

# DECISION AND ORDER

**Decision Issue Date**      Tuesday, June 30, 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): Robin Macaulay

Applicant: EKP Designs Inc

Property Address/Description: 379 Ellis Park Rd

Committee of Adjustment Case File: 19 107691 STE 04 MV (A0047/19EYK)

**TLAB Case File Number: 19 253878 S45 04 TLAB**

**Hearing date:**      Thursday, June 25, 2020

**DECISION DELIVERED BY** Ian James Lord

## REGISTERED PARTIES AND PARTICIPANTS

Applicant	EKP Designs Inc
Owner	2629278 Ontario Inc
Appellant	Robin Macaulay

## INTRODUCTION

This is a matter on appeal from the approval of the Toronto and East York Panel of the City of Toronto (City) Committee of Adjustment (COA). The Applicant sought and received COA approval of some 18 variances under City By-law 569-2012. Two duplicate variances respecting building height and the width of a parking space also received COA approval under City By-law 438-86 by decision mailed November 2, 2019 (cumulatively, the Application).

The Parties identified terms of a settlement and had requested of the Toronto Local Appeal Body (TLAB) a consent disposition of the matter. The TLAB responded by the appointment of a 'virtual' Hearing held on June 25, 2020. That Hearing was

convened and the content of its communication can be reviewed on the WEBEX platform available from the TLAB.

I indicated that I had read the pre-filed record and visited the site ‘virtually’ and would rely on the evidence and submissions to address the matters on appeal. The Hearing was noted to be *de novo*, despite the settlement discussions and that the onus lies on the Applicant to demonstrate the policy and statutory tests below listed, are met.

The Applicant was represented by two spokesperson, Mr. Eddie Peres of EKP Designs Inc, (EKP) a building consultant and Ms. Vivekta Singh for the owner, 2629278 Ontario Inc. The Appellant, Ms. Robin Macaulay, an adjacent owner was also present and spoke to the matters at hand.

## **BACKGROUND**

The Applicant proposes to build a new three-storey dwelling with an integral garage and front and rear balconies. The record demonstrates significant opposition and support for the variances requested. Comments, including recommended conditions emanated from Planning Staff and the Toronto Region Conservation Authority (TRCA). The lot, identified as 379 Ellis Park Road (subject property) is influenced by a ravine condition and has a substantial grade change exposing the existing and proposed basement and above levels.

Revisions were made to the Application and the variances approved by the COA reflect the Examiners Notice of October 2, 2019.

The remaining Parties at issue on appeal entered into comprehensive Minutes of Settlement (Minutes) dated February 10, 2020, attaching as a schedule further revised plans. Revisions are marked by a ‘bubbling’ to identify their location and scale, where applicable.

The revised plans are identified as Schedule ‘A’ to the Minutes, being drawings A4-5, 7-9 prepared by EKP (Revised Plans).

## **MATTERS IN ISSUE**

The Appellant, from the earliest date, took particular exception to the proposed balconies proposed by the redevelopment of the subject property. The Minutes address the balconies issue purportedly to the Appellant’s satisfaction.

Despite this, the Applicant was advised as a condition of granting a virtual Hearing that qualified professional evidence would be required to support all the variances as the matter would be considered afresh in a *de novo* Hearing, as if a new application.

## **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).

### **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**

Without opposition I qualified Mr. Peres as a building consultant capable of giving opinion evidence on matters pertaining to the Application and the Revised Plans. Mr. Peres had been in the building design business for some 30 years, appeared before multiple COA's and had been qualified to testify in a professional capacity, without formal planning support, before the former Ontario Municipal Board (OMB), the Local Planning Appeal Tribunal (LPAT) and the TLAB. While more is said later concerning Mr. Peres's evidence, his advice to the Tribunal was largely germane and uncontested.

He appeared in support of the Application, the COA decision, the Minutes and the Revised Plans.

In summary, Mr. Peres opined that the reconstruction project proposed was similar in size and scale to the existing residence and is to be built on the same footprint with similar gross floor area, side yard setbacks but an increased number of balconies.

He noted the existing building was somewhat deeper into the lot and the Application contemplated a marginally larger rear yard.

On inquiry, he reviewed each variance (V) granted by the COA, which I summarize according to the numbering of the COA disposition:

V1: 9.63 m height, existing condition.

V2: 7.93 m height of all side exterior main walls; marginal increment caused by a new zoning standard.

**Decision of Toronto Local Appeal Body Panel Member: I. Lord**  
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V3: 76.78x lot area floor space index, existing condition.

V4: 0.45m north side lot line setback, existing condition.

V5: pedestrian access 1.89m above grade, existing condition.

V6: platforms located at or above the second storey, proposed with the Minutes to be four (4), down from five (5) approved by the COA.

V7: platform location, proposed with the Minutes to be two (2) on the front wall and two (2) on the rear wall, down from three (3) platforms on the rear wall approved by the COA.

V8: platform sizes, modified by the Minutes to eliminate a 7.86 sq. m balcony off the second floor kitchen and a reduction in size from 11.79 sq. m to 5.60 sq. m, being the third floor balcony, as approved by the COA.

V9: minimum front yard soft landscaping to 65.67% of the front yard, essentially an existing condition and as approved by the COA.

V10: minimum rear yard soft landscaping to 41.76% of the rear yard, essentially an existing condition with slight enlargement and as approved by the COA.

V11: maximum driveway width to 5.37 m reflecting an existing condition and as approved by the COA.

V12: roof eaves encroachment to 0.04 m from north lot line, an existing condition, COA approved.

V13: first floor balcony side yard setback of 0.72 m from the by-law standard of 1.2 m, as approved by the COA.

V14: platform side yard setback to accommodate the second floor balcony off the kitchen proposed to be eliminated by the Minutes.

V15: exterior south stairs encroachment to 0.0m from south lot line, an existing condition approved by the COA.

V16: parking space width reduced to 2.93 m, an existing condition approved by the COA.

V17: building location below the shoreline hazard or stable top-of-bank, an existing condition as approved by the COA.

V18: Building setback from stable top-of-bank at 5.63 m, an existing condition as approved by the COA.

Two variances from By-law 438-86 overlap: V 1 (building height) to 10.49m, an existing condition; and V16 (parking space width) to 2.93m, an existing condition, both as approved by the COA.

In his opinion, each of the residual variances met all the applicable tests, and most were existing conditions replicating the existing lot conditions. He foresaw no impact and cited the fact that the addition of balconies followed a character attribute common to this treed, ravine area.

He agreed and supported the revisions, above, and reflected in the Revised Plans attached to the Minutes and the Minutes themselves, as agreed to by the Parties.

He undertook to provide a complete set of the Plans and elevations that were before the COA and are amended by the Minutes. This included a labeling error identified by Ms. Macaulay, and acknowledged by Mr. Peres.

I required of Mr. Peres that he address the issue of conditions. The witness appeared not overly familiar with the substance of the 'four tests', policies of the Official Plan or applicable Provincial Policy. He made no reference to policy language, neighbourhood research or anything but the most general parroting of the applicable tests, but not their substance. At another time or place, were this matter not proffered as a settlement with strong COA support, I would have found this evidence inadequate.

On conditions, when directed to those provided by the COA, the Planning Staff, the TRCA and in the Minutes, he ultimately adopted their inclusion. He had not prepared a consolidated list of conditions and indeed appeared to be not advocating any conditions with the termination of his voluntary evidence.

I find this inattentiveness to be less than professional diligence and certainly not in the public interest. Not being a professional planner, Mr. Peres is not subject to the professional practice standard of the primacy of the public interest. However, ignoring or forgetting about the consideration of conditions that might accompany a variance approval seems an oversight of significant proportions and a lack of familiarity with essential statutory considerations – an aspect going to the weight of evidence otherwise received. In this case, four separate sources of requested conditions suggests that the subject matter cannot be ignored.

There was no request (from anyone) that the Minutes accompany any TLAB decision if an approval is granted; the implication of this omission is that the value of the Minutes would be exposed only to private contractual enforcement, an unlikely and expensive prospect as between consenting neighbours. This, too, was an unsatisfactory oversight.

On the issue of the objection made to the potential for the loss of trees along the north lot line, Mr. Peres expressed no knowledge and deferred to Ms. Singh.

Ms. Vevekta Singh was affirmed and addressed the issue of tree impact by advising that she had met with the neighbours and had provided verbal assurances that the trees adjacent the lot line would be protected in reconstructing the residence on the subject property. The undertaking to ensure no damage to the subject trees, the intent to not remove them and her undertaking to follow the recommendation of the arborist (Mr. Ian Bruce) retained by the neighbour was not, at least to the TLAB, memorialized in any manner.

Ultimately, it was Mr. Peres' advice that he supported the imposition of conditions, revised as necessary to avoid duplication, and to include opaque privacy screening to a height of 1.8 m on some balconies and an undertaking to build in accordance with the plans, including the Revised Plans.

Ms. Robin Macaulay, the Appellant, was affirmed.

