

DECISION AND ORDER

Decision Issue Date **Monday, September 28, 2020**

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

Appellant(s): NELSON CAETANO

Applicant: MICHAEL MANETT

Property Address/Description: 37 BLUE SPRINGS RD

Committee of Adjustment Case File: 17 239924 WET 12 CO (B0090/17EYK), 17 239943 WET 12 MV (A0871/17EYK), 17 239944 WET 12 MV (A0872/17EYK), 17 239945 WET 12 MV (A0873/17EYK)

TLAB Case File Number: 19 179024 S53 05 TLAB, 19 179025 S45 05 TLAB, 19 179026 S45 05 TLAB, 19 179029 S45 05 TLAB

Hearing date: November 22, 2019, November 25, 2019 & August 18, 2020

DECISION DELIVERED BY S. MAKUCH

APPEARANCES

| NAME | ROLE | REPRESENTATIVE |
|-----------------|----------------|-----------------|
| LISA CAETANO | Owner | |
| MICHAEL MANETT | Applicant | |
| NELSON CAETANO | Appellant | IAN FLETT |
| NICK IANNELLI | Party (TLAB) | |
| ROBERT MAIERON | Party (TLAB) | |
| CITY OF TORONTO | Party (TLAB) | MICHAEL MAHONEY |
| MICHAEL MANETT | Expert Witness | |
| TONY LIEU | Expert Witness | |
| PAOLA TONIN | Participant | |

Decision of Toronto Local Appeal Body Panel Member: S. MAKUCH
TLAB Case File Number: 19 179024 S53 05 TLAB

| | |
|-----------------------|-------------|
| LINA MARTELLA | Participant |
| FRANK IULIANETTI | Participant |
| ERIC TAVARES | Participant |
| ANDREW WATKINS | Participant |
| FRANCES THEODORAKAKOS | Participant |
| ANTONELLA RIZZA | Participant |
| CLAUDIA KRYWULSKY | Participant |
| WILLIAM DUPNAK | Participant |
| ERIN BOCCALON | Participant |
| GUERRINO BOCCALON | Participant |
| RAFFAELA CAMPANA | Participant |
| ENIO CAMPANA | Participant |
| WILMA CEOLIN | Participant |
| FRANK TONIN | Participant |
| PAUL AUSTERBERRY | Participant |
| KATHI AUSTERBERRY | Participant |
| LORETO PETRICCA | Participant |
| PASQUALINA MARTELLA | Participant |
| FRANK MARCHESE | Participant |

INTRODUCTION

This is an appeal of a refusal of the Committee of Adjustment to approve variances to permit the severance of a property (the property) into three lots. There is currently on the property an existing detached dwelling to be demolished. The variances are also to permit the construction of a detached dwelling on each of the lots to be created.

The consent requested requires a variance for deficient lot area for all three parcels and a variance for deficient lot frontage for the middle parcel. The detached dwellings would also require variances. Those variances relate to: lot coverage, maximum height of the dwelling itself and maximum height of first floor above grade, minimum rear yard and side yard setbacks, and vehicular access. The variances are set out in Appendix 1 and the consent in Appendix 2.

BACKGROUND

The appeal was opposed by a number of residents who appeared as parties at the hearing and by the City which was also a party. The property is at the south east corner of Blue Springs Rd. which runs north/south and Falstaff Ave. which runs east /west. The current lot technically has its frontage on Blue Springs Rd and its flankage is on Falstaff Ave. The severance would create three lots: all fronting on Falstaff Ave., with the western most lot having a flankage on Blue Springs Rd.

MATTERS IN ISSUE

The matters in issue relate primarily to lot area and depth. Lot depth, although not requiring a variance, is an issue because the proposed lots would be under the minimum lot area requirements of the bylaws as a result of their shallow depth. A major planning issue is whether the deficiencies in lot depth and lot area affect the physical character of the neighbourhood. Part of this issue is the need to comply with OPA 320 as the severance would create three of the four smallest lots in the area. Additional issues are whether the variances set out above, related to the dwellings, would result in an overdevelopment of the lots and whether the new dwellings would create an inappropriate overlook on to the property to the south. The residents are particularly concerned about the appearance of the three proposed dwellings, whether they will overcrowd the property which currently has only one detached dwelling on it, and whether an approval of the appeal will set a precedent.

