighbourhood study area and is represented on properties in the immediate context (Exhibit 1, p.16).

- [51] Mr. Romano stated that the subject property has semi-detached zoning pursuant to the city-wide By-law 569-2013, and R2A zoning pursuant to East York By-Law 6725. He stated both by-laws permit low scale residential including detached and semi-detached building types.
- [52] Mr. Romano indicated that the amendments to the proposal are appropriate and represent improvement. With respect to the decrease in the parking space width, he opined that this is more of a technical change. The proposed side yard setbacks will provide for access, maintenance, adequate separation and to accommodate landscaping, which satisfies the intent of the side yard setback provision (Exhibit 1, p.12). He noted that the neighbourhood includes commonly found side yard setbacks that are tight to modest with no uniformity, consistency or pattern (Exhibit 1, p.18). There is no front yard landscaping variance. He testified that the amendments to the proposal of coverage, fsi, side yards, and parking constitute a minor change, and requires no further public notice.
- [53] He stated the proposal achieves a detached residential, conventional form of low scale detached residential on lots that are appropriately sized to respect, reinforce and be compatible with the physical context of the subject property.
- [54] Regarding lot coverage, Mr. Romano mentioned that the increase is a result of accommodating features such as amenity, servicing and setback components among other things. The proposed lot coverage provides ample space on the lot to ensure it is not an example of overdevelopment within this immediate and geographic context (Exhibit 1, p.17).
- [55] As building height and fsi had been previously discussed, Mr. Romano commented on the front and rear main wall height performance standard. He opined that this standard is intended minimize the extent to which walls may rise to create inappropriate upper levels. He stated that the proposed dwelling has a varied wall height treatment with the associated eaves reference point of measurement, which he believes maintains building height appropriately in the area. He noted that the main wall height performance standard is still under review and not yet in force. He further noted that the property to the south of the subject property has an as-of-right permission to build a main wall height of 8.5 metres. Further, the property to the north of the subject property was granted permission to build a main wall height of 9.29 metres.
- [56] Mr. Romano commented on the variance regarding the number of platforms located on the rear wall at or above the second-storey. He opined that the intent of this by-law is to minimize impacts associated with such platforms. In this case, he stated that the two proposed balconies are modestly sized and accessed from a private bedroom (Exhibit 1, p.18).

- [57] Mr. Romano testified that the intent of the parking space performance standard is to ensure adequacy. He opined that the proposed parking space size is functional and accessible.
- [58] He concluded that the variances for both Part 1 and Part 2 of the amended proposal individually and cumulatively meet the general intent and purpose of the applicable zoning by-laws.
- [59] Mr. Romano opined that the proposal creates no unacceptable adverse impacts such as shadowing, privacy or overlook or any related to site development features. He stated that there is an indirect relationship on account of privacy between the subject property and 91 Springdale Boulevard. He further stated that while there will be no plantings along the rear lot line, that the proposal aims to achieve privacy.
- [60] He testified that the decision summary table of past COA decisions illustrates that the proposed development is in keeping with the numerical range of approvals within the area. The form of redevelopment is expected in the urban context of this neighbourhood. He suggested that the variance requests for the proposed conveyed and retained lot are individually and cumulatively minor in nature.
- [61] Mr. Romano testified that the proposal will introduce compatible lot size, site design, and built form features which are within the planning and public interest, and are desirable and appropriate for use and development of the land.
- [62] I asked Mr. Romano to explain what the public interest means. Mr. Romano stated that the public interest extends beyond an individual's interest, beyond the owner, beyond the tenant, and beyond a resident association. He further stated that the public interest includes Ontario and the City of Toronto, in this case, and the objectives that these entities aim to achieve. He commented that an objective is the efficient and effective utilization of features, amenities, and infrastructure within the urban environment or delineated built up area. He concluded that the proposal will contribute to a mix of housing choices in the neighbourhood in a manner that respects and reinforces the neighbourhood physical character.
- [63] He concluded that the variances for both Part 1 and Part 2 of the amended proposal individually and cumulatively meet the test for desirable for the appropriate development or use of the land.
- [64] Finally, Mr. Romano testified in respect of the consent application.

- [65] He addressed Section 2 of the *Planning Act* and the consent criteria of Section 54(12) of the Act in his testimony. He opined that there are no substantive implications on matters identified in several subsections (Exhibit 1, p.19). With respect to the other subsections he provided helpful commentary as it relates to the proposal. With respect to Section 2(n), Mr. Romano submitted that the sensitive integration of a context suitable lot and residential dwellings which contribute appropriately to the existing lot fabric and dwelling composition, altogether, should minimize planning conflicts involving public and private interests (Exhibit 1, p.20).
- [66] He opined that a plan of subdivision is not required to facilitate the consent or the proper and orderly development of the subject property. He submitted that there is no road or other widening required and the neighbourhood contains other lots created by severance of a similar size and configuration.
- [67] With respect to the consent criteria of Section 51(24), he testified that the proposal satisfies each criterion individually and cumulatively. He indicated there are no substantive implications on matters identified in (d.1), (j), (k) and (m). These are appropriately addressed and satisfied to the extent applicable, he submitted.
- [68] Regarding the other criteria, he indicated that the proposal (Exhibit 1, p.21):
 - properly implements matters of provincial interest
 - is not premature
 - conforms to the Official Plan and is reflective of and represented elsewhere in adjacent plans of subdivision
 - reflects a context-appropriate and sensitive development
 - benefits, without eroding adequacy, from the available local road network
 - has dimensions that are compatible and similar with the dimensions of other lots in other adjacent plans of subdivision
 - does not create restrictions or impediments to development
 - integrates the dwellings in areas reasonably anticipated to have buildings while taking steps to mitigate impacts
 - benefits, without eroding adequacy, from utilities and municipal services
 - will use modern materials that will optimize land usage and energy

[69] Mr. Romano concluded that the consent should be approved subject to standard conditions. He indicated there are currently no site or project-specific conditions. He testified that the proposal satisfies all consent criteria, all four tests for variance, and represents good planning and should be approved subject to the conditions proposed in Exhibit 4, which includes a condition of substantial construction in accordance with the plans of October 10, 2019, as indicated in Exhibit 3.

ANALYSIS, FINDINGS, REASONS

- [70] I find that on the uncontroverted evidence, I agree with Mr. Romano's conclusion that the proposal is a context-suitable proposal that is of the appropriate type and character for the lot and this neighbourhood. The proposal respects and reinforces the neighbourhood context and results in no unacceptable adverse impacts.
- [71] I observed that within a five-hundred metre radius from the subject property there have been some requests to expand the building footprint/envelope by way of additions, including storey additions, in the rear and front of homes.
- [72] There are much fewer consent for severance applications.
- [73] In 502 & 504 Mortimer Avenue which has the same zoning label as 252 Monarch Park Avenue, there was request to sever those two properties into three residential lots. In that contested case, in which the City's Urban Forestry recommended against the severance, my colleague, Member Ian Lord, Chairperson of the TLAB, stated at page 11 in his reasons:
 - "...[t]here was no real disagreement between the planners that three houses could be built on the subject property and that, in doing so, the revisions necessary to the zoning by-law, at least separately, were of minor consequence."

Although Member Lord made this observation, weight was given to the policy of environmental protectionism and the cumulative negative adverse impact that would result if the variances were approved. The consent and variance applications were refused.

- [74] In the present case, the City's Urban Forestry did not recommend against the severance application. Further, the subject property is not one that is heavily treed with significant mature growth in the front and rear yards as was the case in 502 & 504 Mortimer Avenue.
- [75] While new development by way of severance is by no means a frequently occurring form of development in the immediate context, Mr. Romano successfully pointed out a mix of physical characters in the immediate and geographic neighbourhood in his evidence.

- [76] Although the site specific provision (Exception RS 312) applies to the subject property, namely that each detached home is to have a minimum lot area of 185 m² and a minimum lot frontage of 6.0 metres, the proposed lot area for each part on the divided lot is 191.52 m² with a frontage of 6.295 metres. In other words, the consent would not contravene the norms of lot area and frontage for this neighbourhood.
- [77] On the west side of Greenwood Avenue, Member Gillian Burton, as she was then, approved the consent and variance applications for 666 Greenwood Avenue. The consent proposed a lot frontage 6.1 metres and a lot area of 185.89 m² for each severed lot. Concerning the fsi variance here, Mr. Romano's decision table shows an fsi value of 0.97 times the lot area or 180.08 m². The proposal before me also requests an fsi value of 0.97 times the lot area or approximately 186.66 m². Mr. Romano stated that the proposed fsi value will be reasonably and appropriately deployed on the lot. There is no reason for me to doubt his sincerity in making this statement.
- [78] There was cause for concern about the number of platforms and the extent of the exterior main walls for the front and rear of the new detached dwellings.
- [79] With respect to the two proposed platforms located on the rear wall of each dwelling, each of the second and third storey platform balcony does not run the full width of the building (See Figure 3 and Figure 4, extracted from A-8, West Rear Elevation Plans). The width of each proposed building is 4.78 metres and the proposed platform on the second storey of both Part 1 and Part 2 is approximately 2.18 metres long and 1.22 metres wide. The platform on the third storey of both Part 1 and Part 2 is approximately 2.29 metres long and 1.22 metres wide. This stands in contrast to the balconies to the north at 254A and 254B Monarch Park Avenue, which appear to run the full width of those buildings.
- [80] Zoning permits one balcony on the rear wall on an as-of-right basis. It seems there are no other second-storey or third-storey rear wall balconies on the subject block. However, the position of the proposed balconies vis-à-vis the position of the balconies at 254A and 254B Monarch Park Avenue serve to generally mitigate privacy and massing impacts. Further, the proposed balconies are aesthetically pleasing to the rear façade. Mr. Romano confirmed that neither balcony can be utilized for large social gatherings.