She expressed her appreciation to the Applicant's representatives for their co-operation in reaching the Minutes of Settlement (Minutes) which I accept and identify as **Exhibit 1** to the Hearing.

She indicated that despite initial opposition she was now in support of the Minutes and the disposition of her appeal in accord with their terms and the evidence elicited by Mr. Peres.

She supported the imposition of conditions, particularly those found listed in paragraph 3 of Exhibit 1 – designed to ensure the privacy and quiet enjoyment of her property, relating to soft landscaping and balcony treatments.

She identified a labeling error in the Elevation Plans of Mr. Peres, noting the north and south elevation title blocks were reversed.

She also asked, perhaps by way of afterthought, for the imposition of a supplementary condition upon agreeing, ultimately, that the whole of the Minutes were not necessary to be attached to a TLAB Decision and Order.

She expressed that adding paragraph 9 of the Minutes as a specific condition could go some way to ensuring the Applicant's commitment and enforceability to their terms.

Paragraph 9 of the Minutes reads as follows:

*"The Parties agree these Minutes shall not be registered on title to the Subject Property or the Neighbouring Property. Notwithstanding the foregoing, the Parties agree that all the covenants, rights, duties, provisions, conditions and obligations herein contained shall enure to the benefit of and be binding upon each of the Parties and*

*their respective successors and permitted assigns in title. For the purposes of this provision, the Applicant agrees that it shall duly provide notice and a copy of these Minutes prior to the completion of any agreement granting any right, title or interest in the Subject Property.”*

Despite initial reservations, Ms. Vivekta Singh indicated ultimate agreement to the addition of this clause as an additional commitment condition.

Mr. Peres expressed his agreement with anything the Parties agreed to.

## **ANALYSIS, FINDINGS, REASONS**

This matter advanced as a settlement agreed to between the formal Appellant and the Applicant.

Exhibit 1 represents duly deliberated Minutes of Settlement executed by these Parties.

The TLAB professes that it will not lightly interfere with such settlements unless they demonstrate a term that could reflect improperly on the City, the TLAB, principles of good community planning or are otherwise offensive to the public interest.

Settlement terms themselves are rarely comprehensive of the public interest and Exhibit 1 is no exception, despite being apparently well drafted.

I accept the acknowledgement of the Parties that the imposition of the terms and conditions of the Minutes are satisfactory to resolve the particular issues as between adjacent property owners who are signatories.

I also accept the uncontested evidence of the witness, Mr. Peres, that the majority of the multiple variances required to reconstruct a contemporary dwelling on the subject property reflect existing conditions.

For those variances sought to be modified or eliminated, as expressed under ‘Evidence’ above, I accept the explanation and evidence in their regard.

I find that the variances as so modified from those approved by the Committee are acceptable in the circumstances of the subject property. I find that individually and collectively, as so modified, they meet the intent and purpose of the Official Plan and zoning by-law, are minor and desirable – both for the reasons described and on the evidence of the Parties.

I also find they are consistent with Provincial Policy and conform to the Growth Plan for the Greater Golden Horseshoe.

Although detailed consideration was avoided, I have read the suggested conditions of the COA, Planning Staff, the Minutes and the TRCA. I find it in the public interest to require these of any development on the subject property, appropriately modified to incorporate the evidence herein and avoid duplication.

The imposition of a Condition to accord with paragraph 9 of the Minutes is not supported. The Minutes are, in effect, a private agreement between consenting Parties. They stand on their own. To the extent they identify common conditions of approval achievable on the use of planning and Building Code powers, these can be made express conditions of any variance approval pursuant to section 45 (21) of the *Planning Act*.

Paragraph 9 goes beyond the agency enforcement and monitoring powers of the Chief Building Official. The City has no business enforcing provisions of a private agreement that do not fall clearly within the provision of planning matters. These include private enterprises, private property attributes or obligations and for private commitments that are unlimited in time.

I find it sufficient to extract the Conditions found in Paragraph 3 of the Minutes, Exhibit 1, as a contribution to appropriate conditions of variance approval.

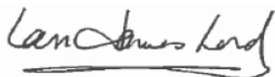
## **DECISION AND ORDER**

The appeal is allowed, in part.

The variances identified in Appendix 'A' hereto are approved subject to the Conditions identified in Appendix 'B' and the Plans and Elevations in Appendix 'C' hereto.

On behalf of the TLAB, I express my appreciation for the diligent and mature manner in which this matter has proceeded.

X



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I. Lord

Panel Chair, Toronto Local Appeal Body

Signed by: Ian Lord

## **Appendix 'A'**

### **Approved Variances**



- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building or structure height is 9.0 m.  
The new three-storey detached dwelling will have a height of 9.63 m.
- 2. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.  
In this case, the height of the side exterior main walls facing the side lot lines will be 7.93 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (1.21 m<sup>2</sup>). The new detached dwelling will have a floor space index equal to 76.78 times the area of the lot (265.66 m<sup>2</sup>).
- 4. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback for a detached dwelling is 1.2 m.  
The new detached dwelling will be located 0.45 m from the north side lot line.
- 5. Chapter 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the main pedestrian access through the front main wall of a dwelling above established grade is 1.2 m.  
In this case, the pedestrian access through the front main wall of the new dwelling will be located 1.89 m above established grade.
- 6. Chapter 10.20.40.50.(1)(A), By-law 569-2013**  
A maximum of four platforms are permitted to be located at or above the second storey of a detached dwelling.  
In this case, there will be four platforms located at or above the second storey of the new detached dwelling.
- 7. Chapter 10.20.40.50.(1)(A), By-law 569-2013**  
A maximum of one platform is permitted at or above the second storey located on the front and rear wall of a detached dwelling.  
In this case, there will be two platforms located on the front wall and two platforms on the rear wall.
- 8. Chapter 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
In this case, the area of each platform at or above the second storey will have an area of 11.10 m<sup>2</sup> (off the second floor dining room); 7.94 m<sup>2</sup> (second floor front balcony); 5.60 m<sup>2</sup> (third floor rear balcony) and 6.86 m<sup>2</sup> (off the third master bedroom).

**9. Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% of the required front yard landscaping must be soft landscaping (42.29 m<sup>2</sup>).

In this case, 65.67% (37.03 m<sup>2</sup>) of the front yard will be soft landscaping.

**10. Chapter 10.5.50.10.(3)(A), By-law 569-2013**

A minimum of 50% (63.05 m<sup>2</sup>) of the rear yard shall be maintained as soft landscaping.

In this case, 41.76% (52.67 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.

**11. Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**

The maximum permitted driveway width (garage interior width) is 2.93 m.

In this case, the driveway width will be 5.37 m.

2

**12. Chapter 10.5.40.60.(7), By-law 569-2013**

Roof eaves are permitted to encroach into the required setbacks provided they are no closer than 0.3 m to a lot line.

In this case, the roof eaves will be located 0.04 m from the north lot line.

**13. Chapter 10.5.40.50.(2)(C) to 10.20.40.70.(3), By-law 569-2013**

The minimum required side yard setback for a platform is 1.2 m

In this case, the rear first floor balcony off the study will be located 0.72 m from the north side lot line.

**14. Chapter 10.5.40.50.(2)(C) to 10.5.40.70.(3), By-law 569-2013**

~~The minimum required side yard setback for a platform is 1.2 m~~

~~In this case, the second floor balcony off the kitchen will be located 0.45 m from the north side lot line. Variance not approved.~~

**15. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m. In this case, the south stairs will be located 0 m from the south lot line.

**16. Chapter 200.5.1.10.(2)(A)(iv), By-law 569-2013**

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

In this case, the parking space in the garage will have a width of 2.93 m.

**17. Chapter 5.10.40.1.(3), By-law 569-2013**

No building or structure may be located on the portion of the lot below the shoreline hazard limit or stable top-of-bank.

The new detached dwelling will be located on the portion of the lot below the shoreline hazard or stable top-of-bank.

**18. Chapter 5.10.40.70.(6), By-law 569-2013**

If the Toronto and Region Conversation Authority determines that a shoreline hazard limit or stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 m from that shoreline hazard limit or stable top-of-bank.

The new detached dwelling will be set back 5.63 m (it is below the stable top-of-bank) from the stable top-of-bank.

**1. Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 9 m.

The new three-storey detached dwelling will have a height of 10.49 m.

**2. Section 4(17)(a), By-law 438-86**

A parking space in a garage shall have a minimum width 3.2 m.

The parking space in the garage will have a width of 2.93 m.

## **APPENDIX 'B'**

### **Conditions of Approval**

Construction be substantially in accord with the plans and elevations attached as Appendix 'C' hereto; any other variances that may appear as required in addition to those identified in Appendix 'A' hereto are expressly not authorized.

The front and rear balconies (i.e., on the first, second and third-stories) shall be constructed with opaque privacy screening or fencing that is permanent, located along the north and south edges of the balconies to a minimum height of 1.8 m, measured from the floor of the balcony.