Another issue relates to how two sections of the *Planning Act* should be applied to the appeal. This issue is whether, section 45(1), which requires that a variance maintain the general intent or purpose of the Official Plan, or whether section 51 (24) (c), which requires that regard shall be had to whether the consent conforms with the Official Plan should be determinative of the appeal.

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').

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;

(l) 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).

Minor Variance – S. 45(1)

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

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

EVIDENCE

There was extensive and detailed evidence given by two qualified planners, Mr. Lieu, for the City, and Mr. Manett for the owner/applicant respecting the character of the neighbourhood as the property is within a large area designated *Neighbourhoods* in the Official Plan. Their evidence can be summarized as follows. Their evidence did not differ significantly in respect to the number of lots and kinds of dwellings in the Neighbourhood, although Mr. Manett's study area and neighbourhood included townhomes near the property, which Mr. Lieu did not include because of the different zoning applicable to the townhomes.

It was clear from their evidence that the Neighbourhood consisted primarily of, and its character was determined by, lots which were 15m in width and greater as required by the by-laws. The frontages to be created would be in keeping with 78% of the lot frontages in the area. However, the existing lots in the area have depths and areas greater than the lots to be created. As stated, the lots to be created, would be three of the four smallest lots in the area. They also would be among the shortest lots. The evidence basically differed on the effect of creating three short lots of a small size. Mr. Lieu's evidence was that such lots would be "wide shallow" lots out of keeping with the physical character of the area and that the short lots would "affect the feel of the streetscape." He believed they would not "preserve the open space feel of the neighbourhood."

Moreover, in his opinion the consent did not meet the provisions of OPA 320 because the proposed lots did not conform with Official Plan, Policy 4.1.5: "Development in established Neighbourhoods will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular: ...b) prevailing size and configuration of lots." Moreover, he stated that this policy had to be applied in both the broader and immediate context of the neighbourhood in which the lots were situated, and that they failed this test. As a result, his opinion was that the severance would not result in lot sizes and depths which respect and reinforce the physical character of the neighbourhood and that the lots, therefore, did not conform with the Official Plan in terms of size and configuration.

While Mr. Manett did not dispute the numerical analysis that underlies Mr. Lieu's opinion, he reached a different conclusion and opinion. His evidence was that the size and depth of the lots would not be visible from the street and thus are not part of the physical character of the neighbourhood. Moreover, it was his opinion that the frontage of the proposed lots was visible and very similar to other lots in proximity to the property and in the neighbourhood and did, indeed, respect and reinforce the physical character of the Neighbourhood.

As a result of the difference of opinion respecting the variances of frontage and area, I made a second visit to the property and the neighbourhood and again found the following. The house on the property has a main door on the flange of the lot facing Falstaff Ave and the side of the house faces Blue Springs Rd. with a double garage at grade also facing Blue Springs Rd. The rear yard is an somewhat of an anomaly in the neighbourhood because it is adjacent to the street, but is hidden by bushes and appears to be separate lot. The sizes of the lots and the depths of the rear yards of the houses in the broader neighbourhood and in proximity to the property are generally not visible from the street; and there are numerous large houses in the neighbourhood.

The evidence of the planners regarding the other variances related to the dwellings themselves was more brief. Mr. Lieu's opinion was that the dwellings would constitute an over development of the property, given the setbacks and lot coverage variances. Another of his concerns was the overlook created into the rear yard of the dwelling immediately to the south of the property. Instead of there being one dwelling with overlook from the side of the dwelling on the property, there would be three dwellings with overlook from the rear made up of three doors and numerous windows. Finally, he objected to the reduction in the proposed rear yard setbacks which was 1/2 m less than required by Bylaw 569 -2013.