Figure 3: Part 1

Figure 4: Part 2



- [81] It has been suggested that the restriction on main wall height was intended to discourage the construction of three-storey homes and homes with flat roofs. The proposed value of 8.97 metres for the front and rear exterior main wall heights to the roof exceeds the performance standard by 1.97 metres. This increase in main wall height informs part of the request for increase in building height.
- [82] There seem to be homes in this neighbourhood that exceed the maximum building height permission of 8.5 metres. I will reiterate that just south of the subject property the zoning label changes providing for a maximum building height permission of 10 metres.
- [83] Mr. Romano provided instances where the 7.0 metres maximum permitted height of all front and rear exterior walls have been exceeded in the neighbourhood. In addition to 254A and 254B Monarch Park Avenue (each with a purported building height and main wall height of 9.29 metres), 218 Monarch Park Avenue, a proposal for a third-storey addition with a rear balcony was approved with an fsi value of 0.93 and a front main wall height of 9.48 metres.

- [84] I agree with Mr. Romano that the lot sizes on this block are unique. The typology is also unique with a blend of semi-detached and detached homes. The architectural design is also unique with gabled roofs, lean-to roofs, and flat roofs.
- [85] Community Planning at the City did not communicate any on-going concerns when the applications were before the COA. Furthermore, Engineering and Construction Services did not express concerns about the applications for severance and variance except that the owner would be required to submit a revised draft Reference Plan, and to contact municipal numbering staff prior the issuance of a building permit. The City's Urban Forestry unit did not recommend against the consent for severance, as I mentioned above. Rather, Urban Forestry provided a condition that the Owner shall provide payment in lieu of one street tree on the City road allowance abutting each of the sites involved in the applications.
- [86] The case before me is not contested. I place significant weight on the fact that there have been no concerns expressed by the neighbours filed with the TLAB regarding the amended applications and that no other parties or participants were present at the hearing. This weight, to be clear, does not determine the matter at hand.
- [87] In this circumstance, I am satisfied on the evidence that the applicable tests have been applied to each variance requested, and satisfactorily met.
- [88] I am also satisfied that no further notice of the of the amendments to the variance applications is required under subsection 45(18.1) of the Act.

DECISION AND ORDER

The TLAB orders that:

- 1. The appeal is allowed and the decision of the Committee of Adjustment is set aside.
- Provisional consent is given to sever 252 Monarch Park Avenue into two
 residential lots in accordance with the Plans for Part 1 and Part 2 filed as Exhibit 3
 and attached as Attachment C to this decision, and subject to the conditions of
 Attachment A to this decision.

Part 1 - Conveyed

The lot frontage is 6.295 metres and the lot area is 191.52 m².

Part 2 - Retained

The lot frontage is 6.295 metres and the lot area is 191.52 m².

- The variances for Part 1 and Part 2, as listed in Attachment B to this decision, are authorized contingent upon the relevant provisions of Zoning By-Law 569-2013 coming into force and effect.
- 4. The new detached dwellings shall be constructed substantially in accordance with the Site Plan (A-1), East (Front Elevation) (A-6), South Elevation (A-7), West (Rear) Elevation (A-8), North Elevation (A-9), for Part 1 and 2 filed in Exhibit 3 and included in Attachment C to this decision. Any other variances that may appear on the plans that are not listed in this decision are not authorized.
- 5. The variances in Attachment B are subject to the following conditions:
 - (A) Condition of the City's Urban Forestry: Where there is no existing street tree, the owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the Application. The current cash-in-lieu payment is \$583/tree.
 - (B) Conditions of the City's Engineering and Construction Services:

The Owner shall submit the following to the Executive Director & Chief Engineer of the City's Engineering & Construction Services:

- (i) A revised draft Reference Plan that is integrated to 3 degree MTM, Zone 10, NAD 83 CSRS (Note: Coordinate values do not match our mapping (N4838497.xx, E318599.xx)(north-east corner of property); and
- (ii) Contacting municipal numbering staff prior to the issuance of a building permit, to obtain or verify new municipal address prior to submitting an application for a building permit. All addressed parcels and structures must have the correct municipal address posted.

If a difficulty arises in the implementation of this decision, the TLAB may be spoken to.

Sean Karmali

Panel Chair, Toronto Local Appeal Body

zer Kagnetraj

ATTACHMENT A

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) Prior to the issuance of a building permit, the Applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, 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) 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.
- (6) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
- (7) 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.

ATTACHMENT B

List of Variances

Part 1 (North Lot) – 252 Monarch Park Avenue

1. Chapter 10.40.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the area of the lot (67.03 m²). The lot coverage will be equal to 41.08%% of the area of the lot (81.98 m²).

2. Chapter 10.40.40.10.(1)(A), By-law 569-2013

The maximum permitted building or structure height is 8.5 m.

The new three-storey detached dwelling will have a height of 9.28 m.

3. Chapter 10.40.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.0 m. In this case, the height of the front exterior main wall of the new detached dwelling will be 8.97m.

4. Chapter 10.40.40.10.(2)(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.0 m.

In this case, the height of the rear exterior main wall of the new detached dwelling will be 8.97m.

5. Chapter 10.40.40.40(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.75 times the area of the lot (143.64 m²). The new three-storey detached dwelling will have a floor space index equal to 0.97 times the area of the lot.

6. Chapter 10.40.40.50.(1)(A), By-law 569-2013

A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.

In this case, there will be two platforms located on the rear wall at or above the second storey of the new detached dwelling.

7. Chapter 10.40.40.70.(3)(A), By-law 569-2013

The minimum required side yard setback is 0.9 m.

In this case, the new dwelling will be located 0.61 m from the south side lot line.

8. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013

The minimum required width of a parking space is 3.2 m.

In this case, the parking space will have a width of 2.81 m.

9. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new three-storey detached dwelling will have a height of 9.28 m.

10. Section 5.40, By-law 6752

The minimum required size of a parking space is 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.

In this case, the parking space will have a width of 2.81 m.

List of Variances

Part 2 (South Lot) – 252 Monarch Park Avenue

1. Chapter 10.40.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the area of the lot (67.03 m²).

The lot coverage will be equal to 41.08% of the area of the lot (81.98 m²).

2. Chapter 10.40.40.10.(1)(A), By-law 569-2013

The maximum permitted building or structure height is 8.5 m.

The new three-storey detached dwelling will have a height of 9.28 m.

3. Chapter 10.40.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.0 m.

In this case, the height of the front exterior main wall of the new detached dwelling will be 8.97m.

4. Chapter 10.40.40.10.(2)(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.0 m.

In this case, the height of the rear exterior main wall of the new detached dwelling will be 8.97m.

5. Chapter 10.40.40.40(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.75 times the area of the lot (143.64 m²). The new three-storey detached dwelling will have a floor space index equal to 0.97 times

the area of the lot.

6. Chapter 10.40.40.50.(1)(A), By-law 569-2013

A maximum of one platform is permitted to be located on the rear wall at or above the second storey of a detached dwelling.

In this case, there will be two platforms located on the rear wall at or above the second storey of the new detached dwelling.

7. Chapter 10.40.40.70.(3)(A), By-law 569-2013

The minimum required side yard setback is 0.9 m.

In this case, the new dwelling will be located 0.61 m from the north side lot line.

8. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013

The minimum required width of a parking space is 3.2 m.

In this case, the parking space will have a width of 2.81 m.

9. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.