A TRCA Permit under Ontario Regulation 166/06 be obtained.

Approvals, if required, be obtained from Urban Forestry Ravine and Natural Feature Protection.

Approval of this application is in substantial accordance to the Site Plan drawing described as follows: Drawing No. A1, Site Plan, prepared by EKP Design Inc., dated July 2018 and being part of Appendix 'C' hereto.

There shall be no platforms, sundecks, porches, deck or balconies at or above established grade other than those shown on the plans and elevations attached as Appendix 'C' hereto;

Any exterior lighting fixtures located on the subject property shall be positioned so that they are not directed towards adjacent properties.

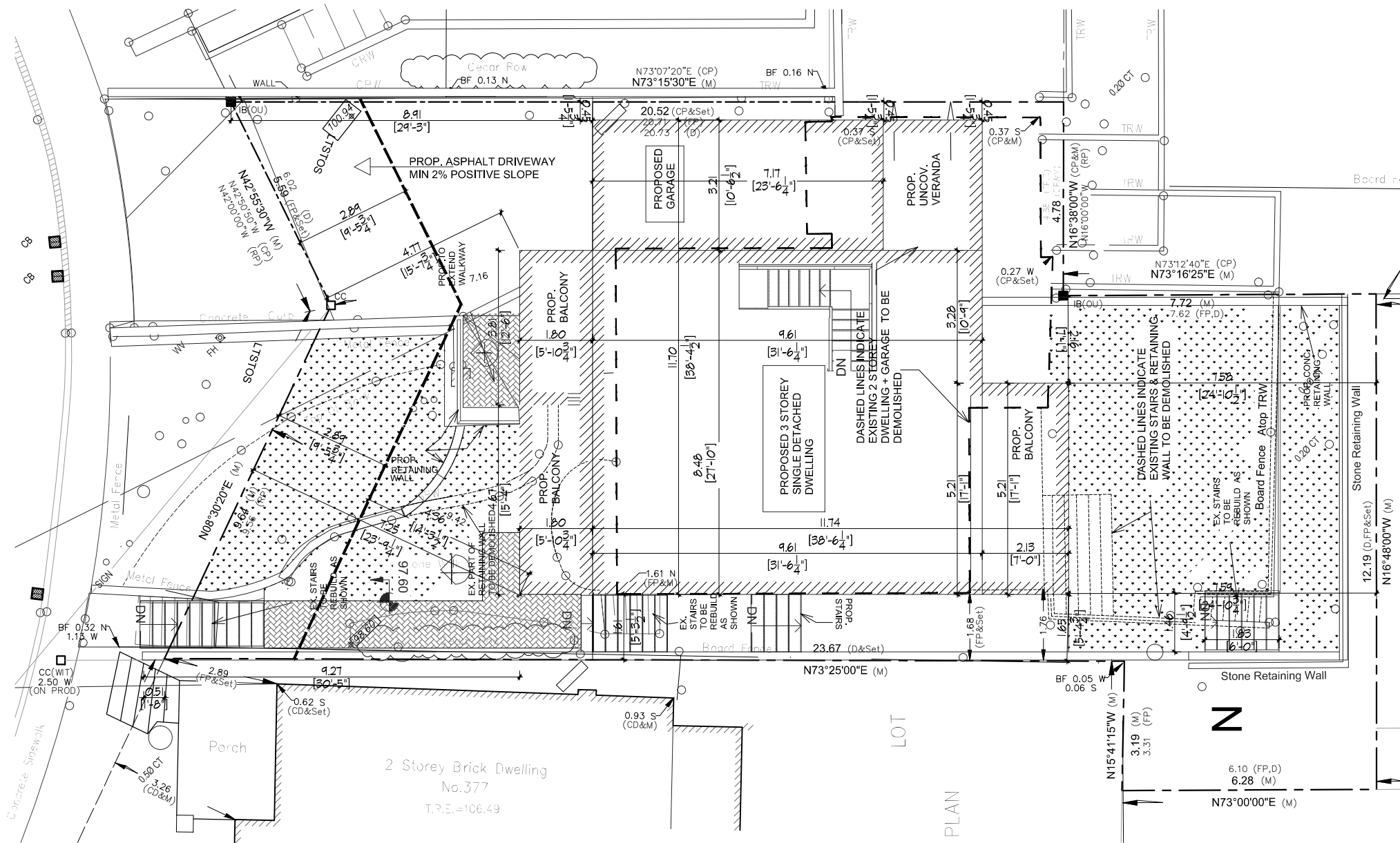
Any security cameras located on the subject property shall be positioned so that they are not directed to adjacent properties.

Any air conditioner/HVAC unit to be installed by the Applicant or any owner of the subject property will be to a specification not to exceed 68 decibels (or as permissible by law).

The fence between 379 Ellis Park Road (subject property) and 20 Wendigo Way existing as of February 2, 2020, being a slatted wooden fence of approximately 6 feet in height, shall be maintained in good condition in its current location.

## **APPENDIX 'C'**

### **Plans and Elevations**



1 SITE PLAN  
SCALE : 3/32" = 1'-0"

#### SITE STATISTICS

LOT AREA = 362.29 m<sup>2</sup> (ACTUAL 3.46 M<sup>2</sup>)  
EX. LOT COVERAGE = 108.48 m<sup>2</sup>  
MAX. 35% G.F.A. ALLOWANCE = 1.21 m<sup>2</sup>  
EX. BASEMENT = 59.49 m<sup>2</sup>  
EX. 1ST FLOOR = 106.75 m<sup>2</sup>  
EX. 2ND FLOOR = 74.72 m<sup>2</sup>  
EX. 3RD FLOOR = 74.00 m<sup>2</sup>  
EX. G.F.A. = 314.96 m<sup>2</sup> = 9048.55 %

LOT AREA = 3.46 m<sup>2</sup>

PROP. LOT COVERAGE = 130.81 m<sup>2</sup>

PROP. BASEMENT = 55.65 m<sup>2</sup>  
PROP. 1ST FLOOR = 81.49 m<sup>2</sup>  
PROP. 2ND FLOOR = 81.49 m<sup>2</sup>  
PROP. 3RD FLOOR = 92.75 m<sup>2</sup>

MAX. 35% G.F.A. ALLOWANCE = 1.21 m<sup>2</sup>

PROP. G.F.A. = 311.38 m<sup>2</sup> = 8999.42 %

#### LANDSCAPING CALCULATIONS

FRONT YARD AREA = 112.77m<sup>2</sup>  
50% MIN LANDSCAPING =56.385M<sup>2</sup>

-COVERED CONC. VERANDAH =15.26m<sup>2</sup>  
-ASPHALT DRIVEWAY =37.49 M<sup>2</sup>  
HARD SURFACE=52.75 M<sup>2</sup>/112.77 M<sup>2</sup>=46.78%

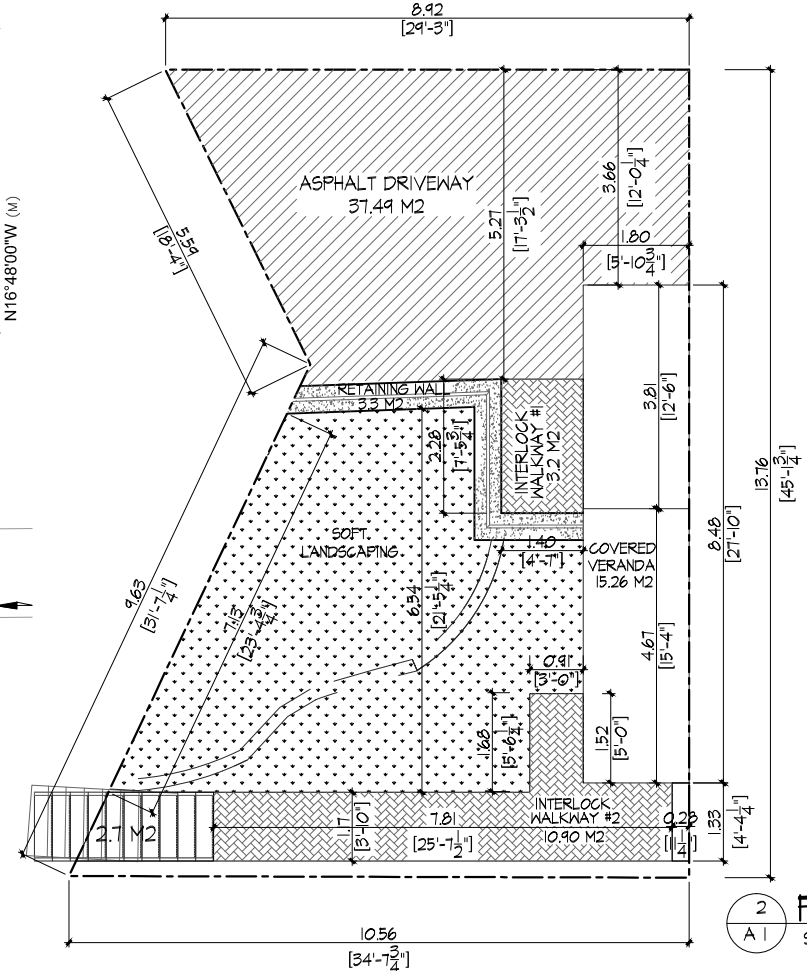
ACTUAL LANDSCAPING AREA=60.02M<sup>2</sup> 53.22% OK

