

# DECISION AND ORDER

**Decision Issue Date** Tuesday, September 29, 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): ZORAN IVANOVIC

Applicant: HYPHEN STUDIO INC

Property Address/Description: 253 CRANBROOKE AVE

Committee of Adjustment Case File: 19 255521 NNY 08 MV (A0727/19NY)

**TLAB Case File Number: 20 118564 S45 08 TLAB**

**Hearing date:** Friday, July 24, 2020

**DECISION DELIVERED BY S. KARMALI**

## APPEARANCES

NAME	ROLE	REPRESENTATIVE
HYPHEN STUDIO INC.	APPLICANT	
MASSOUD KIANI DEHKORDI	OWNER	
ZORAN IVANOVIC	APPELLANT	ALEX LUSTY
MEHDY AJVAND	EXPERT WITNESS	

## INTRODUCTION & BACKGROUND

[1] This is an appeal by the adjacent neighbour, Mr. Zoran Ivanovic, who resides immediately east of 253 Cranbrooke Avenue (subject property). Mr. Ivanovic brings this appeal from a decision of the North York Panel of the City of Toronto (City) Committee of Adjustment (COA), which approved the variances applicable to the subject property enabling the applicant to build a new single-family detached dwelling.

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**TLAB Case File Number: 20 118564 S45 08 TLAB**

[2] The subject property is broadly located within a geographic perimeter bounded by Wilson Avenue to the north, Yonge Street to the east, Avenue Road to the west, and Lawrence Avenue West to the south. The property is specifically located on the south side of Cranbrooke Avenue with Greer Road, Elm Road, and Woburn Avenue, respectively, the east, west, and south sides of the block.

[3] The property is situated in the Bedford Park community and is zoned Residential (f7.5; d0.6)(x604) under the City of Toronto Zoning By-law No. 569-2013.

[4] The requested variances for me to consider and decide on are indicated in Table 1 under Column C, as against the performance standards in Column A.

<b>TABLE 1</b>		<b>Requested Variances</b>	
	<b>A. Performance Standards</b>	<b>B. On January 27, 2020 (before COA)</b>	<b>C. On February 06, 2020 (at COA)</b>
1	A proposed platform may encroach into front yard setback 2.5 m  Chapter 10.5.40.60.(1), By-law No. 569-2013	0.41 m from the west side lot line	0.41 m from the west side lot line
2	Roof eaves may project to a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line  Chapter 10.5.40.60.(7), By-law No. 569-2013	0.09 m from the west lot line	0.15 m from the west lot line  [revised by the Applicant]
3	A maximum Floor Space Index is 0.6 times the area of the lot  Chapter 10.10.40.40.(1), By-law No. 569-2013	0.83x	0.82x  [revised by the Applicant]
4	A maximum height of all side exterior main walls facing a side lot line is 7.5 m  Chapter 10.10.40.10.(2), By-law No. 569-2013	8.59 m	8.59 m
5	Vehicle access to a parking space on a lot must be from the lane, if the lot abuts a lane.  Chapter 10.5.80.40.(3)(A), By-law No. 569-2013	Access is from the front yard and rear lane	Access is from the front yard and rear lane
6	A minimum of 50% of the front yard must be landscaping  Chapter 10.5.50.10.(1)(B), By-law No. 569-2013	42.1%	42.1%
7	A minimum of 75% of the required front yard landscaping must be soft landscaping.  Chapter 10.5.50.10.(1)(D), By-law No. 569-2013	65.14%	65.14%

[5] The COA Panel approved the revised application subject to the following conditions: First, that permeable materials are to be used for the proposed driveway. Second, that tinted glass be used for the second-floor bathroom window.

[6] The front-face of the proposed new dwelling should resemble Figure A below, which is a snippet from the applicant's front elevation (north) drawing (A2-01), after construction. This plan and the remaining plans associated with the revised application were not tied to the COA decision in terms of a substantial construction requirement.

**FIGURE A**



[7] The COA file forwarded to the Toronto Local Appeal Body (TLAB) was not particularly extensive. However, I note, some local residents expressed concerns about height addition, the integral garage, and the projection of the eaves, among others.

[8] I had an opportunity to visit the subject area and subject property. I also carefully reviewed the online filings.

[9] Shortly after, the first TLAB Notice of Hearing was issued (also to local residents) a proposed Minutes of Settlement, as between Mr. Ivanovic and the owner of the subject property, Mr. Massoud Dehkordi was received on March 19, 2020. On April 24, 2020, the TLAB issued a Notice of Postponement of the hearing scheduled for June 05, 2020. On July 2, 2020, a Notice of Electronic Hearing was issued, which indicated a hearing date of July 24, 2020. The TLAB proceeded on the basis of a Settlement Hearing on this day.

[10] There was no person present who indicated any challenge to the proposed settlement.

## **MATTERS IN ISSUE**

[11] Mr. Lusty presented the Minutes of Settlement (MOS). He requested an order that the seven variances in Table 1, Column C (also indicated in **Attachment A** of this decision), which comprise the Proposal, and which have been approved by the COA, not be altered other than to impose two conditions as terms of variance approval, which are indicated in the Decision and Order below.

[12] Despite a proffered MOS, with corresponding schedules, the TLAB must be satisfied the policy and legal tests set out in the *Planning Act* are properly satisfied. Furthermore, the TLAB must be satisfied that any and all additional terms, if any, of the requested attached MOS are in the public interest.