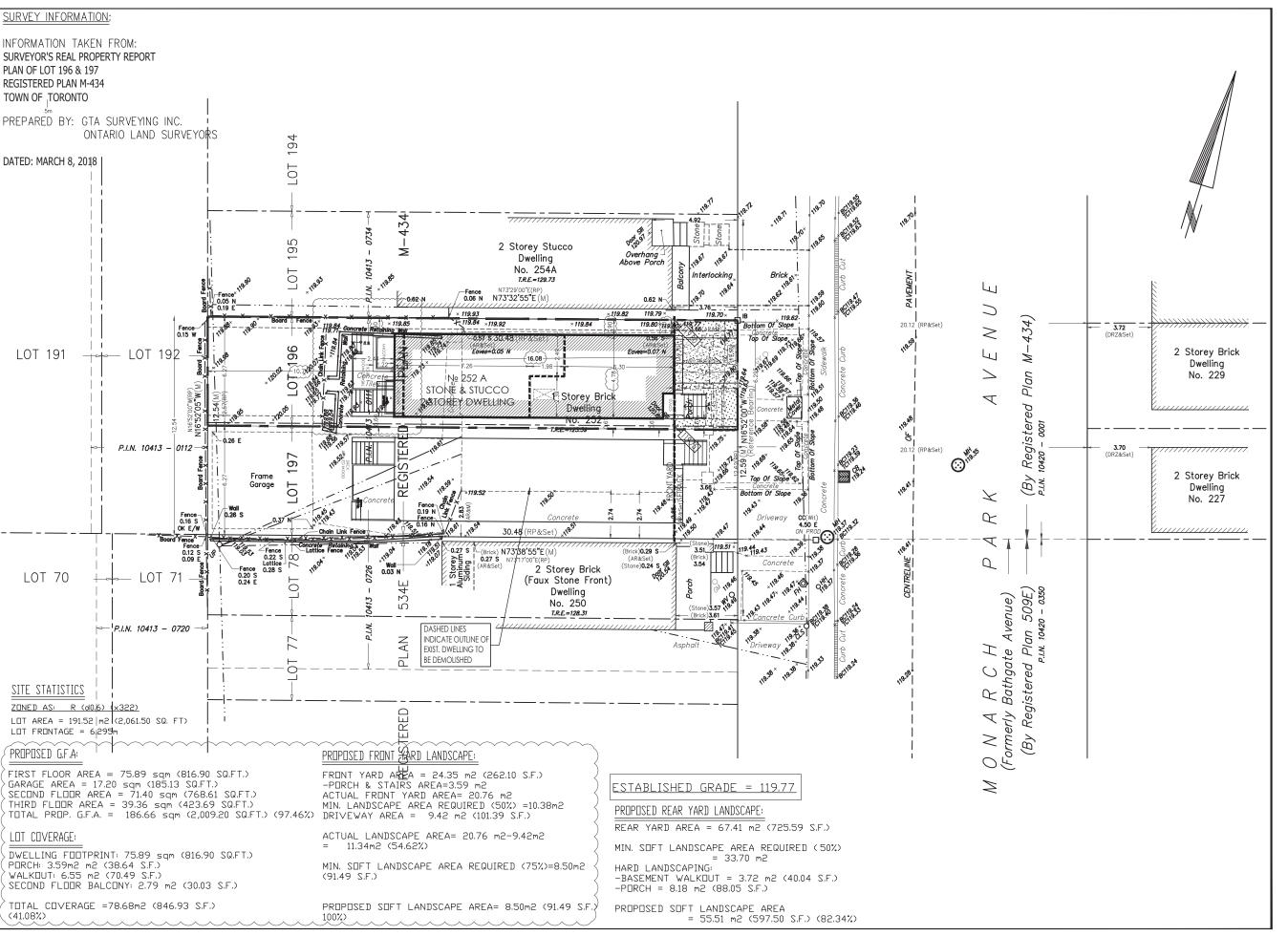
The new three-storey detached dwelling will have a height of 9.28 m.

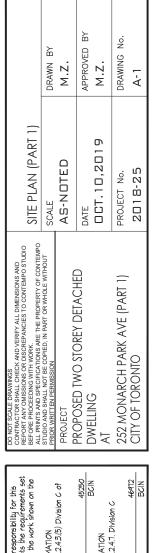
10. Section 5.40, By-law 6752

The minimum required size of a parking space is 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.

In this case, the parking space will have a width of 2.81 m.

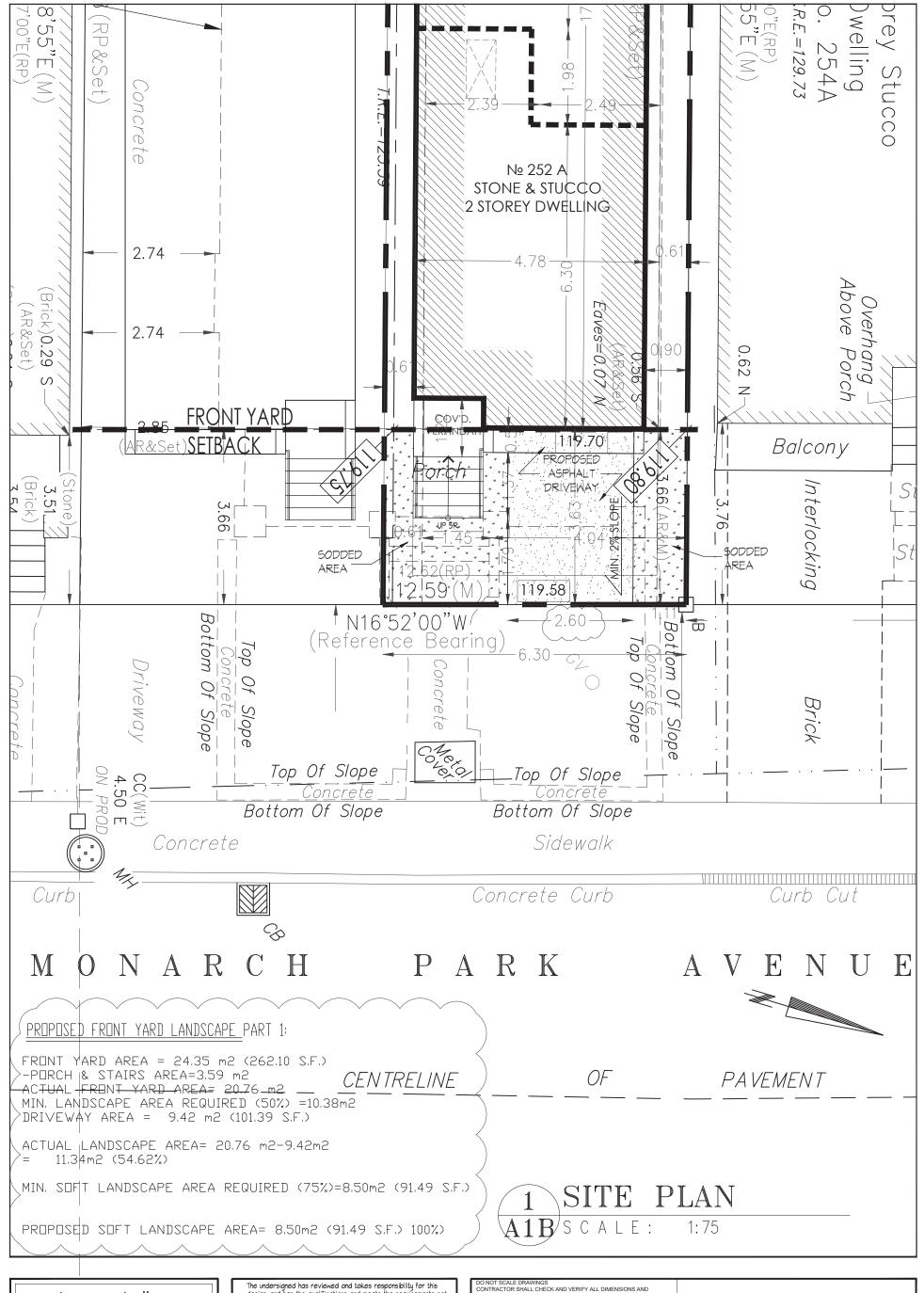
ATTACHMENT C















1140 THE QUEENSWAY TORONTO, ONT., M82 1P7 INFO@CONTEMPOSTUDIO.CA W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

45250

NAME

SIGNATURE
BCIN

the Ontario Building Code.

MARIN ZABZUNI 45250

NAME SIGNATURE BCIN

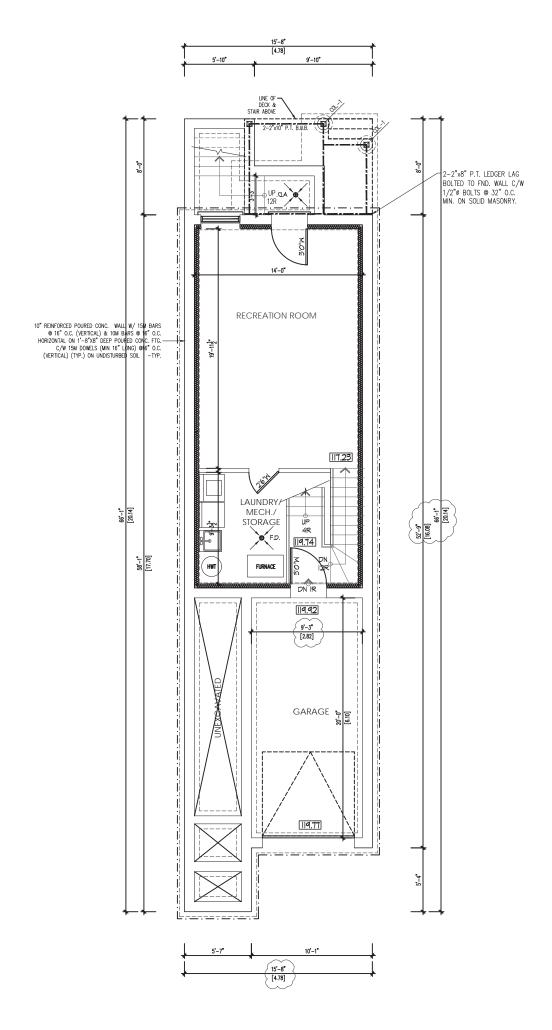
REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO 46412

FIRM NAME BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SITE PLAN (PART 1)	DRAWN BY
PROJECT	AS-NOTED	M.Z.
PROPOSED TWO STOREY DETACHED DWELLING AT	DATE 0 CY.10,2019	APPROVED BY M.Z.
252 MONARCH PARK AVE (PART 1) CITY OF TORONTO	PROJECT No. 2018-25	DRAWING No. A-1B



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A.

INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ \bullet

CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION

BASEMENT FLOOR PLAN / SCALE : |/8"=|'-0"

GARAGE AREA: 17.20 sqm (185.13 SQ.FT.)

contempostudio



14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

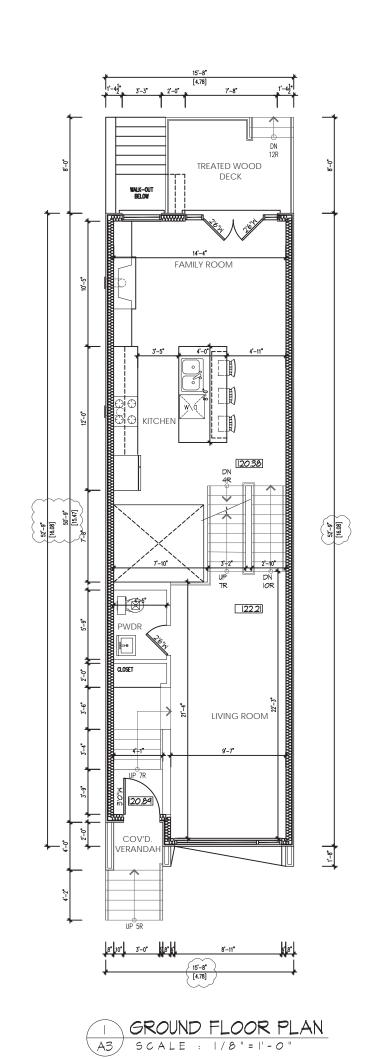
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Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. MARIN ZABZUNI

SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

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TUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT RIOR WRITTEN PERMISSION	SCALE	DRAWN BY
Project Proposed New 2 Storey Detached Dwelling	AS NOTED	M.Z.
	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 1	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-2



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN I.S.A. INTERCONNECTED SMOKE ALARM

CARBON MONOXIDE DETECTOR

 $\mathsf{C.M.D}$ \bullet \bigcirc

MECHANICAL VENTILATION

contempostudio



14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

GROUND FLOOR AREA: 75.89 sqm (816.90 SQ.FT.)

CITY OF TORONTO

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

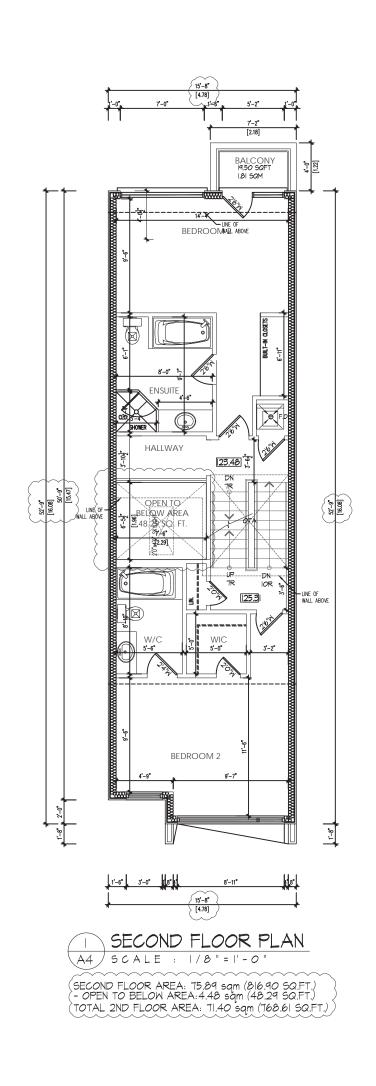
SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING FIRST FLOOR PLAN	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 1	PROJECT No.	DRAWING No.

2018-31

A-3



contempostudio

MECHANICAL VENTILATION

INTERCONNECTED SMOKE ALARM

CARBON MONOXIDE DETECTOR

SOLID WOOD BEARING

FLOOR DRAIN

AREA DRAIN



LEGEND

F.D.

A.D.

I.S.A.

 $\mathsf{C.M.D}$

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14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042

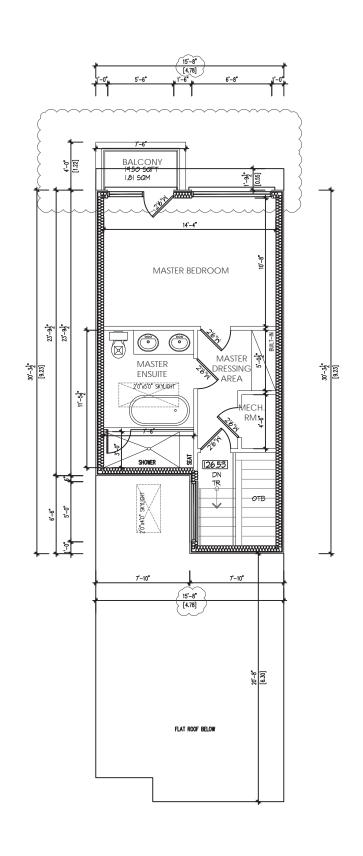
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

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SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A.

INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ \bullet

CARBON MONOXIDE DETECTOR

 \bigcirc

MECHANICAL VENTILATION

THIRD FLOOR PLAN

SCALE : |/8"=1-0" THIRD FLOOR AREA: 39.36 sqm (423.69 SQ.FT.)

GROSS FLOOR AREA: 186.66 sqm (2,009.20 SQ.FT.)

contempostudio



14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042

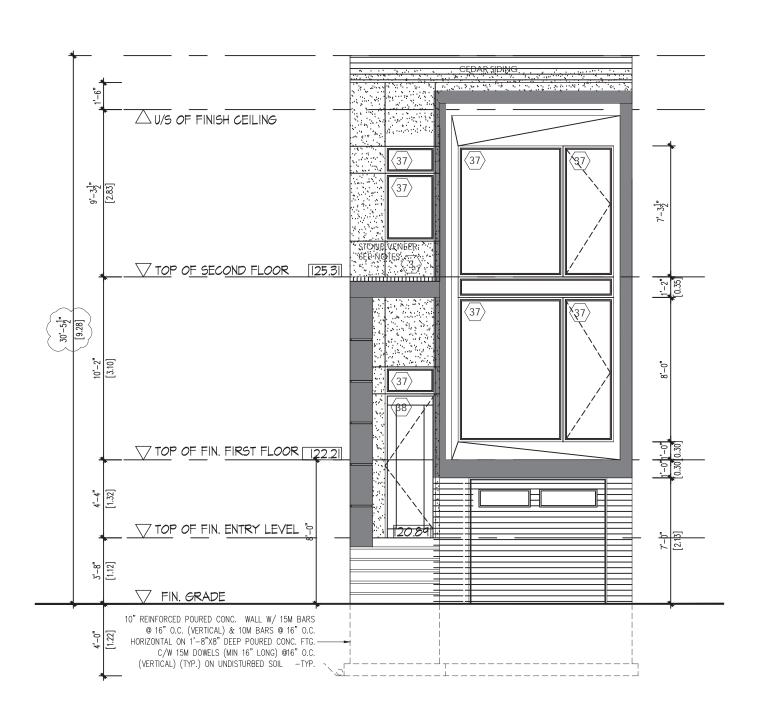
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

NAME	SIGNATURE	BCIN
REGISTRATION	INFORMATION	
Required unless design is exemp of the Ontario Building Code.	t under 3.2.4.7. Division C	
CONTEMPO STUDIO		46972
FIRM NAME		BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	DRAWING THIRD FLOOR PLAN	
	SCALE	DRAWN BY
PROJECT PROPOSED NEW 2 STOREY DETACHED DWELLING	AS NOTED	M.Z.
	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 1	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-5





CITY OF TORONTO

LEGEND

SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ CARBON MONOXIDE DETECTOR

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MECHANICAL VENTILATION

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14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