75% MIN. SOFT LANDSCAPING  
60.02m<sup>2</sup> x 0.75% =45.015m<sup>2</sup>

-INTERLOCK WALKWAY #1 = 3.2m<sup>2</sup>  
-INTERLOCK WALKWAY #2 = 10.90M<sup>2</sup>  
-RETAINING WALL =3.3 M<sup>2</sup>  
-EXTERIOR STAIRS =2.7 M<sup>2</sup>  
TOTAL = 20.10 M<sup>2</sup>/60.02 M<sup>2</sup>= 33.49 %

ACTUAL SOFT LANDSCAPING  
=39.92m<sup>2</sup>/60.02 = 66.51%

PROP. REAR YARD AREA = 126.1 m<sup>2</sup>  
MIN. 50% SOFT LANDSCAPING ALLOWABLE = 63.05 m<sup>2</sup>  
PROP. REAR YARD SOFT LANDSCAPING =52.67 m<sup>2</sup> =41.76%



2 F. YARD CALCS  
SCALE : 3/32" = 1'-0"

#### EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
TEL. No. 416-658-6737  
CELL No. 416-723-6983  
EMAIL : ekpdesigns@bell.net

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF EKP DESIGNS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY EKP DESIGNS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DRAWING IS NOT TO SCALE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL ELECTRICAL ETC. VERIFY INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS/HER WORK.

No.	REVISIONS	DATE
1.	REVISION 1	06/25/2020

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.

EDDIE PERES 37296  
NAME SIGNATURE BCIN

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

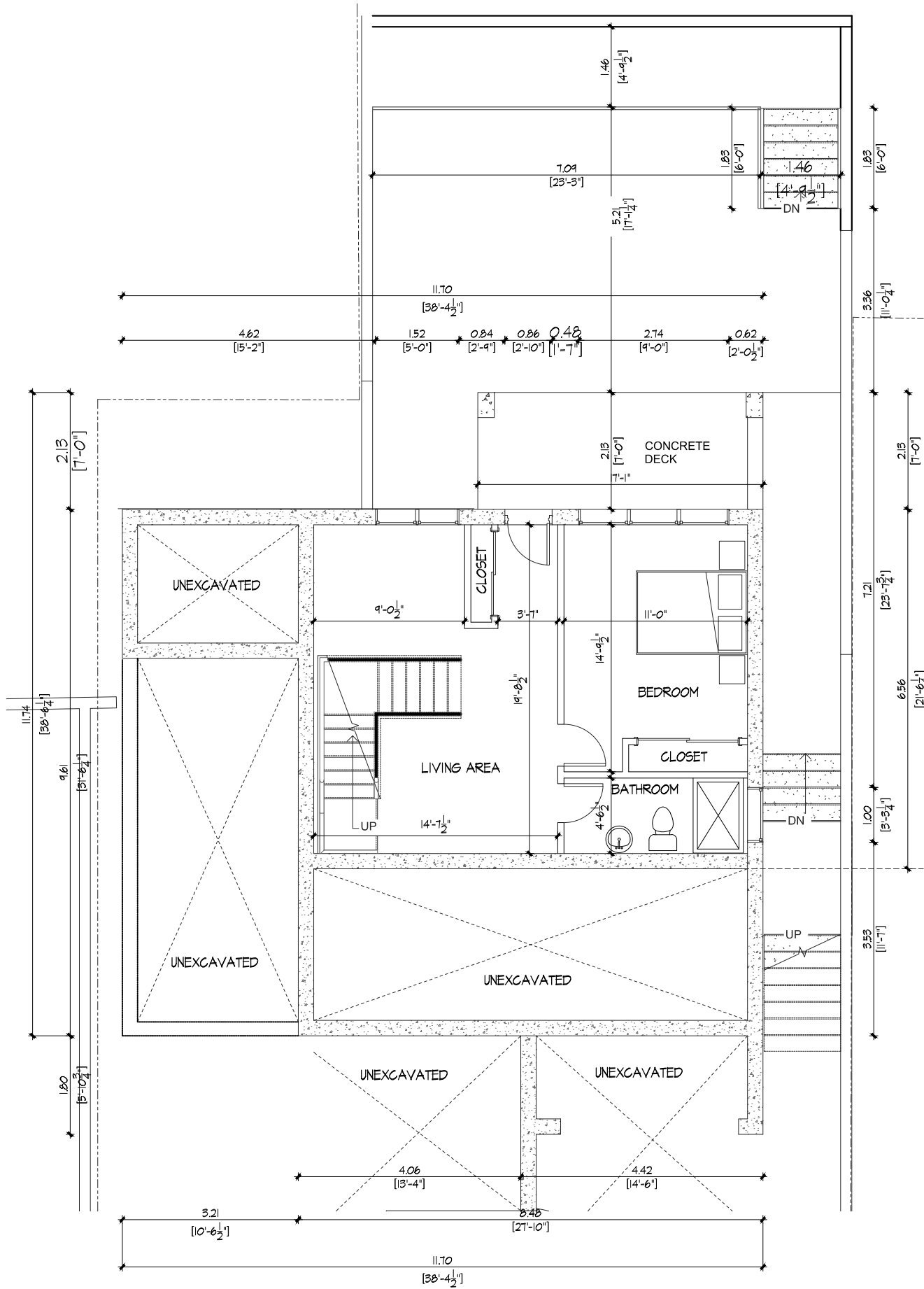
EKP DESIGNS INC. 38281  
FIRM NAME BCIN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D  
379 ELLIS ROAD.  
CITY OF TORONTO

#### DRAWING NAME

SITE PLAN

DESIGNED BY EKP	DRAWN BY EKP	APPROVED BY EKP
PROJECT No. 2018-99	DATE JULY, 2018	SCALE AS SHOWN
FILE: 2018	DRAWING NO. A1	



1 BASEMENT PLAN  
A2 SCALE 1/8" = 1'-0"

EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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CELL No. 416-723-6983  
EMAIL : ekpdesigns@bell.net

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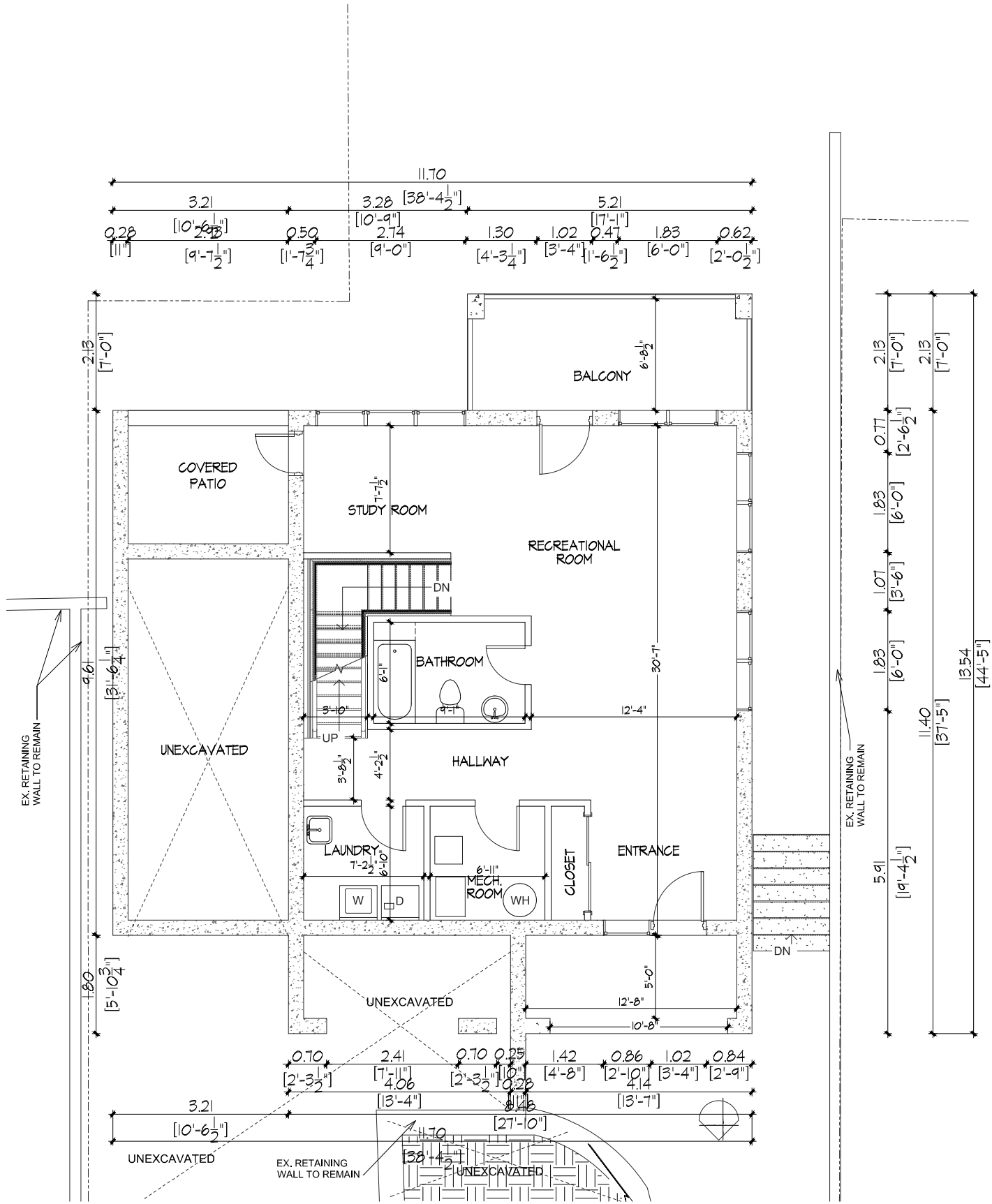
QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