## **JURISDICTION**

### **Provincial Policy – S. 3**

[13] A decision of the 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)**

[14] 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**

[15] There were two exhibits tendered, which I accepted and marked accordingly:

- Exhibit 1, which includes the Minutes of Settlement, Schedules A through D
- Exhibit 2, which includes the affidavit of Mr. Mehdy Ajvand, his *curriculum vitae*, and completed and signed Acknowledgement of Expert's Duty Form 6

[16] Mr. Ajvand has a Bachelor's degree in architecture from the University of Tehran and a Master of Landscape Architecture from Shahid Beheshti University in Tehran, Iran (Exhibit 2, page 12 of 42).

[17] Mr. Ajvand, of Hyphen Studio, is the only proposed candidate expert witness in this matter.<sup>1</sup> He indicated he has been previously qualified to appear as an expert in architectural matters before the TLAB and the Ontario Municipal Board. He further indicated his latest involvement was in the matter of 116 Mona Drive.

[18] I note, however, it was another team member of Hyphen Studio who was qualified to give architectural design evidence in that matter, as reflected in that decision of my colleague, Chairperson Ian Lord.

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<sup>1</sup> I note that an affidavit was filed instead of an expert witness statement. Mr. Ajvand's affidavit seems to be organized in a way that elicits some perspective about the policy and legal tests on account of the Proposal.

[19] An evidentiary conflict for this matter and for this member to consider, to an extent, is whether Mr. Ajvand could provide opinion evidence that is fair, objective and non-partisan while also situated in the role of sole applicant.

[20] I asked Mr. Lusty whether there was any thought given to retaining a land-use planner for this matter. Mr. Lusty indicated that since Mr. Ajvand designed the proposed building and is familiar with City policies, as a result of his work experience, there was no need to obtain another professional at an additional expense. Mr. Lusty elaborated that the advice from his clients was not to retain a land-use planner because of costs.

[21] Mr. Ajvand proceeded to discuss his curriculum vitae, which indicates he has more than ten years of professional experience in different fields of design. He said he also has experience with variance applications in the City. To that end, Mr. Ajvand acknowledged his responsibilities to the TLAB. Mr. Lusty then requested that Mr. Ajvand be qualified in architectural and planning-related matters for this proceeding.

[22] I qualified Mr. Ajvand to provide expert opinion evidence in architecture for this matter.

[23] Referring to his affidavit, Mr. Ajvand testified that the Proposal is for a single detached dwelling with an integral garage and basement. He stated that there are numerous lots in the area that have been redeveloped for more modern dwellings, typically in the two-storey range, and typically larger than what existed previously on any given lot (Exhibit 2, page 3 of 42).

[24] Mr. Ajvand stated that there is a mutual driveway, which is shared with the appellant's property. The dimensions of this driveway are 0.97 metres by 22.86 metres. He indicated that the appellant had expressed concerns about the impacts of the projections that would result on the mutual driveway.

[25] He testified that the appellant had expressed additional concerns about the design of the rear façade and impermeability and grade changes to accommodate the front-facing integral garage (Exhibit 2, page 4 of 42). He referred to revised plans brought to the attention of the COA Panel on the day of that hearing, which had removed the ground floor and second storey projections over the mutual driveway, thereby addressing some of the appellant's concerns.

[26] Mr. Ajvand understood that Mr. Ivanovic's concerns after the COA made its decision included ensuring that the revised application would be substantially constructed under the revised plans and that tinted glass be used for the second-floor bathroom window projecting over the rear yard (Exhibit 2, page 5 of 42).

[27] He opined that the Minutes of Settlement, which has been signed by all of the Parties indicated in its recitals, does not fundamentally alter the COA's decision but gives a more precise effect to it.

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[28] Mr. Ajvand turned to discuss the *Planning Act*, Provincial Policy Statement, the Growth Plan, the Official Plan, the City-wide Zoning By-Law, and the remaining legal tests for desirable and appropriate and minor.

[29] He testified that he reviewed sections 1.1.1(a)- efficient use of land, 1.1.1(b) – appropriate range and mix of housing, 1.1.3.1 – directing growth to settlement areas, 1.1.3.2(a) – efficient use of land and resources, and 1.4.3(b)(1) – providing an appropriate range and mix of housing types (Exhibit 2, page 6 of 42). He opined that the requested variances are consistent with these sections of the PPS.

[30] Mr. Ajvand described the Growth Plan and testified that he is satisfied that the requested variances conform to it.

[31] He stated that the subject property is designated Neighbourhoods on the Official Plan Land Use Map No. 17. He referred to development criteria in Section 4.1.5 of the Official Plan. He opined that the requested variances allow redevelopment at a scale and intensity similar to what is found in the Neighbourhood. He further opined that the requests maintain the prevailing building type found in the area, which is single-detached. He said there would not be any altering of lot pattern or size (Exhibit 2, page 8 of 42). He opined that the proposed variances meet the general intent and purpose of the Toronto Official Plan.

[32] Mr. Ajvand proceeded to discuss the applicable Zoning By-Law concerning the Proposal. He stated that the general intent and purpose of this law, in his architectural perspective, is to allow a range of building types, including detached houses. He further stated that the requested variances would be balanced by the requested conditions in the Minutes of Settlement to ensure the proposed building would be compatible with its surroundings. He opined that the requested variances meet the general intent and purpose of the Zoning By-law.