Mr. Manett's evidence regarding dwelling location was that the overlook from the rear would be an improvement as the required setback for the rear yard is greater than the setback for the side yard. He also pointed out that the overlook would only be directly from the eastern most dwelling into the rear yard of 35 Blue Sprigs and that the rear view from all the proposed dwellings could be buffered by fencing and landscaping and that the rear yards would be of sufficient size to be used. Finally, he noted that the owner of 35 Blue Springs Rd., a relative of the appellant/owner, did not object to the appeal. With respect to other issues related to the dwellings, his evidence was that the

proposed variances were not significant, were not noticeable and did not affect the use of the proposed lots. r

The evidence of the residents related to three basic issues. Firstly, they believed the appearance of the proposed dwellings was not up to the standard of other dwellings in the neighbourhood as the dwellings had a uniform, plain, and drab appearance. As a result, the applicant prepared new drawings showing more detail and improved facades and landscaping. The residents were also concerned that the proposal represented an over development of the property and, lastly, that the proposal would set a precedent for other corner lots.

There was no serious dispute in the evidence regarding the PPS and Growth Plan. Provincial policy documents do not prohibit the severance or variances if they conform with the Official Plan.

ANALYSIS, FINDINGS, REASONS

On the basis of the above evidence and my site visits I find that the variances should be allowed, the consent granted, and the appeal allowed. My reasons for this conclusion are as follows.

With respect to variances, I find that the general intent and purpose of the applicable Official Plan policies, and OPA 320 in particular, is to ensure that new development respects and reinforces the physical character of the neighbourhood and ensures new dwellings “fit” in the neighbourhood. Although Policy 4.1.5 contains additional language such as “prevailing” character and “immediate” and “broader” “context”, that language, and the more specific policies as to how the physical character is to be determined do not change the general intent or purpose of the *Neighbourhoods* policies. The additional language and policy will limit the passing of bylaws under s. 25 of the *Planning Act*, but its general intent and purpose are not altered but rather reinforced.

I find from visiting the property and the area in proximity to it that the proposed severances do respect and reinforce the physical character of the neighbourhood, and the new proposed dwellings will fit in the neighbourhood. The frontages of the lots in close proximity to the property, and in the broader neighbourhood, almost all comply with the zoning bylaw. The proposed lot frontages on Falstaff Ave. will do so as well; with only one of the lots being 1/2 m less than the frontage the bylaw requires. This deficiency will not be noticeable and was not seen by either planner as being in conflict with the intent and purpose of the plan. Indeed, I find that the frontages can only respect and reinforce the physical character of lot width since they are so similar to the lot widths in proximity to the property and the broader area.

Equally important, from my visit to the area, I conclude the smaller lot size and shallower depth will not be visible but rather the rectangular shape of the proposed lots with a similar frontage will again respect and reinforce the neighbourhood character. I find that, it is what is visible that determines the character of a neighbourhood. Since the

depth and area are not discernible they cannot not adversely impact the character and are, therefore, not a significant consideration in this case. Moreover, the new proposed lot adjacent to Blue Springs Rd. with new frontage on Falstaff Ave, will improve the current frontage on 37 Blue Springs Rd. by removing the attached garage facing Blue Spring Rd. and by providing more open space facing Blue Springs Rd. This will also respect and reinforce the open space character of the area.

I find, therefore. that the variances respecting lot frontage and area should be granted. With respect to the variances respecting the dwellings set out above my reasoning is brief.

I find these variances acceptable because they result in dwellings which fit the character of the area which is one of: town houses, one and two story, and detached and semi-detached dwellings. I conclude from my visit to the area that while one very large dwelling could have been built on the lot which would stand out, the three two story detached dwellings finally proposed clearly fit in the neighbourhood.

The evidence respecting these variances, referred to above, related to whether they resulted in: (1) an overdevelopment of the lots; (2) rear yards which were too short; (3) an inappropriate overview; (4) houses which were unattractive and (5) a precedent being set.

I find they will not result in an overdevelopment of the lots as there was no clear evidence supporting such a conclusion. The side, front and rear yard setbacks, as well as the height and lot coverage variances are small and are not out of keeping with the area. They will therefore not be noticeable and not appear as an overdevelopment. Moreover, the rear yard setbacks, as discussed above, will not create an inappropriate overlook and the rear yard setback adjacent to Blue Springs Rd. will be an improvement with the removal of a garage. I do not agree that a precedent will be set as no other properties were described as likely to be severed in the same manner and any new severance will be decided on its own merits. I do, however, agree with the residents' concerns about the appearance of the proposed houses and gave the owner/applicant an opportunity to submit more detailed plans of the lots and proposed homes. Having reviewed those plans carefully. I find them an improvement and to be plans which should be followed. I conclude that all the variances should be granted.