EDDIE PERES NAME	SIGNATURE	37296 BCN
REGISTRATION INFORMATION: Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.		
EKP DESIGNS INC.		38281 BCN
FIRM NAME		

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D.  
379 ELLIS ROAD,  
CITY OF TORONTO

DRAWING NAME  
PROPOSED BASEMENT PLAN

DESIGNED BY	DRAWN BY	APPROVED BY
EKP	EKP	EKP
PROJECT No.	DATE	SCALE
2018-99	JULY, 2018	AS SHOWN
FILE	DRAWING NO.	
2018	A2	



1 FIRST FLOOR PLAN  
A3 SCALE 1/8" = 1'-0"

EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO, ONTARIO  
M6E-1G9  
TEL. No. 416-658-6737  
CELL No. 416-723-6983  
EMAIL : ekpdesigns@bell.net

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No.	REVISIONS	DATE
1.	REVISION 1	06/25/2020

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QUALIFICATION INFORMATION  
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EDIE PERES 37296  
NAME SIGNATURE BCN

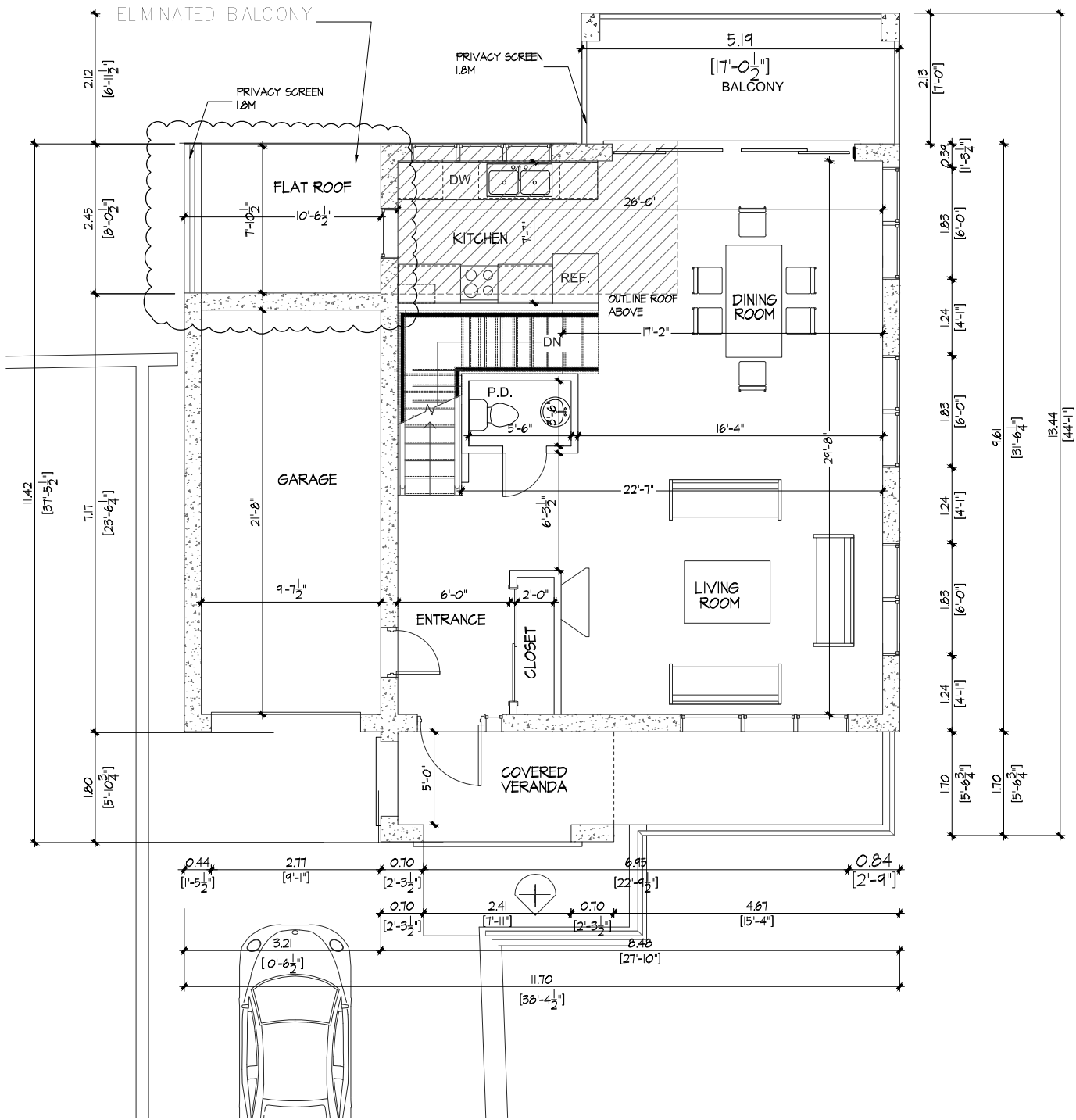
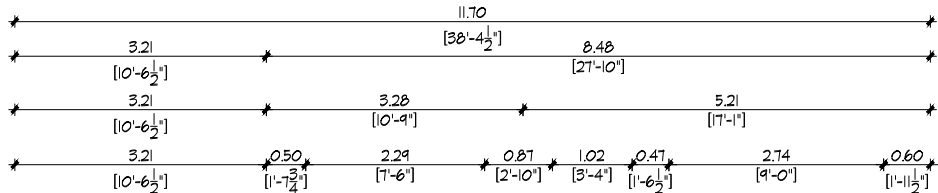
REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.

EKP DESIGNS INC. 38281  
FIRM NAME BCN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D.  
379 ELLIS ROAD,  
CITY OF TORONTO

DRAWING NAME  
PROPOSED FIRST FLOOR PLAN

DESIGNED BY	DRAWN BY	APPROVED BY
EKP	EKP	EKP
PROJECT No.	DATE	SCALE
2018-99	JULY, 2018	AS SHOWN
FILE	DRAWING NO.	
2018	A3	



1 SECOND FLOOR PLAN  
A4 SCALE 1/8" = 1'-0"

EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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EDDIE PERES 37296  
NAME SIGNATURE BCN