[33] He testified that he took care to develop a structure that is coherent, proportionate and capable of co-existing in harmony with its surroundings. He recognized that not everyone might like this development (Exhibit 2, page 9 of 42). He opined that the requested variances are desirable and appropriate for the development and use of the land.

[34] Mr. Ajvand remarked that he removed the projections over the mutual driveway, which would result in no impact. He stated that he reduced other impacts by agreeing to tint the rear yard second-floor bathroom windows and to install permeable pavement to ensure overall compatibility (Exhibit 2, page 8 of 42).

[35] Mr. Ajvand concluded by stating that the requested variances are consistent with the PPS, conform to the Growth Plan, and meet all four minor variance tests individually and cumulatively (Exhibit 2, page 9 of 42).

## **ANALYSIS, FINDINGS, REASONS**

[36] This matter comes forward as a regeneration project in an affluent neighbourhood experiencing redevelopment. This area has a mix of homes, from single-detached to semi-detached.

[37] I have been asked not to alter the Committee's overall decision except to impose two conditions stipulated in the proffered Minutes of Settlement, as agreed to by Mr. Dehkordi and Mr. Ivanovic.

[38] Although this is a *de novo* hearing, no TLAB hearing can ever be entirely *de novo*.<sup>2</sup> I am particularly conscious here of the decision made by the North York Committee of Adjustment Panel and the materials it had before it. At the same time, the TLAB encourages settlements, which is element of institutional consistency and direction of this tribunal.

[39] I place weight on the fact that there is neither City involvement nor other neighbour involvement in this appeal based on what I have heard in the proceeding and what I have observed in the online filings.

[40] While Mr. Ajvand is not precluded under the TLAB's Rules to assume the role of the applicant and the role of the expert witness, his expert testimony was indeed compromised. I find that his testimony should not be negated. Instead, I limit the weight of his evidence in varying degrees in which to determine this matter.

[41] When Mr. Ajvand opined specifically about the planning merits of the Proposal from an architectural perspective, which included some earlier elaboration of each requested variance, I found him able, and in a relatively less compromised position, to assist me in my deliberations about the relevant policy considerations and applicable legal tests.

[43] I am satisfied on the evidence that the proposed building will represent an improvement in providing for a new single-detached building in a highly desirable neighbourhood. Indeed, it would have a design appearance that is more modern and reflective of design of some of the homes on the immediate block of the subject property.

[44] I find that the Minutes of Settlement ensure that the development will be coupled with a scale and physical impact that is gradual and sensitive, and in keeping with the streetscape and the public realm.

[45] Accordingly, I accept that the Proposal is consistent with the PPS and conforms to the Growth Plan. As the Committee found too, I accept that the variances individually and cumulatively are consistent with the general intent and purpose of the Official Plan and Zoning By-Law, are desirable and appropriate for the development of the land and are minor in nature.

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<sup>2</sup> Chair's 2018 Annual Report at page 6.

[46] I accept the efforts made by Parties that have resulted in a jointly proffered settlement package brokered by Mr. Lusty.

## DECISION AND ORDER

[47] The appeal from the decision of the Committee of Adjustment is allowed. The requested variances to Zoning By-Law 569-2013, identified in **Attachment A**, are authorized.

[48] The authorized variances in **Attachment A** are subject to the following three conditions:

1. That the proposed dwelling be constructed substantially in accordance with the revised plans dated February 6, 2020, which are identified in marked Exhibit 1 Schedule B or **Attachment B** of this Decision;
2. Permeable materials are to be used for the proposed driveway; and,
3. Tinted glass is to be used for the second-floor bathroom window projecting over the rear yard.

X



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Sean Karmali  
Panel Chair, Toronto Local Appeal Body



**ATTACHMENT A: REQUESTED VARIANCES TO ZONING BY-LAW 569-2013**  
**253 CRANBROOKE AVENUE**

**1. Chapter 10.5.40.60.(1), By-law No. 569-2013**

A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5m if it is no closer to a side lot line than the required side yard setback.

The proposed platform encroaches into the required front yard setback and is 0.41m from the west side lot line.

**2. Chapter 10.5.40.60.(7), By-law No. 569-2013**

Roof eaves may project a maximum of 0.9m provided that they are no closer than 0.30m to a lot line.

The proposed eaves project are 0.15m from the west lot line.

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

The permitted maximum floor space index is 0.6 times the area of the lot.

The proposed floor space index is 0.82 times the area of the lot.

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

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

The proposed height of the side exterior main walls facing a side lot line is 8.59m.

**5. Chapter 10.5.80.40.(3)(A), By-law No. 569-2013**

In the Residential Zone category, vehicle access to a parking space on a lot must be from the lane, if the lot abuts a lane.

The proposed parking access is from the front yard, as well as the rear lane.

**6. Chapter 10.5.50.10.(1)(B), By-law No. 569-2013**

A minimum of 50% of the front yard must be landscaping.

The proposed front yard landscaping area is 42.1%.

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

A minimum of 75% of the required front yard landscaping must be soft landscaping.

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The proposed front yard soft landscaping area is 65.14%.