Given my findings regarding the variances, I further find that it logically follows that the consent to sever the property into the three proposed lots should be granted. Once the required variances are granted, I find the lots conform with the zoning bylaw and the Official Plan, as required by s. 53 of the *Planning Act*, or the variances would have no effect.

DECISION AND ORDER

The appeal is allowed; the variances set out in Appendix 1, below, are approved and the consent set out in Appendix 2, below, is approved subject to the following 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.
- (8) Construction shall be substantially in accordance with plans and drawings attached as Appendix 3 below.

X 

S. Makuch

Panel Chair, Toronto Local Appeal

Appendix 1 – List of Variances

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Section 10.20.30.10.(1)(A), By-law 569-2013 The minimum required lot area is 550 m². The new lot area will be 380.2 m².
2. Section 10.20.30.40.(1)(A), By-law 569-2013 The maximum permitted lot coverage is 30% of the lot area (114.06 m²). The new dwelling will cover 32% of the lot area (122 m²).
3. Section 13.2.3.(a), By-law 7625 The minimum required front yard setback is 7.5 m. The new dwelling will be located 6 m from the front lot line.
4. Section 10.20.40.70.(2)(A), By-law 569-2013 The minimum required rear yard setback is 7.5 m. Section 13.2.3.c, By-law 7625 The minimum required rear yard setback is 9.5 m. Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 13.2.3.c, By-law 7625 The new dwelling will be located 7 m from the rear lot line.
5. Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625 The minimum required east side yard setback is 1.8 m. The new dwelling will be located 1.2 m from the east side lot line.
6. Section 10.20.40.10.(4)(A), By-law 569-2013 The maximum permitted dwelling height is 7.2 m. The new dwelling will have a height of 7.98 m.
7. Section 10.5.80.40.(3)(B), By-law 569-2013 Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street (Blue Springs Road). The proposed vehicle access to a parking space will be along the Falstaff Avenue frontage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