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

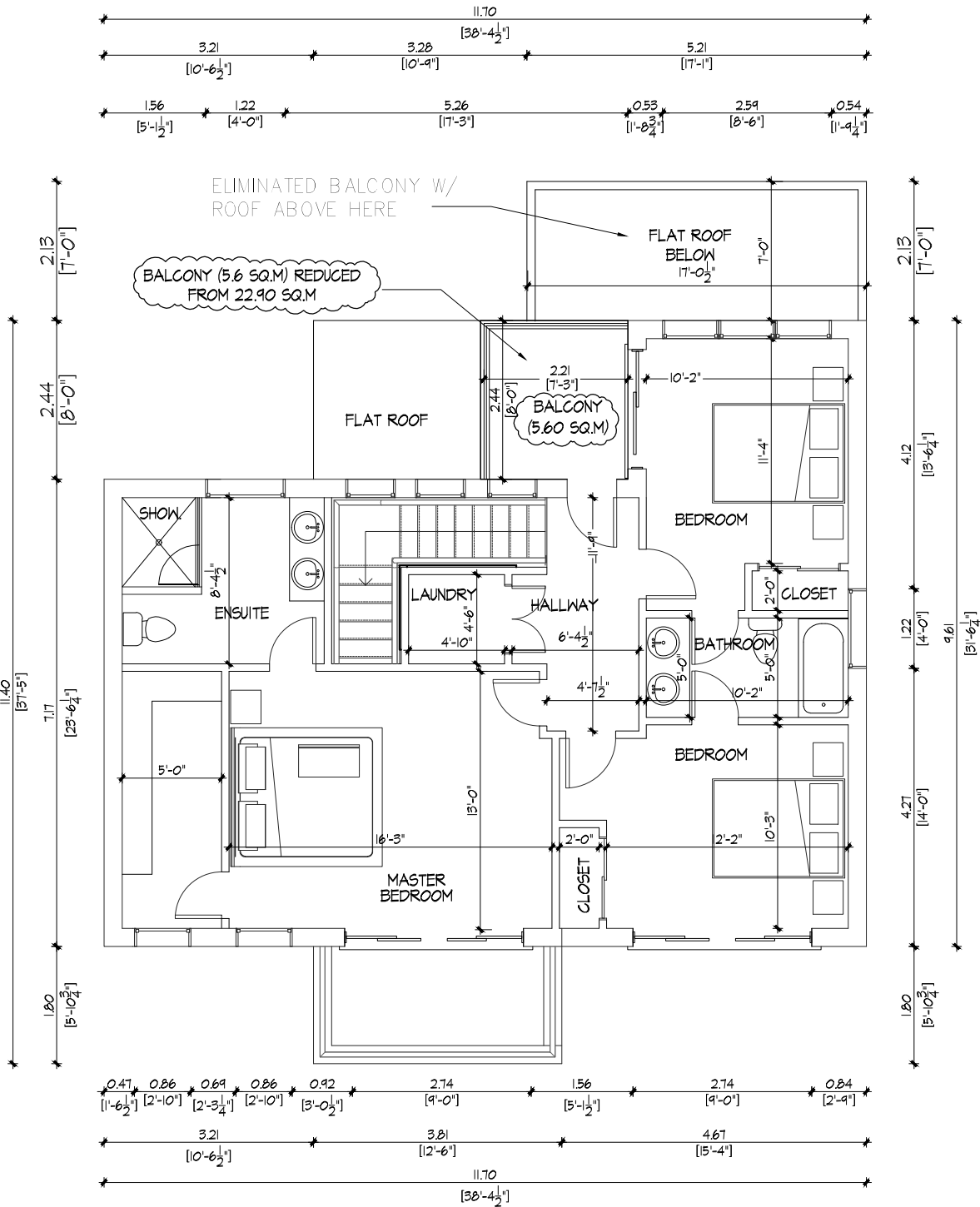
EKP DESIGNS INC. 38281  
FIRM NAME BCN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D  
379 ELLIS ROAD,  
CITY OF TORONTO

DRAWING NAME  
PROPOSED SECOND FLOOR PLAN

DESIGNED BY	DRAWN BY	APPROVED BY
EKP	EKP	EKP
PROJECT No.	DATE	SCALE
2018-99	JULY, 2018	AS SHOWN
FILE	DRAWING NO.	A4
2018	38281	





1 THIRD FLOOR PLAN  
A5 SCALE 1/8" = 1'-0"

EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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EDDIE PERES 37296  
NAME SIGNATURE BCN

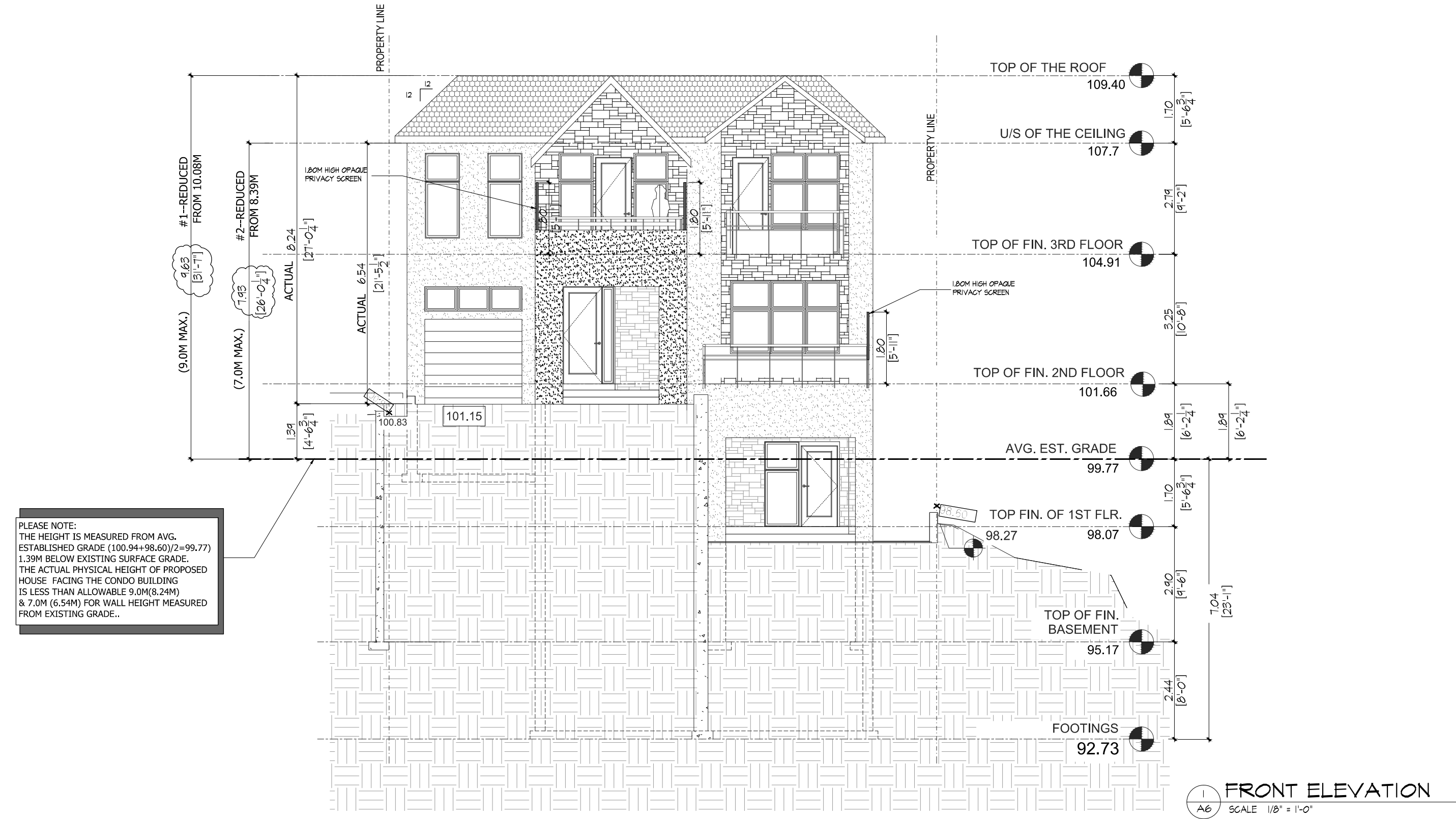
REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

EKP DESIGNS INC. 38281  
FIRM NAME BCN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D  
379 ELLIS ROAD,  
CITY OF TORONTO

DRAWING NAME  
PROPOSED THIRD FLOOR PLAN

DESIGNED BY	DRAWN BY	APPROVED BY
EKP	EKP	EKP
PROJECT No.	DATE	SCALE
2018-99	JULY, 2018	A5 SHOWN
FILE	DRAWING NO.	
2018	A5	



PLEASE NOTE:  
THE HEIGHT IS MEASURED FROM AVG.  
ESTABLISHED GRADE  $(100.94+98.60)/2=99.77$   
1.39M BELOW EXISTING SURFACE GRADE.  
THE ACTUAL PHYSICAL HEIGHT OF PROPOSED  
HOUSE FACING THE CONDO BUILDING  
IS LESS THAN ALLOWABLE 9.0M(8.24M)  
& 7.0M (6.54M) FOR WALL HEIGHT MEASURED  
FROM EXISTING GRADE..

EKP DESIGNS INC.