**ATTACHMENT B:**  
**REVISED PLANS**  
**253 CRANBROOKE AVENUE**

253 CRANBROOKE AVE.

PART OF LOTS 540  
REGISTERED PLAN 1501  
CITY OF TORONTO

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF A SURVEY PLAN PREPARED BY BARICH GRENKIE DATED JUNE 12, 2019. THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY.

GENERAL SITE INFORMATION

- REFER TO ALL APPLICABLE LANDSCAPING & SEPTIC SYSTEM PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, SEPTIC, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100mm HOT MIXED, HOT LAID, ASPHALT (25mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR "A" & 300mm GRANULAR "B".
- ALL FILL & GRAUNULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHAL BE COMPACTED TO 100% S.P.M.D.D. ( MIN. 8" GRANULAR )
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF TORONTO STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDRAIES OF THE OWNER'S PROPERTY EXCEPT AS SPECICALLY INDICATED.
- EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%, MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED "R2 Z0.6" PER TORONTO ZONING BY-LAW 438-86 IN CONJUNCTION WITH ZONE "R (f7.5; d0.6) (x604)" ZONING BY-LAW 569-2013.

Site Analysis

Lot Frontage	7.62 m	25 ft
Lot Area	255.48 m <sup>2</sup>	2750 s.f.
Average Grade of CL of Road	99.98	
Establish Grade (100.67, 100.81)	100.74	

Setbacks

	Allowed	Proposed
Front Yard Setback	6.72 m	6.72 m
Side Setback(East)	0.6 m	1.07 m
Side Setback(West)	0.45 m	0.46 m
Rear Yard Setback	9.5 m	9.84 m
Building Length	17.0 m	16.97 m
Building Depth	19.0 m	16.97 m
Building Height	10.0 m	9.4 m

Yard Analysis

	Metric	Imperial
Front Yard Area	47.12 m <sup>2</sup>	507 ft <sup>2</sup>
Driveway Area (%48)	22.46 m <sup>2</sup>	242 ft <sup>2</sup>
Open Landscape Area(%52)	24.66 m <sup>2</sup>	265 ft <sup>2</sup>
Hard Landscape Area (%42)	10.36 m <sup>2</sup>	111 ft <sup>2</sup>
Soft Landscape Area (%58)	14.30 m <sup>2</sup>	154 ft <sup>2</sup>

Building Area Analysis

	Metric	Imperial
Lot Coverage	% 40	101.49 m <sup>2</sup>
Main Floor	100.33 m <sup>2</sup>	1080 ft <sup>2</sup>
2nd Floor	107.42 m <sup>2</sup>	1156 ft <sup>2</sup>
Gross Floor Area(GFA)	207.75 m <sup>2</sup>	2236 ft <sup>2</sup>
Floor Space Index(FSI)	0.82	0.82
Basement	77.49 m <sup>2</sup>	834 ft <sup>2</sup>
Provided Parking Spaces	1	

Sheet Name	Sheet Number
SITE ANALYSIS	A0-00
SITE PLAN	A0-01
FRONT YARD	A0-01a
BASEMENT PLAN	A1-01
FIRST FLOOR PLAN	A1-02
SECOND FLOOR PLAN	A1-03
ROOF PLAN	A1-04
MAIN ELEVATION (NORTH)	A2-01
REAR ELEVATION (SOUTH)	A2-02
SIDE ELEVATION (WEST)	A2-03
SIDE ELEVATION (EAST)	A2-04



Hand ID  
Dated & Rec'd  
Feb 6, 2020

Project:  
253 CRANBROOKE AVE

No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-18	COA	
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4			
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6			
7			
8			
9			

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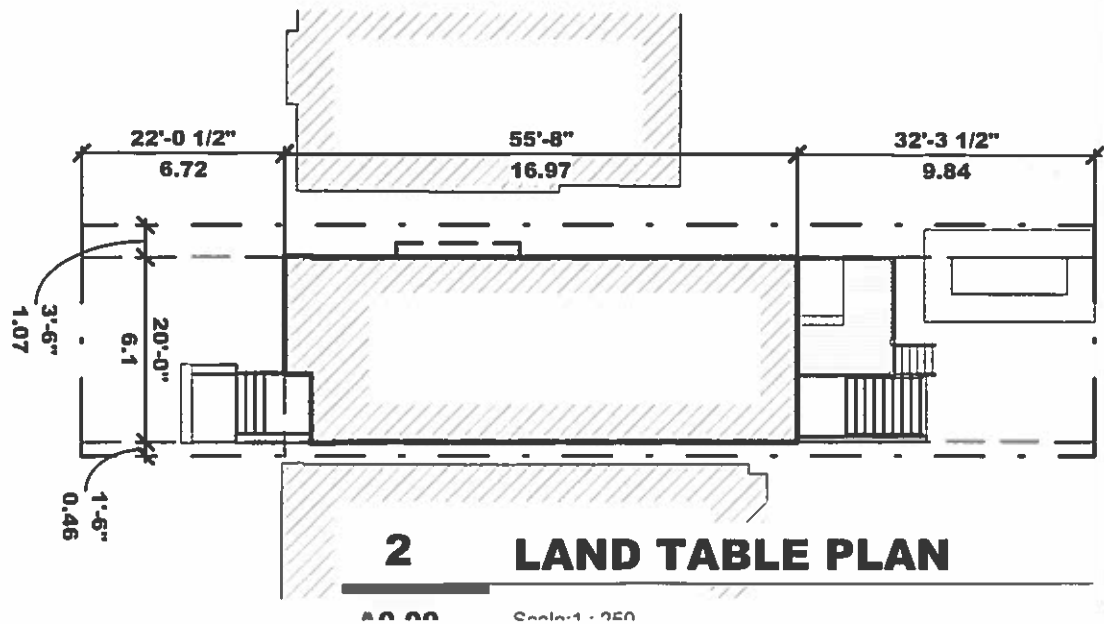
HYPHEN