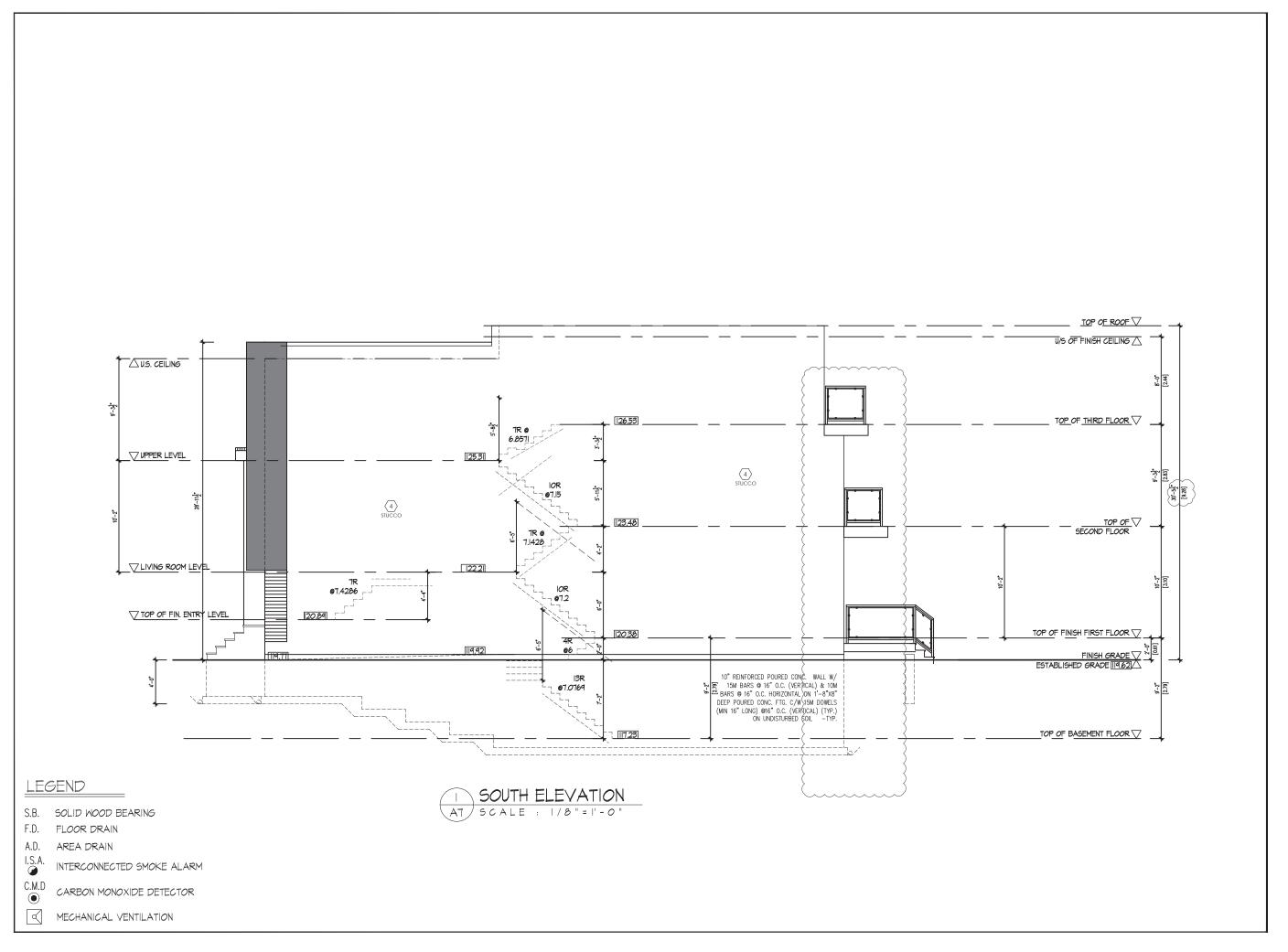
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. MARIN ZABZUNI SIGNATURE

REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING EAST ELEVATION	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 1	PROJECT No.	DRAWING No.

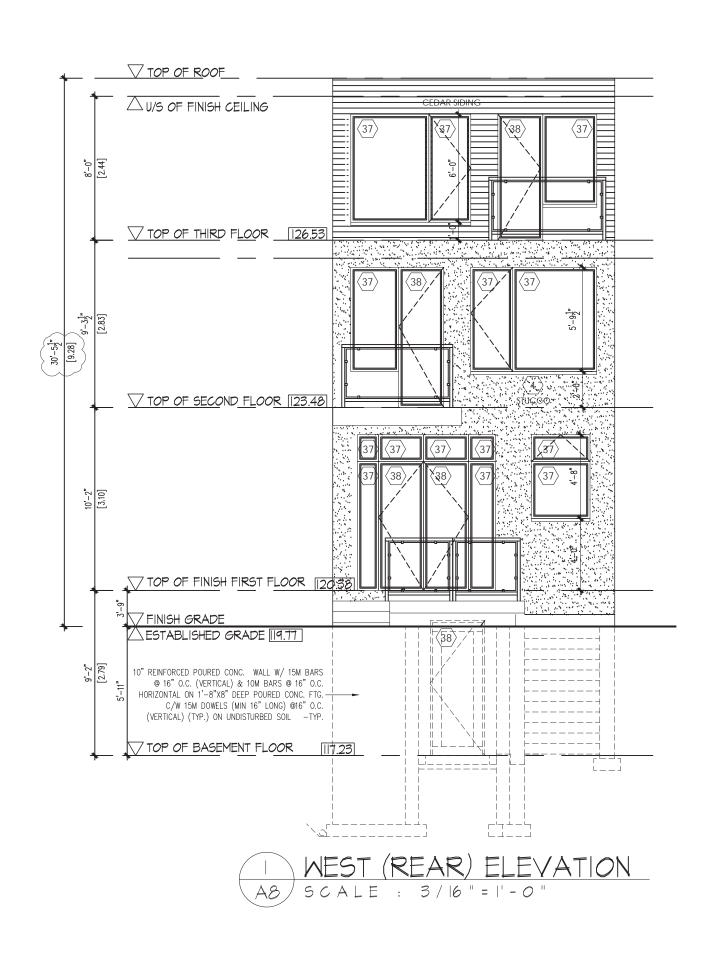
2018-31

A-6









SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION

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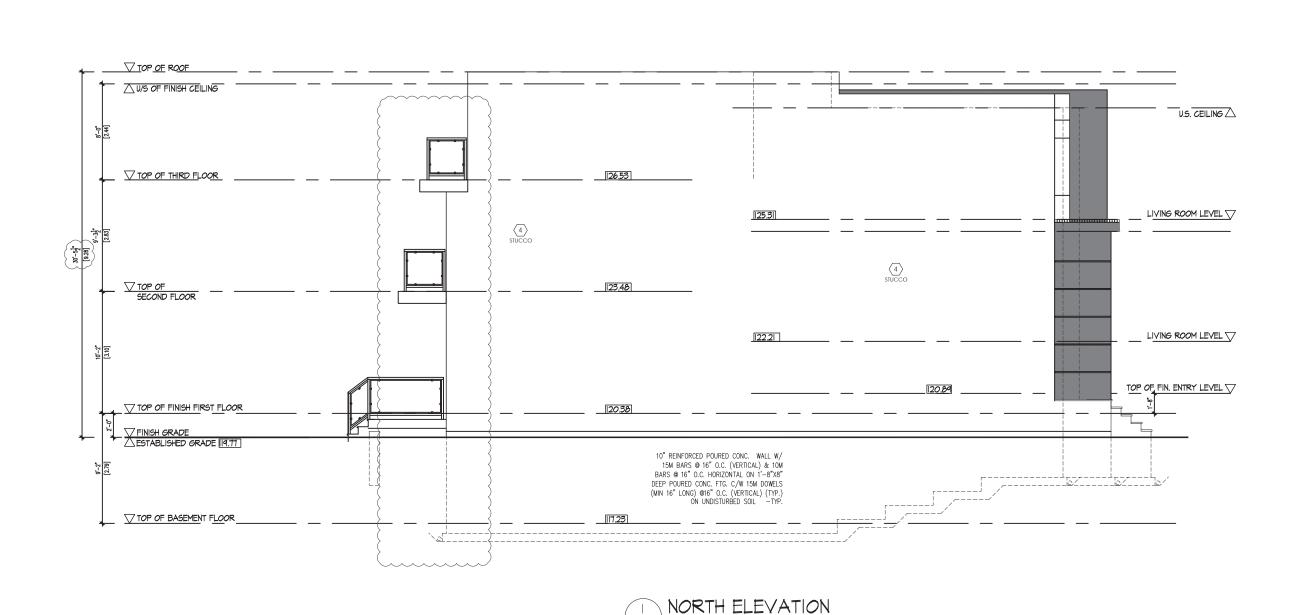
14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	DRAWING WEST ELEVATION	
	SCALE	DRAWN BY
PROJECT	AS NOTED	M.Z.
Proposed New 2 Storey Detached Dwelling	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 1	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-8



A9 SCALE : 1/8"=1'-0"



M.Z.

NORTH ELEVATION

K AND VERIFY ALL DIMENSIONS AND R DISCREPANCIES TO CONTEMPO STUDINORK.

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TO THE PROPERTY OF CONTEMPO STUDING ARE THE PROPERTY OF CONTEMPORTED AND TO SERVICE OF THE PROPERTY OF THE

M.Z.