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TORONTO , ONTARIO  
M6E-1G9  
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CONSTRUCTION MUST CONFORM TO ALL APPLICABLE  
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HAVING JURISDICTION. THE CONTRACTOR WORKING  
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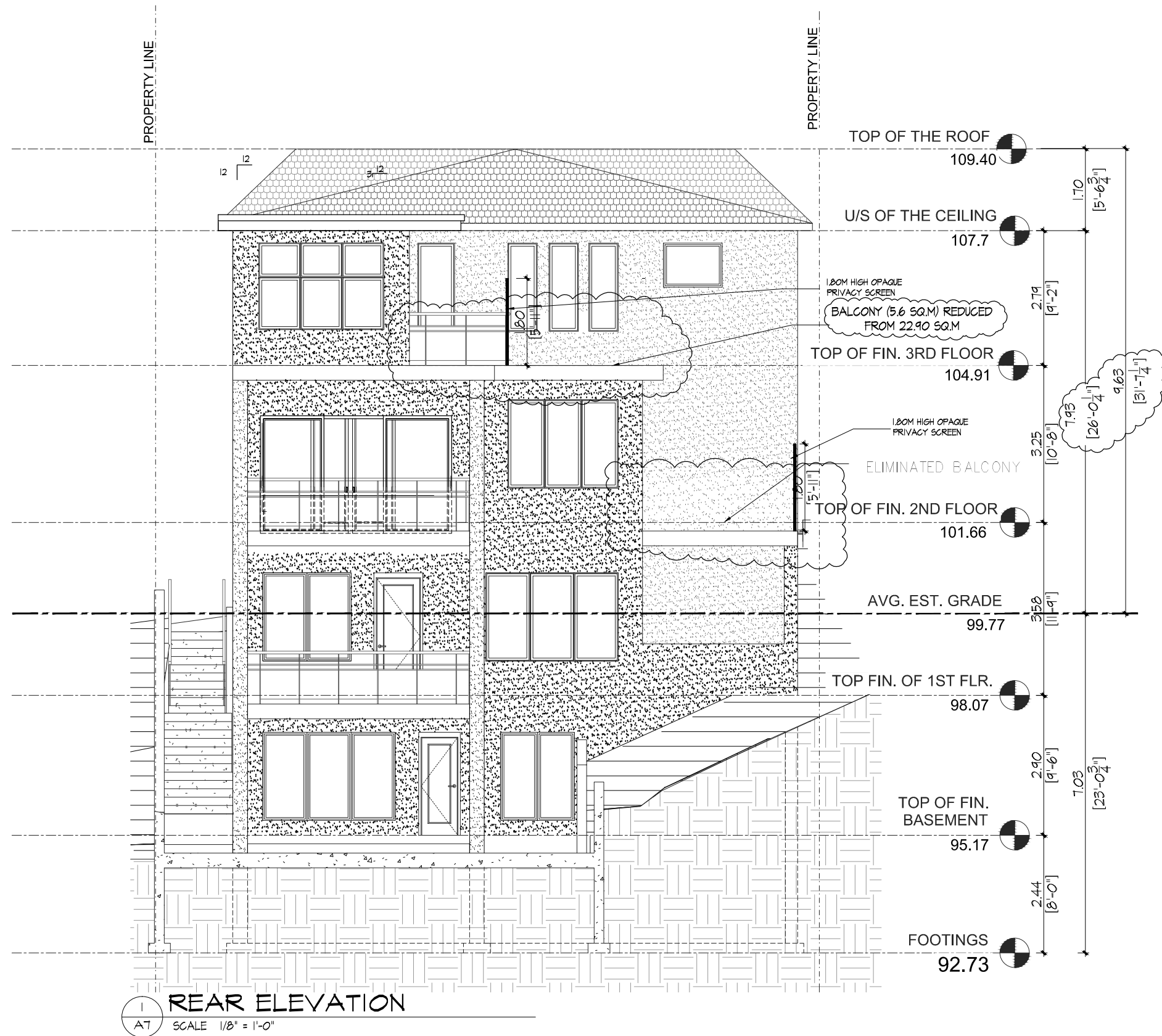
QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.4.3.(5) Division C  
of the Ontario Building Code.

EDDIE PERES 37296  
NAME SIGNATURE BCIN

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

EKP DESIGNS INC. 38281  
FIRM NAME BCIN

PROJECT PROPOSED 3 STOREY DETACHED S.F.D 379 ELLIS ROAD. CITY OF TORONTO		
DRAWING NAME PROPOSED FRONT ELEVATION		
DESIGNED BY EKP	DRAWN BY EKP	APPROVED BY EKP
PROJECT No. 2018-99	DATE JULY, 2018	SCALE AS SHOWN
FILE: 2018	DRAWING NO. A6	



EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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No.	REVISIONS	DATE
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EDDIE PERES 37296  
NAME SIGNATURE BCIN

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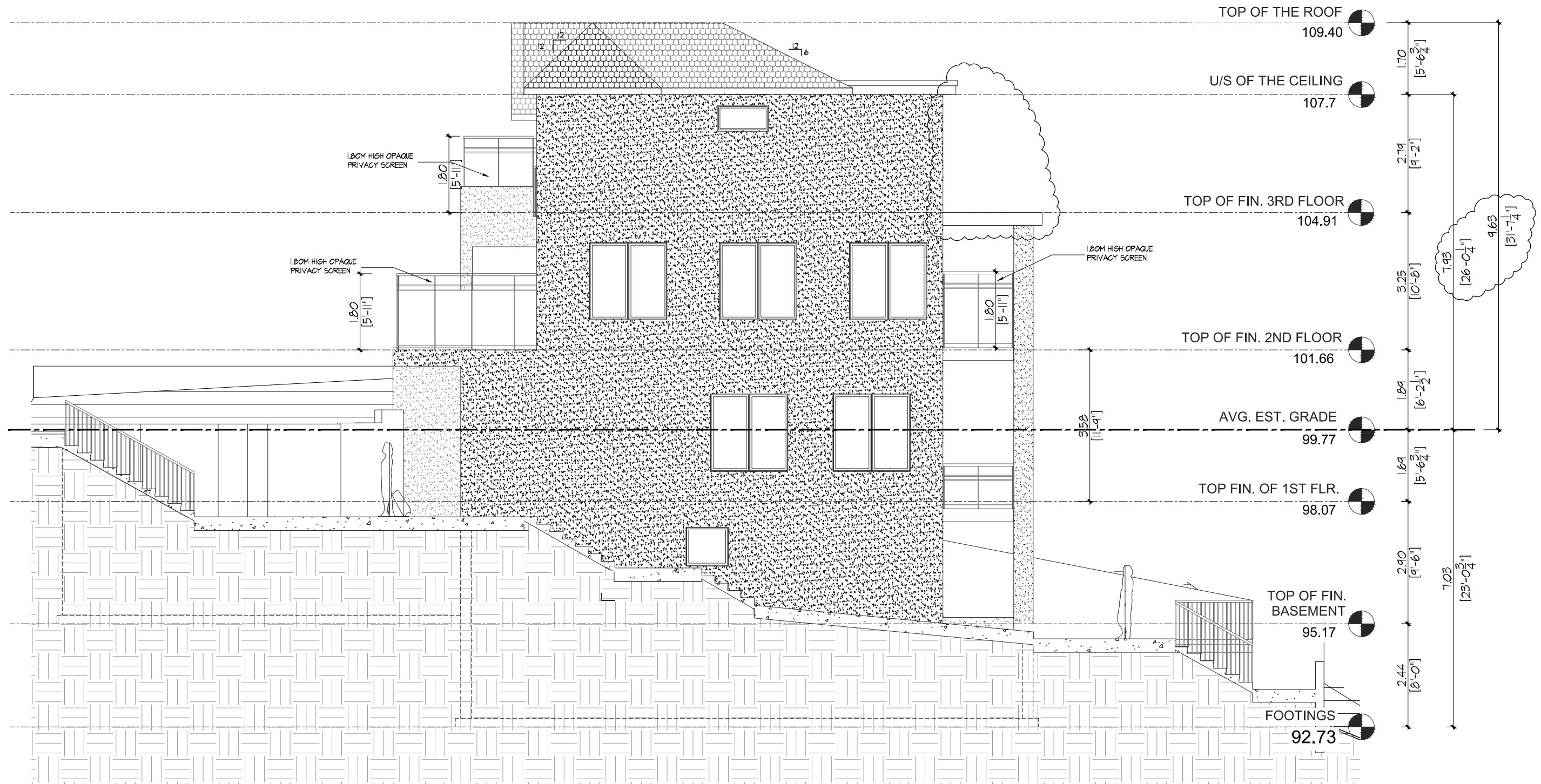
EKP DESIGNS INC. 38281  
FIRM NAME BCIN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D  
379 ELLIS ROAD.  
CITY OF TORONTO

DRAWING NAME  
PROPOSED REAR ELEVATION

DESIGNED BY	DRAWN BY	APPROVED BY
EKP	EKP	EKP
PROJECT No.	DATE	SCALE
2018-99	JULY, 2018	AS SHOWN

FILE:	DRAWING NO.
2018	A7



1 SOUTH SIDE ELEVATION  
A8 SCALE 1/8" = 1'-0"

## EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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EDDIE PERES 37296  
NAME SIGNATURE BCIN