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(+1)647-869-9356 (+1)647-9796879

Sheet Title: **SITE ANALYSIS**

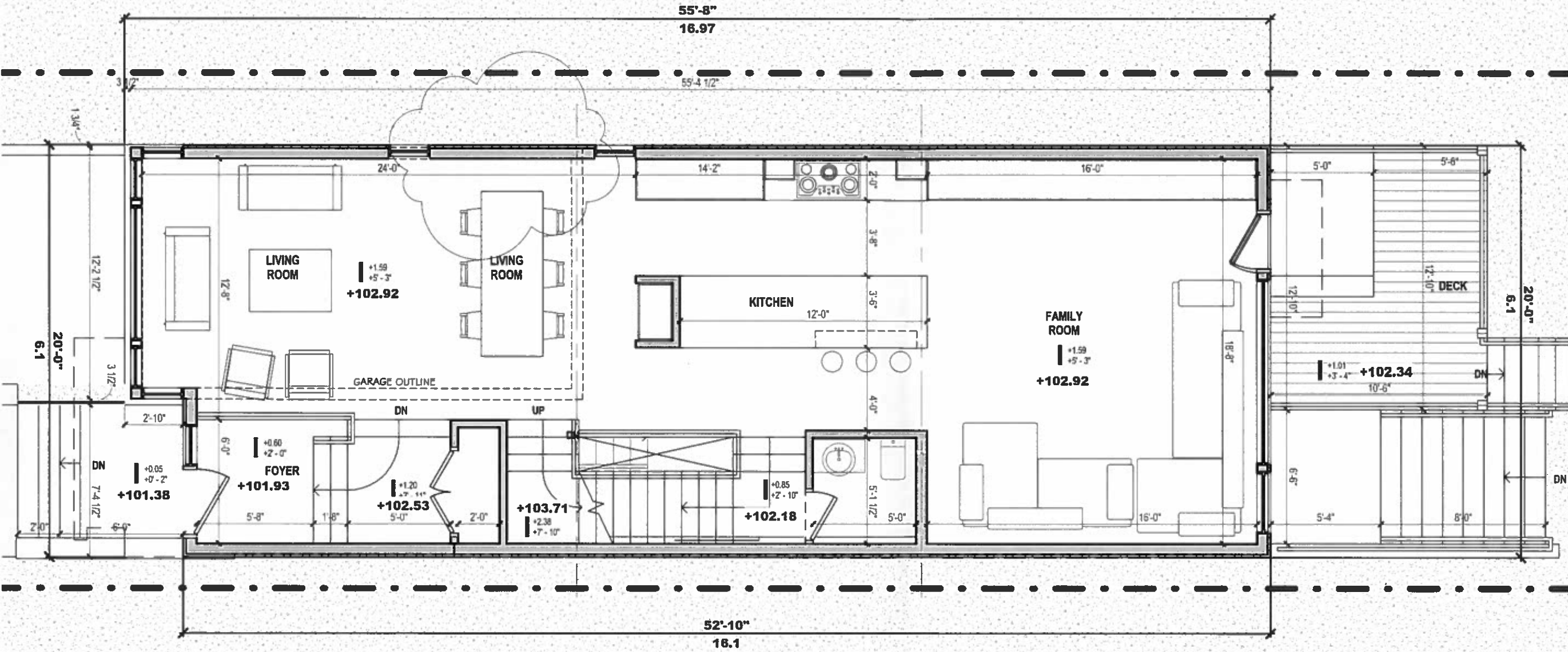
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Checked:	
Project No:	19-106
Date:	OCT 19
Scale:	As indicated

**A0-00**





- PROP. 2nd FLOOR
- PROPERTY LINE
- EXIST. TO REMAIN
- EXIST. TO BE REMOVED
- NEW BUILDING
- EXIST. BUILDING TO REMAIN
- PROPOSED SETBACK



Project: **253 CRANBROOKE AVE**

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-15	As per Zoning	
3	19-11-18	COA	
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Sheet Title: **FIRST FLOOR PLAN**