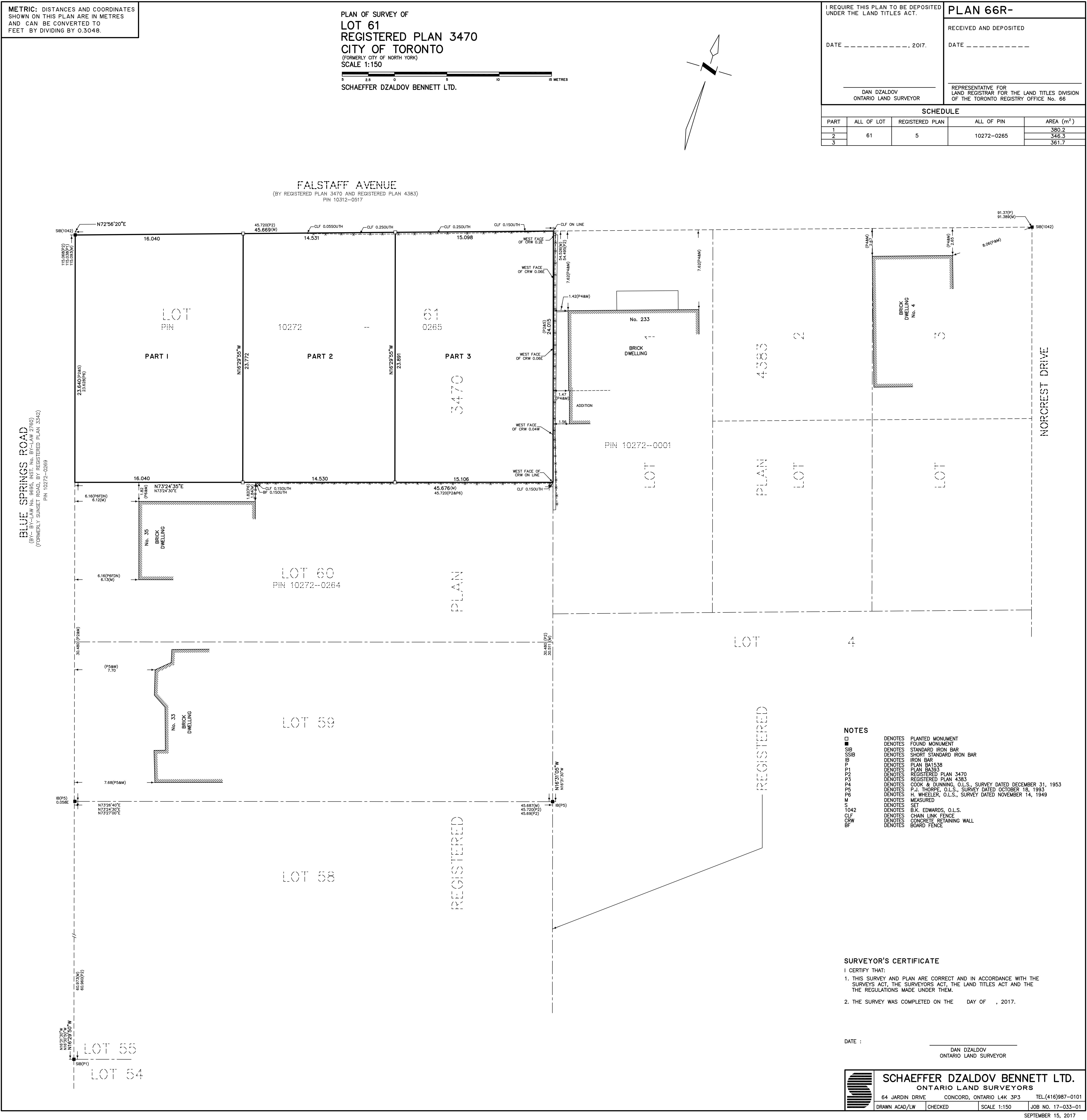
1. Section 10.20.30.10.(1)(A), By-law 569-2013 The minimum required lot area is 550 m². The new lot area will be 346.3 m².
2. Section 10.20.30.20.(1)(A), By-law 569-2013 The minimum required lot frontage is 15 m. The new lot frontage will be 14.53 m.
3. Section 10.20.30.40.(1)(A), By-law 569-2013 The maximum permitted lot coverage is 30% of the lot area (103.89 m²). The new dwelling will cover 37% of the lot area (130.65 m²).
4. Section 13.2.3.(a), By-law 7625 The minimum required front yard setback is 7.5 m. The new dwelling will be located 6 m from the front lot line.

5. Section 10.20.40.70.(2)(A), By-law 569-2013 The minimum required rear yard setback is 7.5 m. Section 13.2.3.c, By-law 7625 The minimum required rear yard setback is 9.5 m. Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 13.2.3.c, By-law 7625 The new dwelling will be located 7 m from the rear lot line.
6. Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625 The minimum required side yard setback is 1.8 m. The new dwelling will be located 1.2 m from the east and west side lot lines.
7. Section 10.20.40.10.(4)(A), By-law 569-2013 The maximum permitted dwelling height is 7.2 m. The new dwelling will have a height of 7.98 m.
8. Section 10.20.40.10.(6), By-law 569-2013 The maximum permitted height of the first floor above established grade is 1.2 m. The new dwelling will have a first floor height of 1.22 m above established grade.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