OCT 10, 2019

PROPOSED NEW 2 STOREY
DETACHED DWELLING
AT
252 MONARCH PARK PART
CITY OF TORONTO

14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.C
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042 **contempo**studio

LEGEND

S.B. SOLID WOOD BEARING

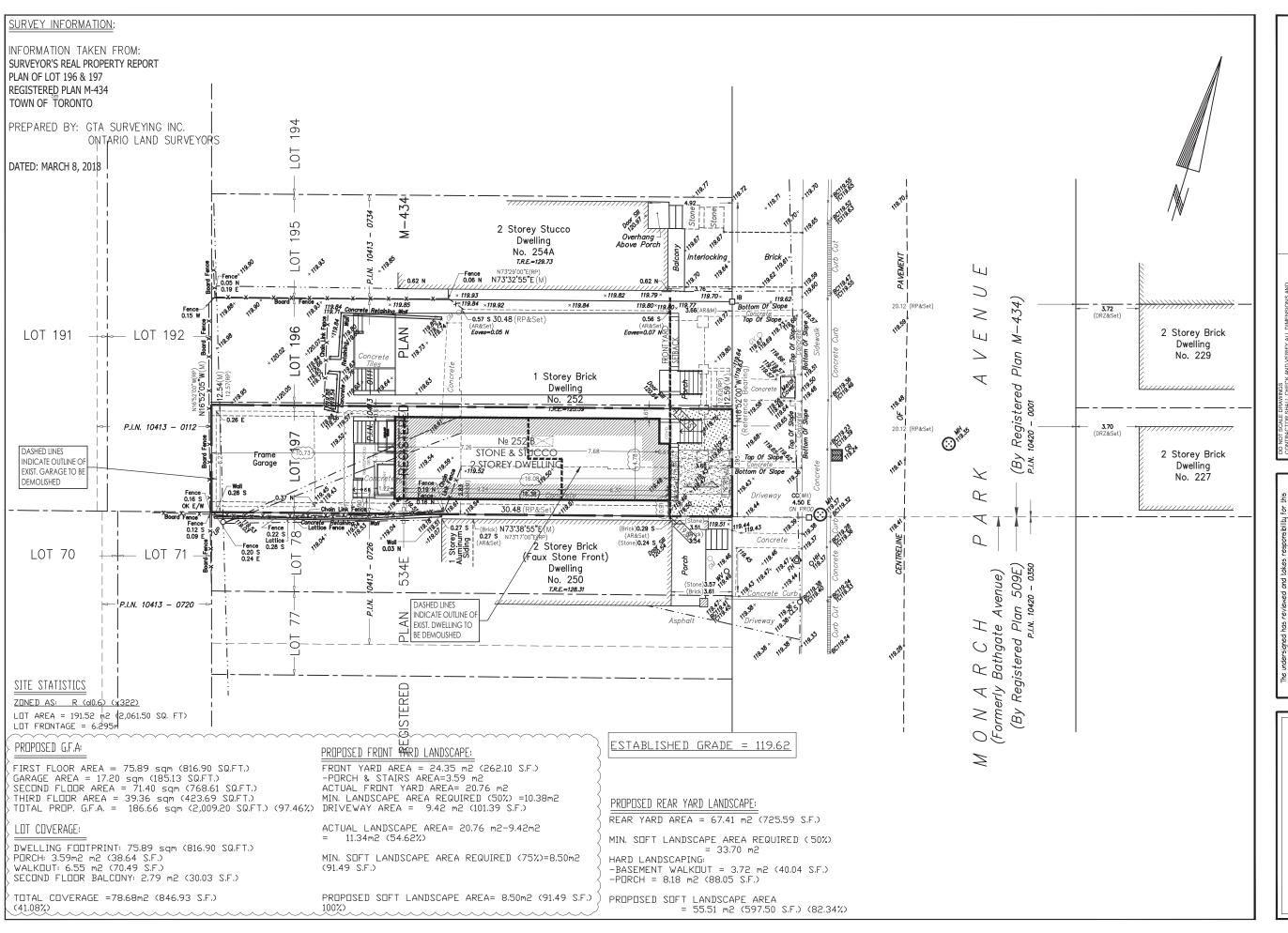
F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

C.M.D CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION



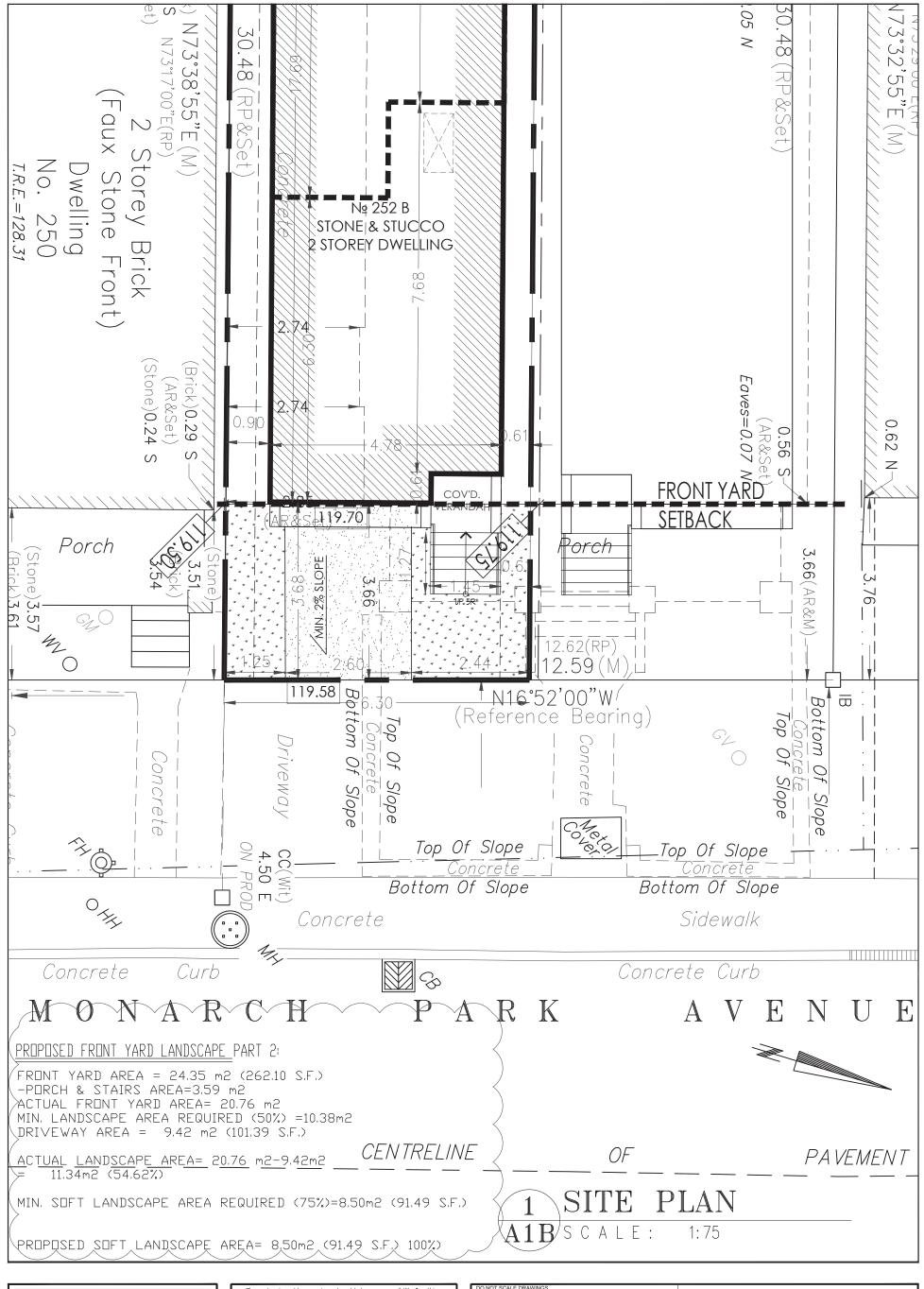


M.Z. DRAWIN

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DRAWN M.Z.









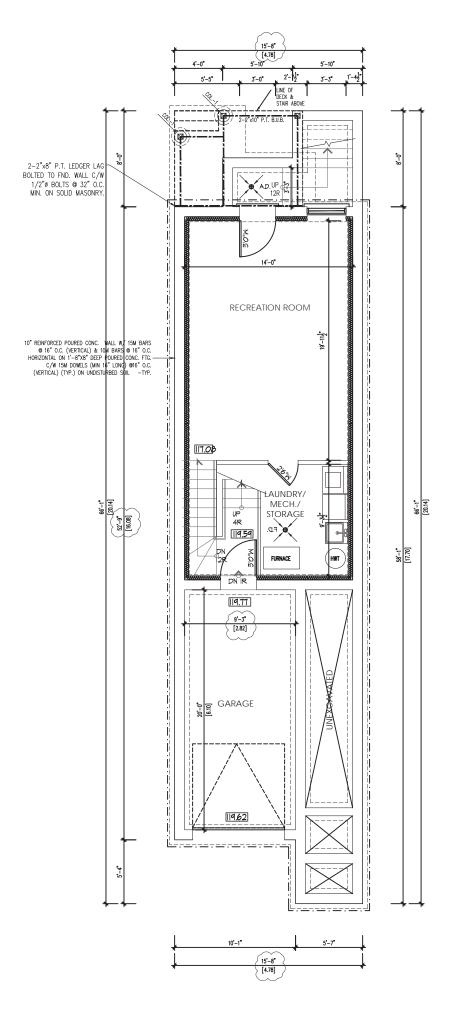
1140 THE QUEENSWAY TORONTO, ONT., M8Z 1P7 INFO@CONTEMPOSTUDIO.CA W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI
AFEGISTRATION INFORMATION
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO
46912
FIRM NAME
BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	SITE PLAN (PART 2)	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS-NOTED	M.Z.
PROPOSED TWO STOREY DETACHED DWELLING AT	DATE 0 CT.10,2019	APPROVED BY M.Z.
252 MONARCH PARK AVE (PART 2)	PROJECT No.	DRAWING No.
CITY OF TORONTO '	2018-25	A-1B



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A.

INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ \bullet

CARBON MONOXIDE DETECTOR

 \bigcirc MECHANICAL VENTILATION

BASEMENT FLOOR PLAN SCALE: 1/8"=1'-0" GARAGE AREA: 17.20 sqm (185.13 SQ.FT.)

contempostudio



14 ARNOLD AVE.
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INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042 14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 F. (416) 485-1042

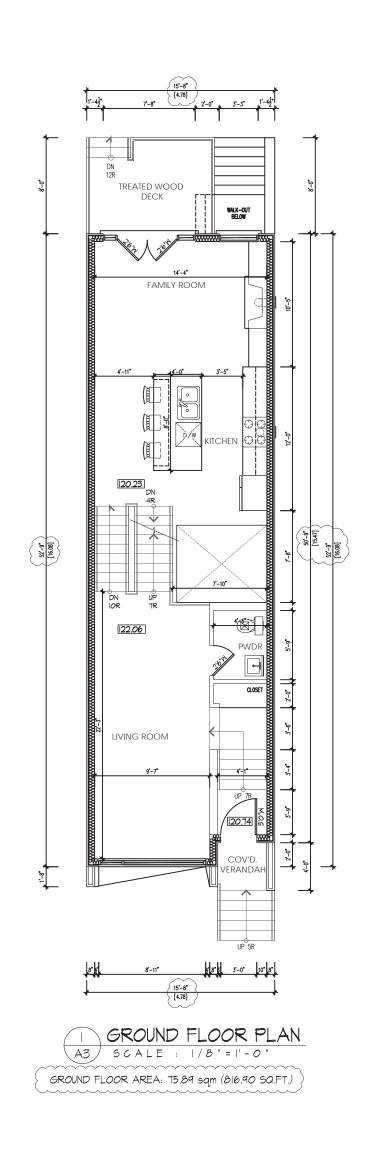
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	DRAWING BASEMENT FLOOR PLAN	
	SCALE	DRAWN BY
PROJECT	AS NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 2	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-2



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ CARBON MONOXIDE DETECTOR

 \bullet \bigcirc

MECHANICAL VENTILATION

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TORONTO, ONT., M6N 4M9
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W. CONTEMPOSTUDIO.CA
T. (416) 836-1042 F. (416) 485-1042

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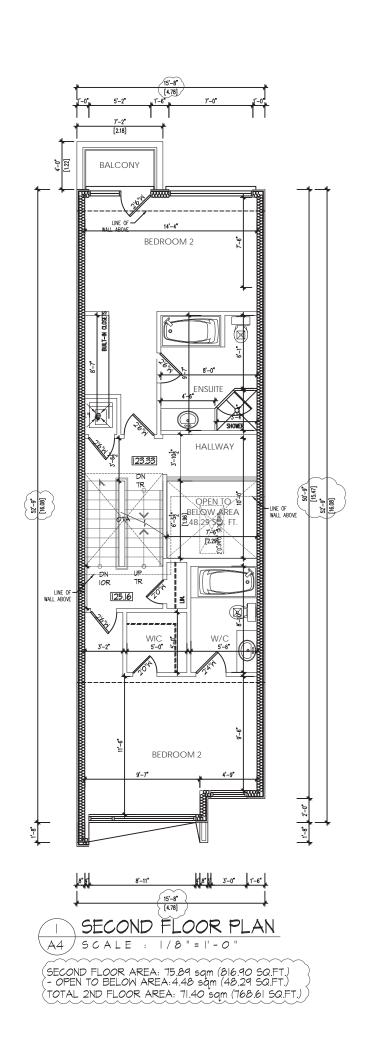
QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI SIGNATURE REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING FIRST FLOOR PLAN	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT PROPOSED NEW 2 STOREY DETACHED DWELLING AT	AS NOTED	M.Z.
	DATE	APPROVED BY
	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 2	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-3



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$

CARBON MONOXIDE DETECTOR

 \bullet \bigcirc MECHANICAL VENTILATION

contempostudio



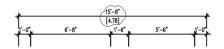
14 ARNOLD AVE.
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F. (416) 485-1042

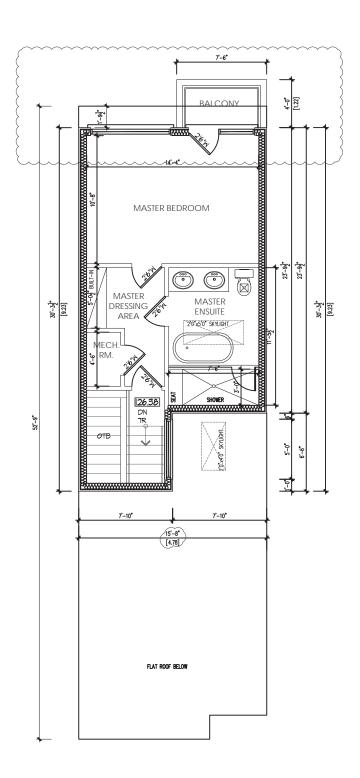
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of
the Ontario Building Code.

MARIN ZABZUNI		45250
NAME	SIGNATURE	BCIN
REGISTRATI	ION INFORMATION	
Required unless design is exe of the Ontario Building Code.	empt under 3.2.4.7. Division C	
CONTEMPO STUDIO		46972
FIRM NAME		BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING SECOND FLOOR PLAN	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT PROPOSED NEW 2 STOREY DETACHED DWELLING AT	AS NOTED	M.Z.
	DATE	APPROVED BY
	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 2	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-4







THIRD FLOOR AREA: 39.36 sqm (423.69 SQ.FT.) GROSS FLOOR AREA: 186.66 sqm (2,009.20 SQ.FT.)

LEGEND

SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A. INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ \bullet

CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

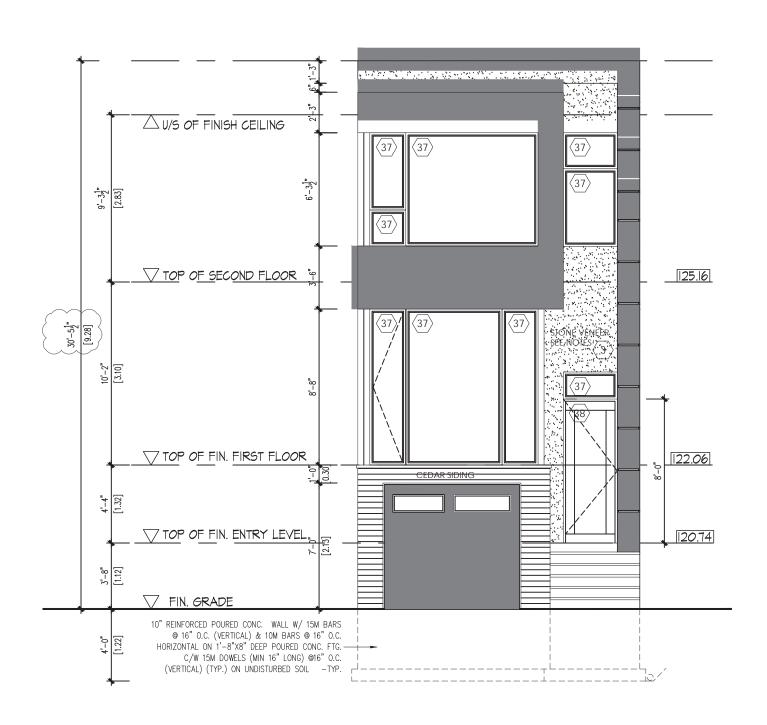
QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

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STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT PROPOSED NEW 2 STOREY DETACHED DWELLING AT	AS NOTED	M.Z.
	DATE	APPROVED BY
	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 2	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-5





SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A.

INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$ \bullet

CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION

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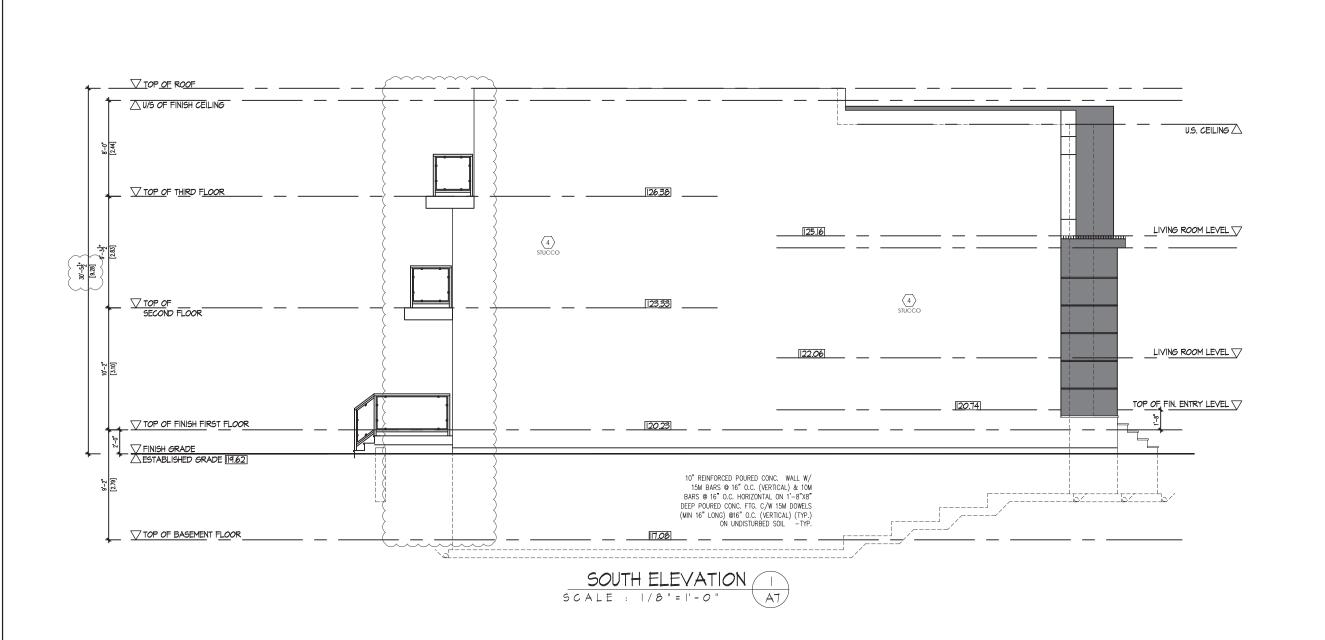
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents: QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

SIGNATURE REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	EAST ELEVATION	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS NOTED	M.Z.
Proposed New 2 Storey Detached Dwelling At	DATE OCT 10, 2019	APPROVED BY M.Z.
252 MONARCH PARK PART 2 CITY OF TORONTO	PROJECT No. 2018-31	DRAWING No. A-6



undersigned has reviewed and takes responsibility for this no and has the qualifications and meets the requirements set in the doctorio Building Code to design the work shown on the chortorio Building Code to design the work shown on the chortorio Building Code to design the work shown on the chortorio Building Code.

A ZABZUNI

SIGNATURE

BCIN

REGISTRATION INFORMATION

SIGNATURE

BCIN

A ZABZUNI

SIGNATURE

BCIN

A Z

contempostudio

M.Z.

ELEVATION

SOUTH

M.Z.

OCT 10, 2019

- S.B. SOLID WOOD BEARING
- F.D. FLOOR DRAIN
- A.D. AREA DRAIN
- I.S.A. INTERC

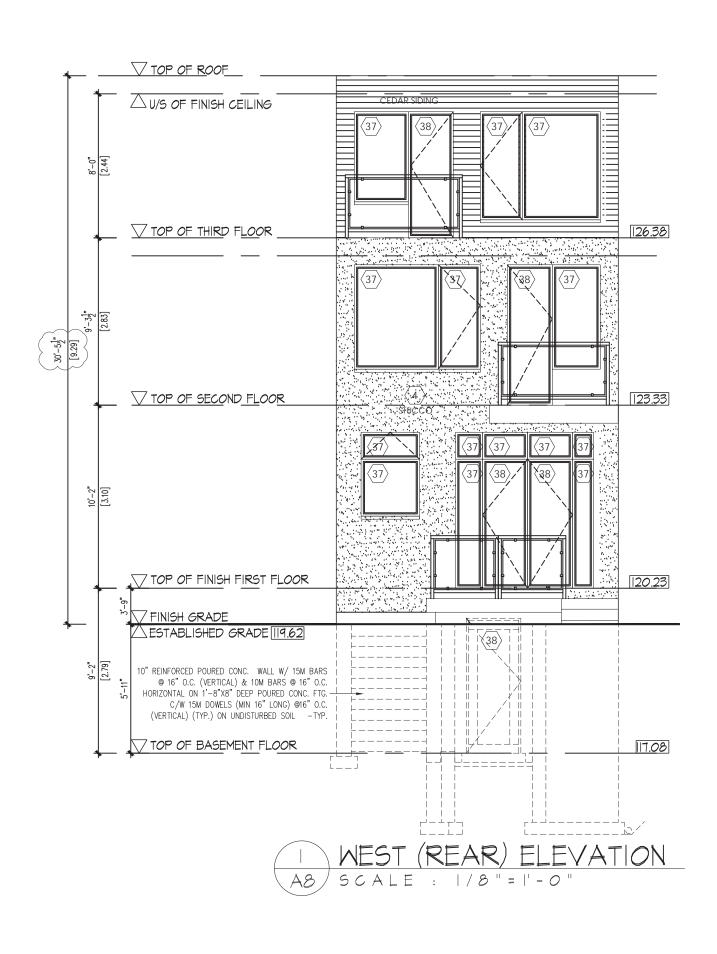
LEGEND

INTERCONNECTED SMOKE ALARM

C.M.D

CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION



SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN I.S.A.

INTERCONNECTED SMOKE ALARM

 $\mathsf{C.M.D}$

CARBON MONOXIDE DETECTOR MECHANICAL VENTILATION

contempostudio



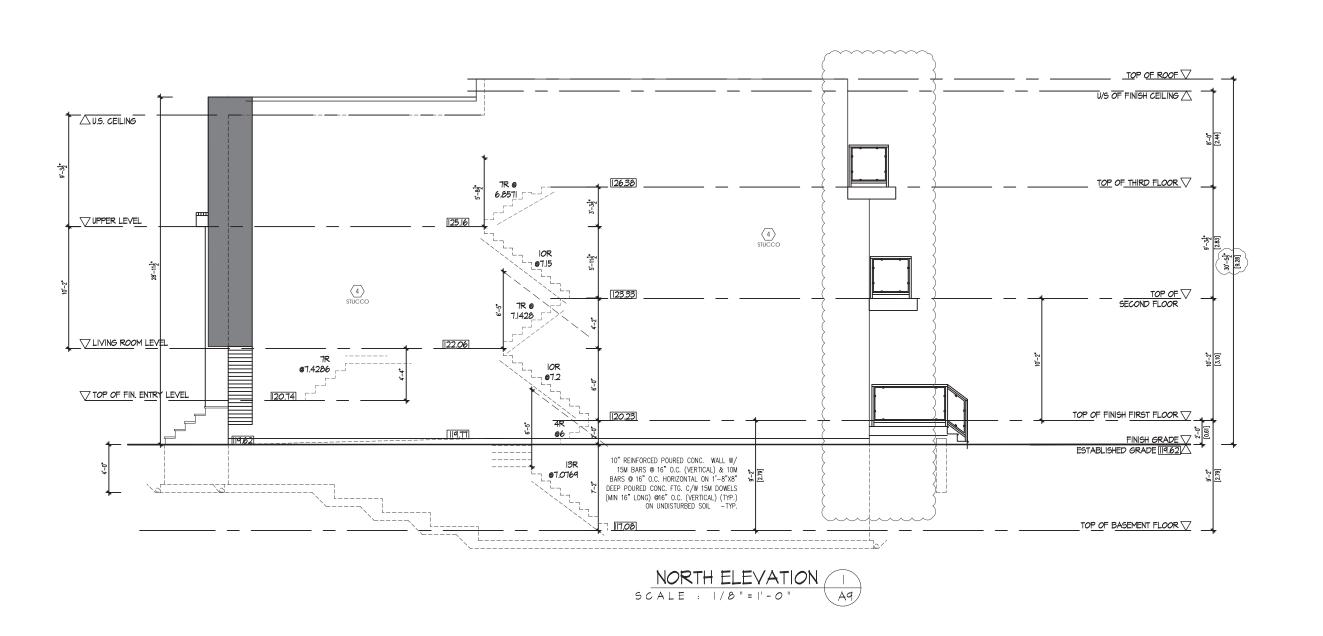
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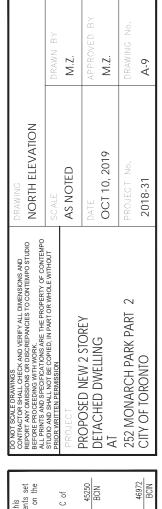
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STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT PROPOSED NEW 2 STOREY DETACHED DWELLING	AS NOTED	M.Z.
	DATE	APPROVED BY
AT	OCT 10, 2019	M.Z.
252 MONARCH PARK PART 2	PROJECT No.	DRAWING No.
CITY OF TORONTO	2018-31	A-8





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LEGEND

S.B. SOLID WOOD BEARING

F.D. FLOOR DRAIN

A.D. AREA DRAIN

I.S.A.

INTERCONNECTED SMOKE ALARM

C.M.D

CARBON MONOXIDE DETECTOR

MECHANICAL VENTILATION