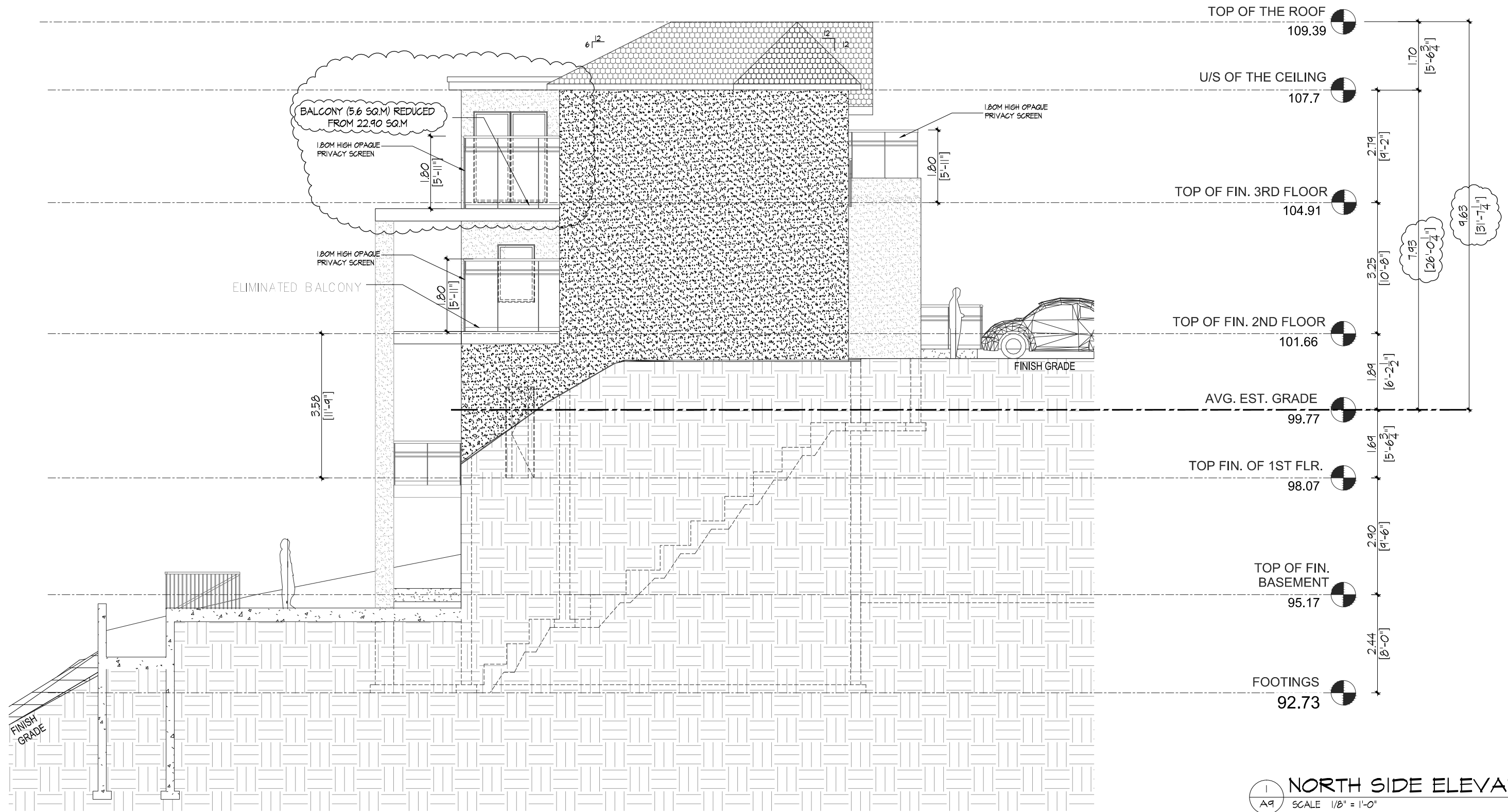
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EKP DESIGNS INC. 38281  
FIRM NAME BCIN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D.  
379 ELLIS ROAD.  
CITY OF TORONTO

DRAWING NAME  
PROPOSED NORTH SIDE ELEVATION

DESIGNED BY EKP	DRAWN BY EKP	APPROVED BY EKP
PROJECT No. 2018-99	DATE JULY, 2018	SCALE AS SHOWN
FILE: 2018	DRAWING NO. A8	



EKP DESIGNS INC.

53 NORMAN AVENUE  
TORONTO , ONTARIO  
M6E-1G9  
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EDDIE PERES 37296  
NAME SIGNATURE BCIN

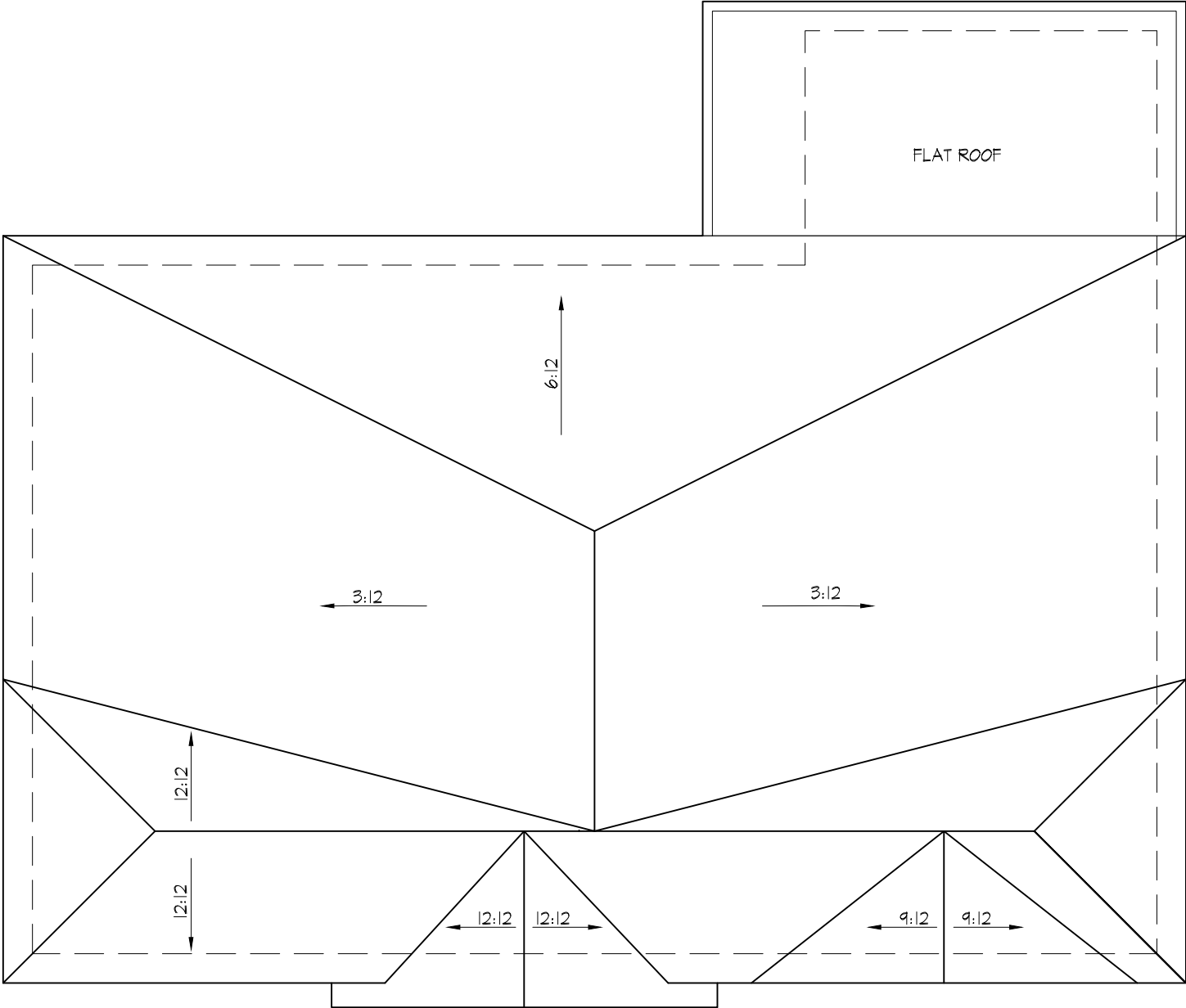
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EKP DESIGNS INC. 38281  
FIRM NAME BCIN

PROJECT  
PROPOSED 3 STOREY DETACHED S.F.D  
379 ELLIS ROAD.  
CITY OF TORONTO

DRAWING NAME  
PROPOSED SOUTH SIDE ELEVATION

DESIGNED BY EKP	DRAWN BY EKP	APPROVED BY EKP
PROJECT No. 2018-99	DATE JULY, 2018	SCALE AS SHOWN
FILE: 2018	DRAWING NO. A9	



1 ROOF PLAN  
A10 SCALE 3/16" = 1'-0"

EKP DESIGNS INC.

53 NORMAN AVENUE  
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M6E-1G9  
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EDDIE PERES	37296
NAME	BCIN
SIGNATURE	

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

EKP DESIGNS INC.	38281
FIRM NAME	BCIN

PROJECT PROPOSED 3 STOREY DETACHED S.F.D 379 ELLIS ROAD. CITY OF TORONTO		
DRAWING NAME ROOF PLAN		
DESIGNED BY EKP	DRAWN BY EKP	APPROVED BY EKP
PROJECT No. 2018-99	DATE JULY. 2018	SCALE AS SHOWN
FILE: 2018		DRAWING NO. A10