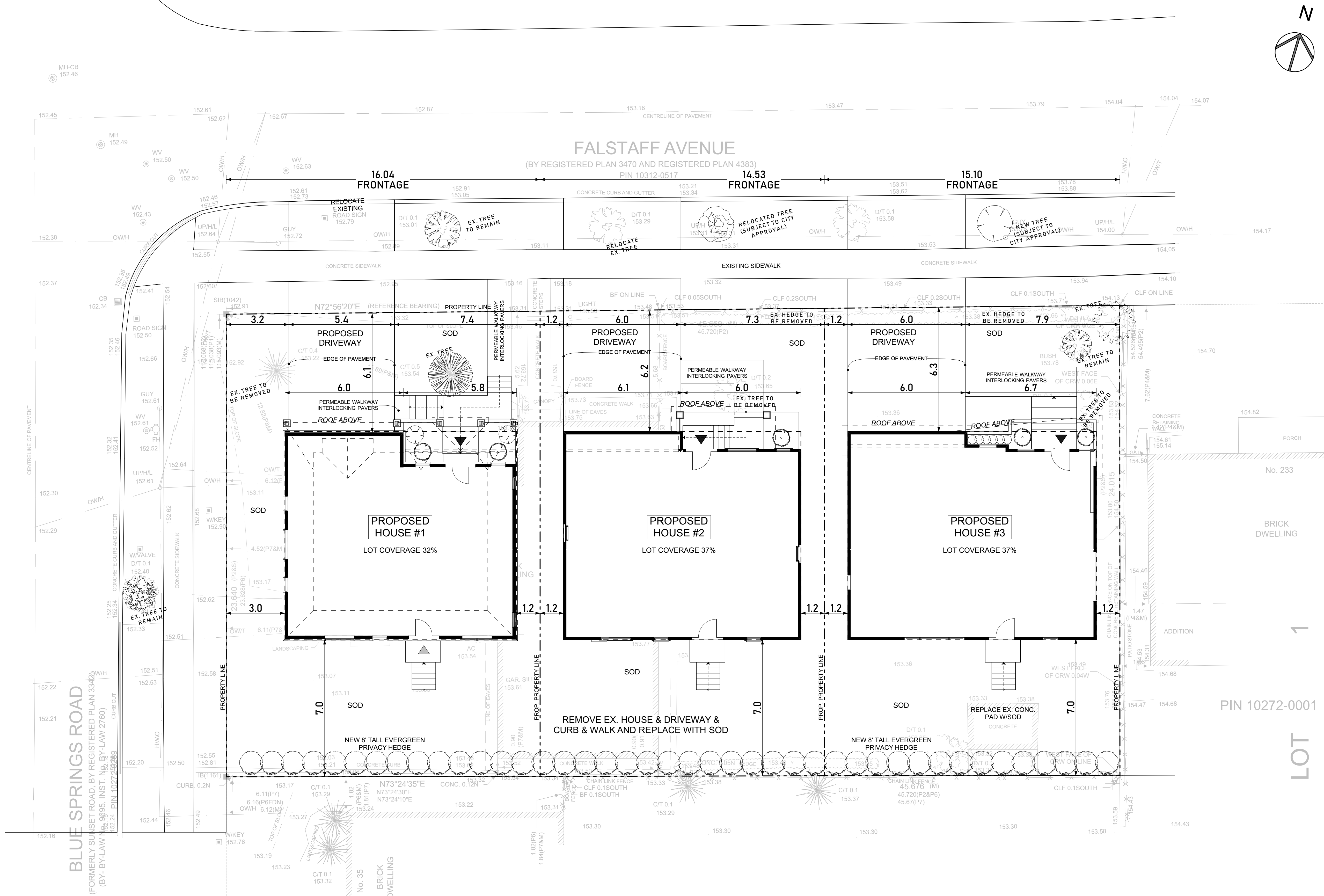
1. Section 10.20.30.10.(1)(A), By-law 569-2013 The minimum required lot area is 550 m². The new lot area will be 361.7 m².
2. Section 10.20.30.40.(1)(A), By-law 569-2013 The maximum permitted lot coverage is 30% of the lot area (108.51 m²). The new dwelling will cover 37% of the lot area (133.17 m²).
3. Section 10.20.40.70.(1), By-law 569-2013 The minimum required front yard setback is 6.8 m. Section 13.2.3.(a), By-law 7625 The minimum required front yard setback is 7.5 m. Section 10.20.40.70.(1), By-law 569-2013 and Section 13.2.3.(a), By-law 7625 The new dwelling will be located 6 m from the front lot line.
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6. Section 10.20.40.10.(4)(A), By-law 569-2013 The maximum permitted dwelling height is 7.2 m. The new dwelling will have a height of 7.98 m.
7. Section 10.20.40.10.(6), By-law 569-2013 The maximum permitted height of the first floor above established grade is 1.2 m. The new dwelling will have a first floor height of 1.22 m above established grade.