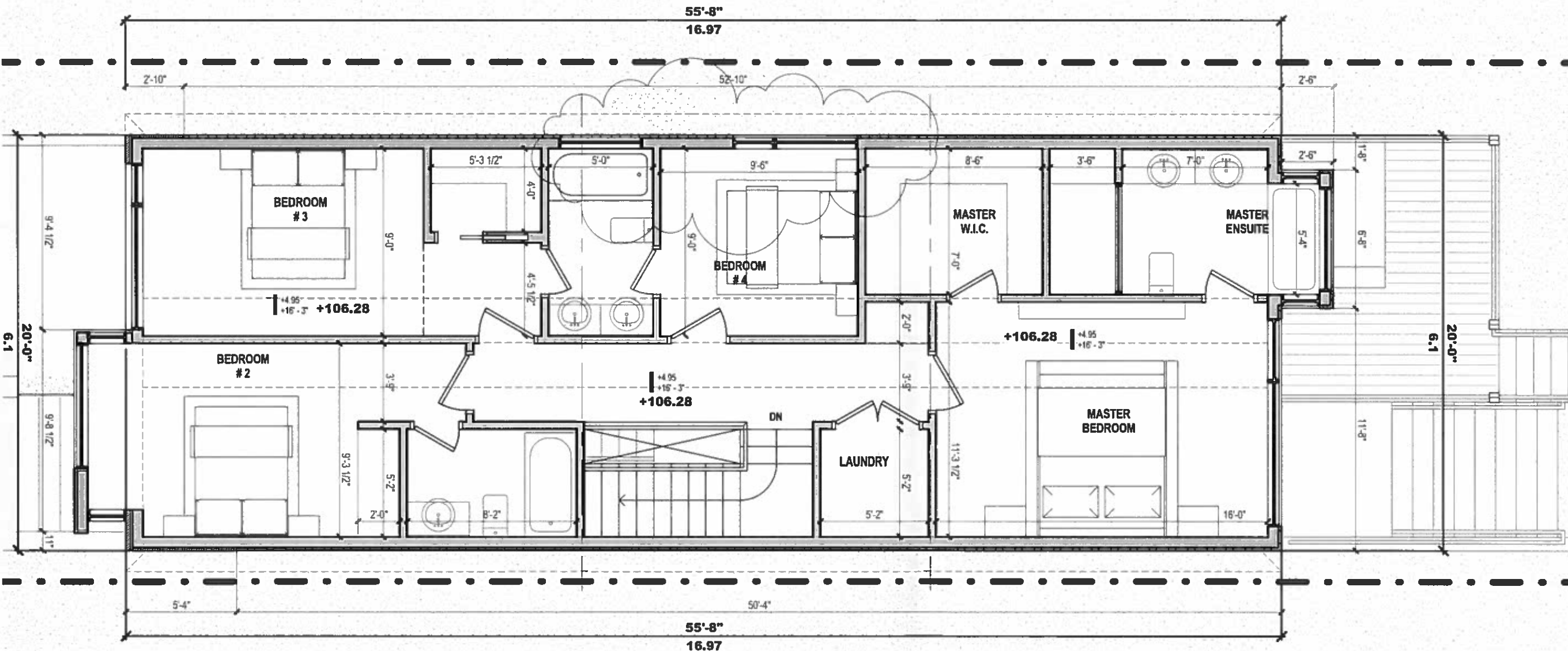
Drawn:	Author	Sheet No:
Checked:	Checker	
Project No:	19-106	
Date:	OCT 19	
Scale:	As indicated	

# 1 1ST FLOOR

A1-02 Scale: 3/16" = 1'-0"

**A1-02**





# 1 2ND FLOOR

A1-03 Scale: 3/16" = 1'-0"

Project: 253 CRANBROOKE AVE

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-15	As per Zoning	
3	19-11-18	COA	
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## HYPHEN

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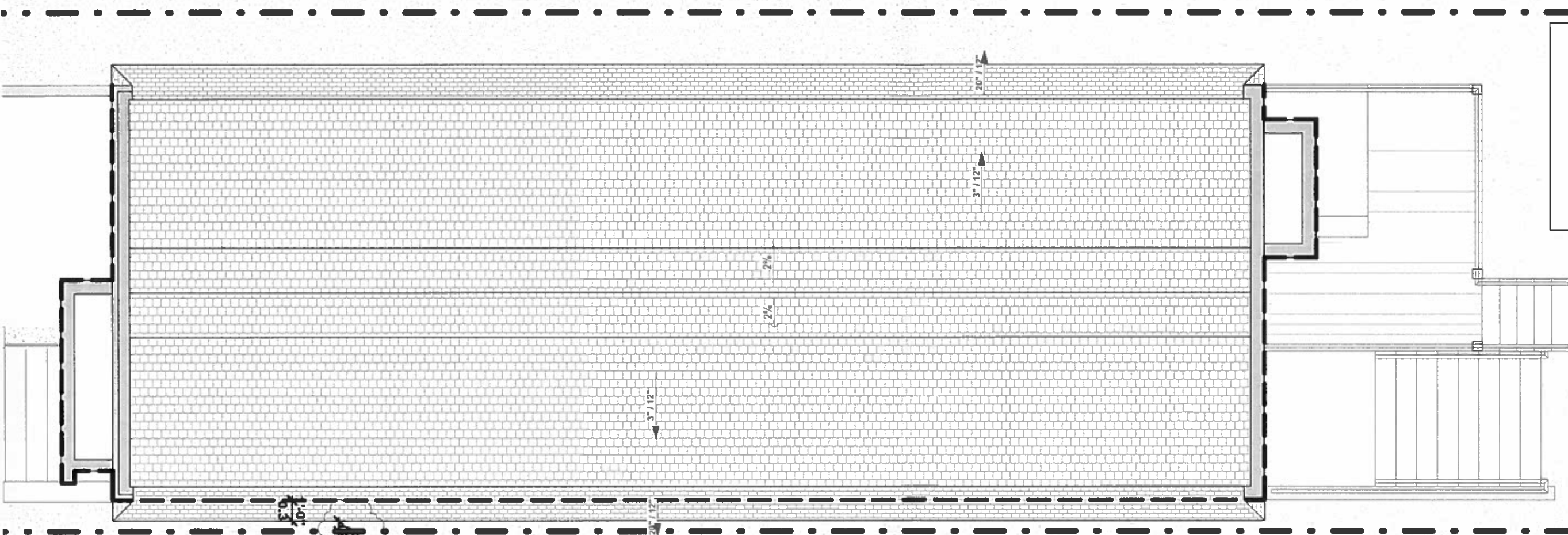
SECOND FLOOR PLAN

Drawn:	Author	Sheet No:
Checked:	Checker	
Project No:	19-106	
Date:	OCT 19	
Scale:	As indicated	

A1-03



- 1st FLOOR
- PROP. 2nd FLOOR
- PROPERTY LINE
- EXIST. TO REMAIN
- EXIST. TO BE REMOVED
- NEW BUILDING
- EXIST. BUILDING TO REMAIN
- PROPOSED SETBACK



**TOTAL ROOF AREA: 118.45 m<sup>2</sup>**  
**FLAT ROOF AREA: 23.75 m<sup>2</sup> (%20.05)**

Project:  
**253 CRANBROOKE AVE**

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-18	COA	
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**HYPHEN**

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Sheet Title: **ROOF PLAN**

Drawn:	Author	Sheet No:
Checked:	Checker	
Project No:	19-106	
Date:	OCT 19	
Scale:	As indicated	

**A1-04**



**1 NORTH ELEVATION(MAIN)**

**A2-01** Scale: 3/16" = 1'-0"

Project:  
**253 CRANBROOKE AVE**

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-18	COA	
3			
4			
5			
6			
7			
8			
9			

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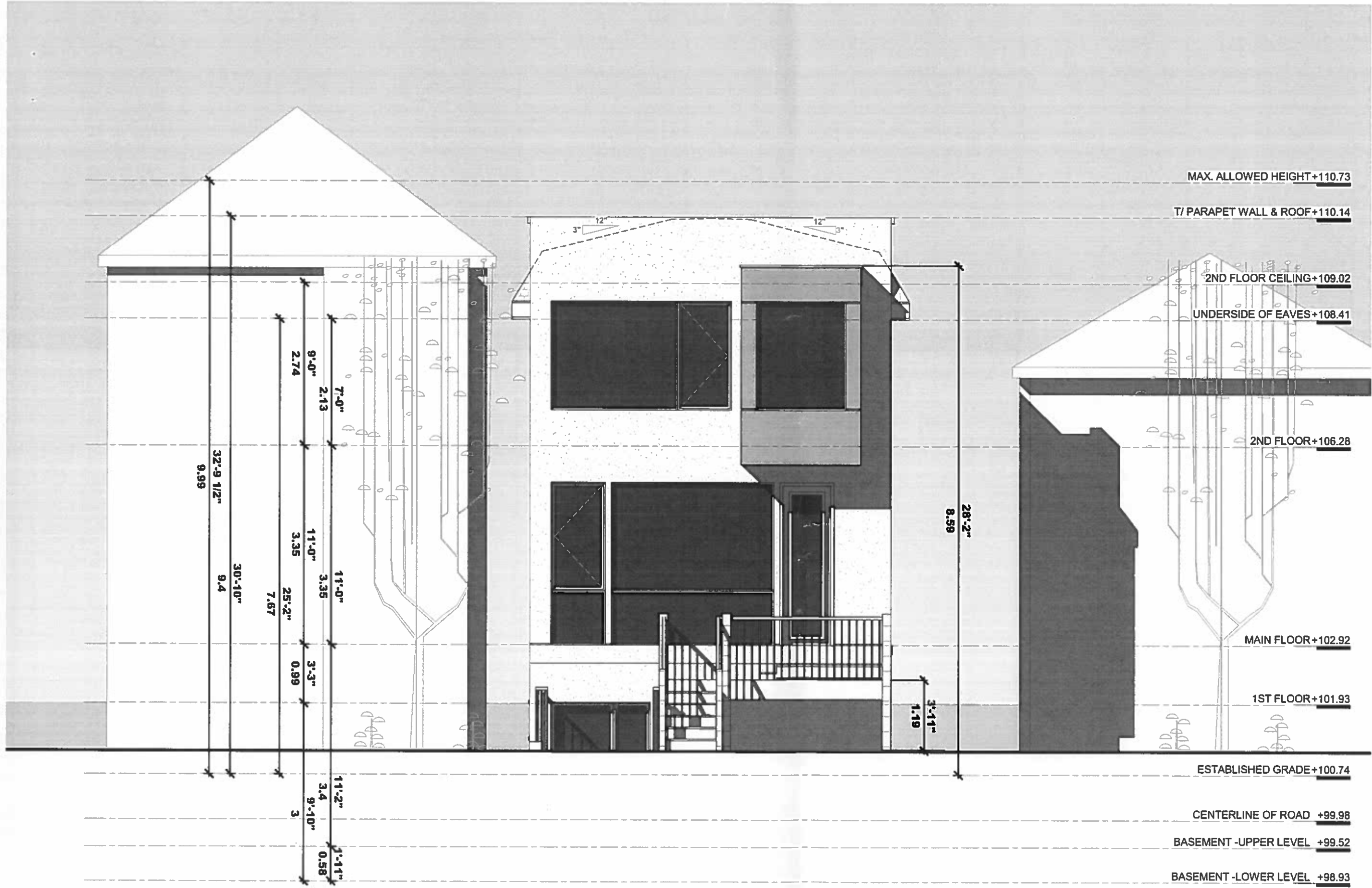
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Sheet Title: **MAIN ELEVATION (NORTH)**

Drawn: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Project No: 19-106  
Date: OCT 19  
Scale: 3/16" = 1'-0"

**A2-01**





**1 NORTH ELEVATION (REAR)**

**A2-02** Scale: 3/16" = 1'-0"

Project: **253 CRANBROOKE AVE**

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-18	COA	
3			
4			
5			
6			
7			
8			
9			

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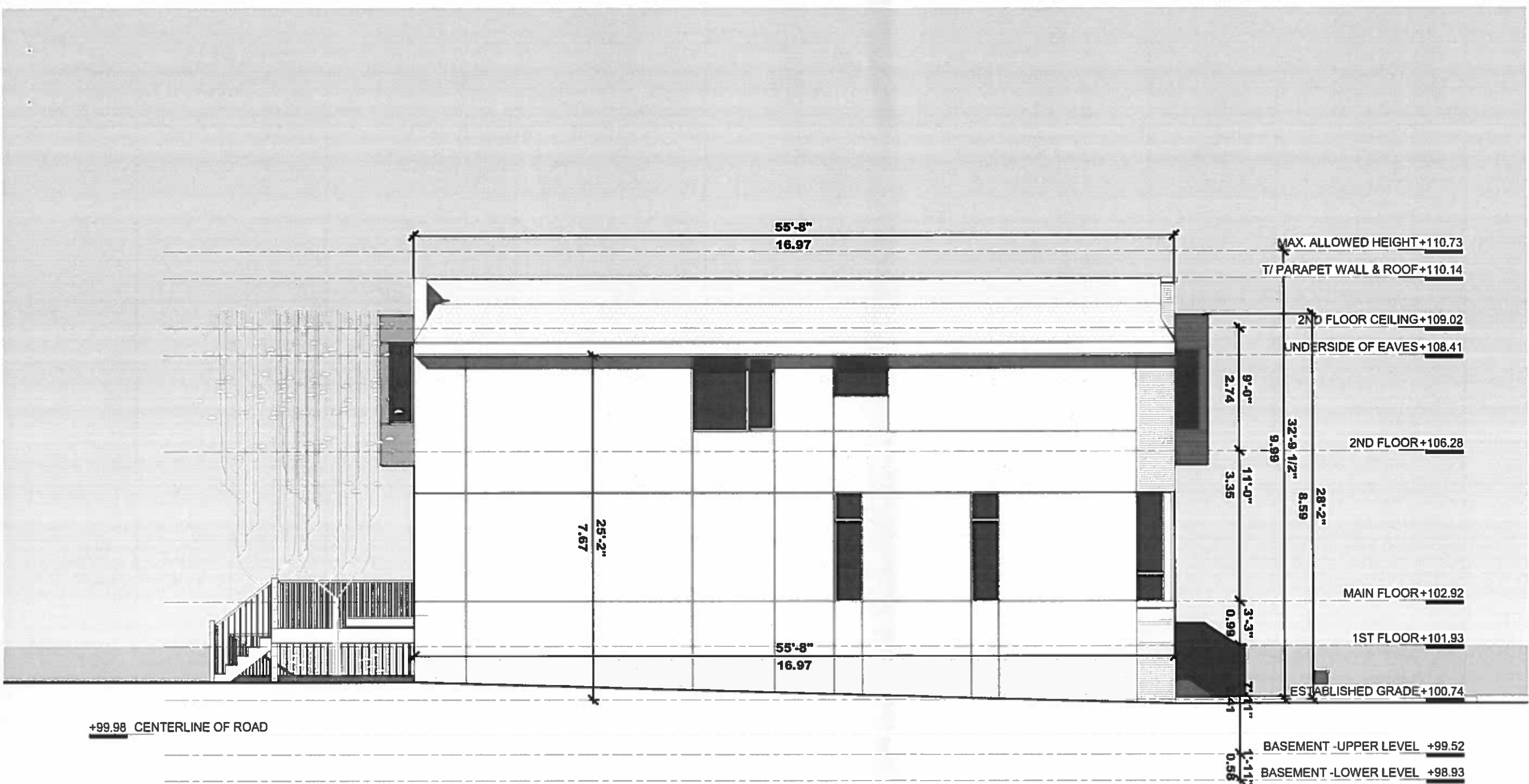
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Sheet Title: **REAR ELEVATION (SOUTH)**

Drawn:	Sheet No:
Checked:	
Project No:	19-106
Date:	OCT 19
Scale:	3/16" = 1'-0"

**A2-02**





Project:  
**253 CRANBROOKE AVE**

Submission Chart			
No.	Date:	Issued For:	By:
1	19-10-07	ZC	
2	19-11-18	COA	
3			
4			
5			
6			
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9			

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Sheet Title: **SIDE ELEVATION (EAST)**

Drawn: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Project No: 19-106  
Date: OCT 19  
Scale: 1/8" = 1'-0"

**1 EAST ELEVATION (SIDE)**

**A2-04** Scale: 1/8" = 1'-0"

**A2-04**