Appendix 2



RECEIVED March 19, 2020
By Toronto Local Appeal Body

Appendix 3



| NO. | REVISIONS | DATE |
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| CLIENT | TLAB RESUBMISSION | 2020-03-09 |
| CLIENT | TLAB RESUBMISSION | 2020-03-05 |
| CLIENT / CITY PLANNING / ZONING AGREEMENT | 2020-02-04 | |
| TO | ISSUED | DATE |

GENERAL NOTES
ALL DRAWINGS ARE THE PROPERTY OF PS ARCHITECT INC. AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PS ARCHITECT INC.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO PS ARCHITECT INC.
DO NOT SCALE DRAWINGS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND MUST CONFORM TO THE ONTARIO BUILDING CODE.


PS ARCHITECT
3701 Chesswood Dr, Suite 312
Toronto, Ontario, M3J 2P6
T: (416) 849-0991 F: (416) 849-0992
E: info@psarchitect.ca W: www.psarchitect.ca

PROJECT:

BLUE SPRINGS RESIDENTIAL

37 BLUE SPRINGS ROAD NORTH
YORK ONT. M6L 2T5 CANADA

DRAWING:

PROPOSED SITE PLAN

| | | | |
|-------------|-------|------------------|-----|
| SCALE: | 1:100 | CONCEPT VERSION: | A |
| PROJECT NO. | 20001 | SHEET NO. | A-1 |
| | | REVISION: | - |

EXISTING SURVEY-UNDERLAY PREPARED BY:
SCHAEFFER DZALDOV B ENNETT LTD SURVEY
OCTOBER 10, 2017

ELEVATION WITHOUT BOULEVARD TREES



ELEVATION WITH BOULEVARD TREES



| NO. | REVISIONS | DATE |
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| CLIENT | TLAB RESUBMISSION | 2020-03-05 |
| TO | ISSUED | DATE |

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PS ARCHITECT
3701 Chesswood Dr, Suite 312
Toronto, Ontario, M3J 2P6
T: (416) 849-0991 F: (416) 849-0992
E: info@psarchitect.ca W: www.psarchitect.ca

PROJECT:

BLUE SPRINGS
RESIDENTIAL

37 BLUE SPRINGS ROAD NORTH
YORK ONT. M6L 2T5 CANADA

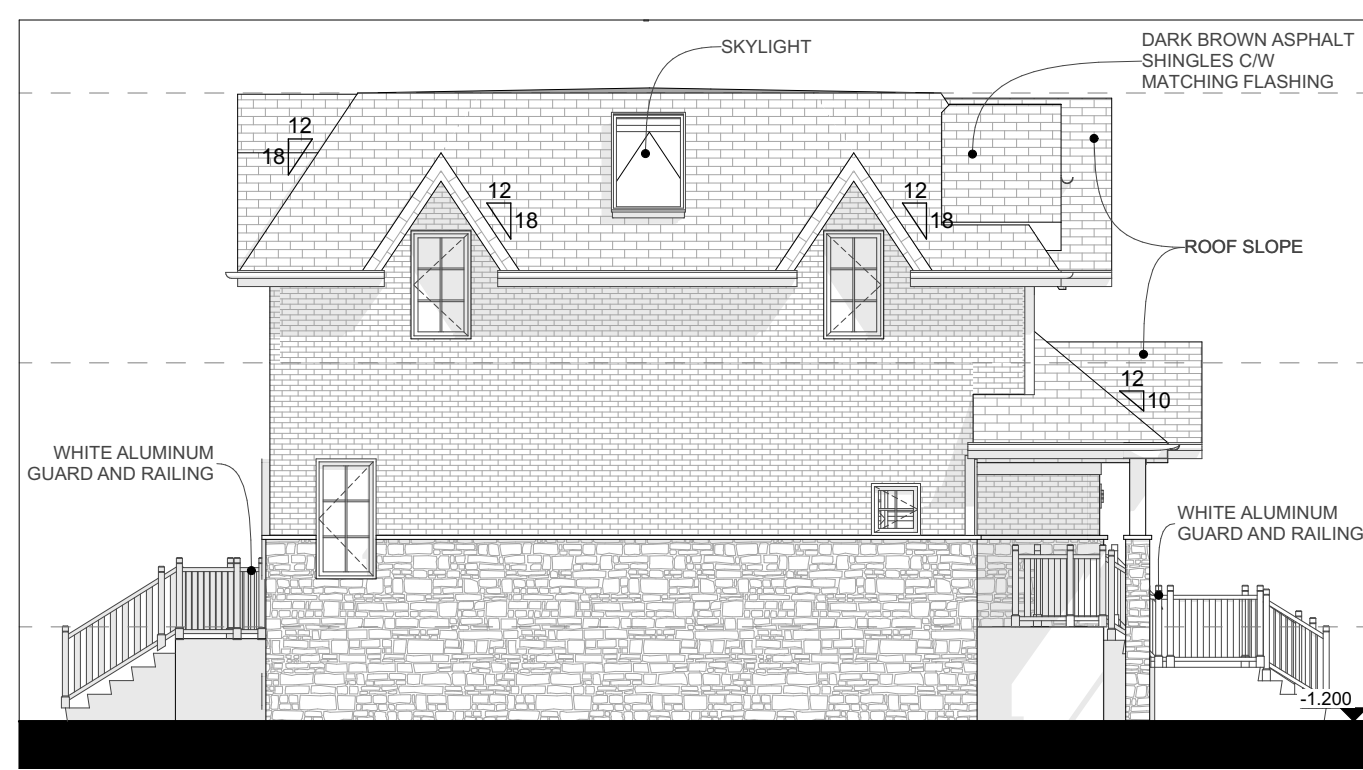
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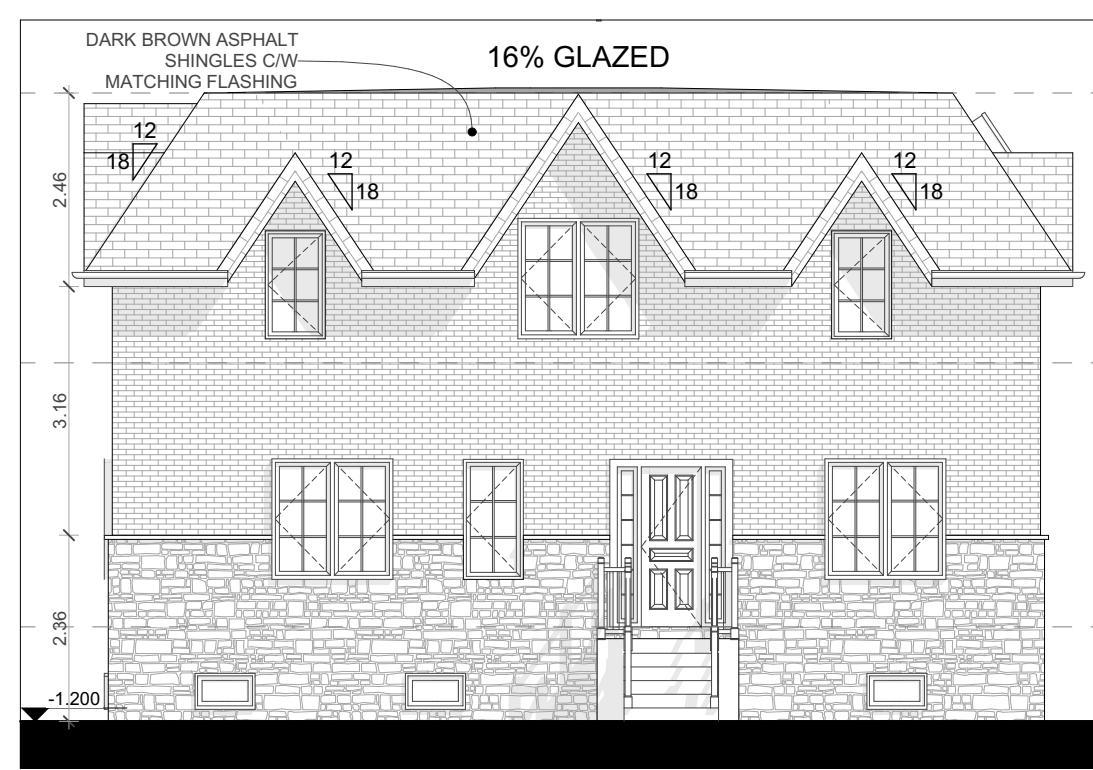
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| PROJECT NO. | 20001 | SHEET NO. | A-2 |
| | | REVISION: | - |



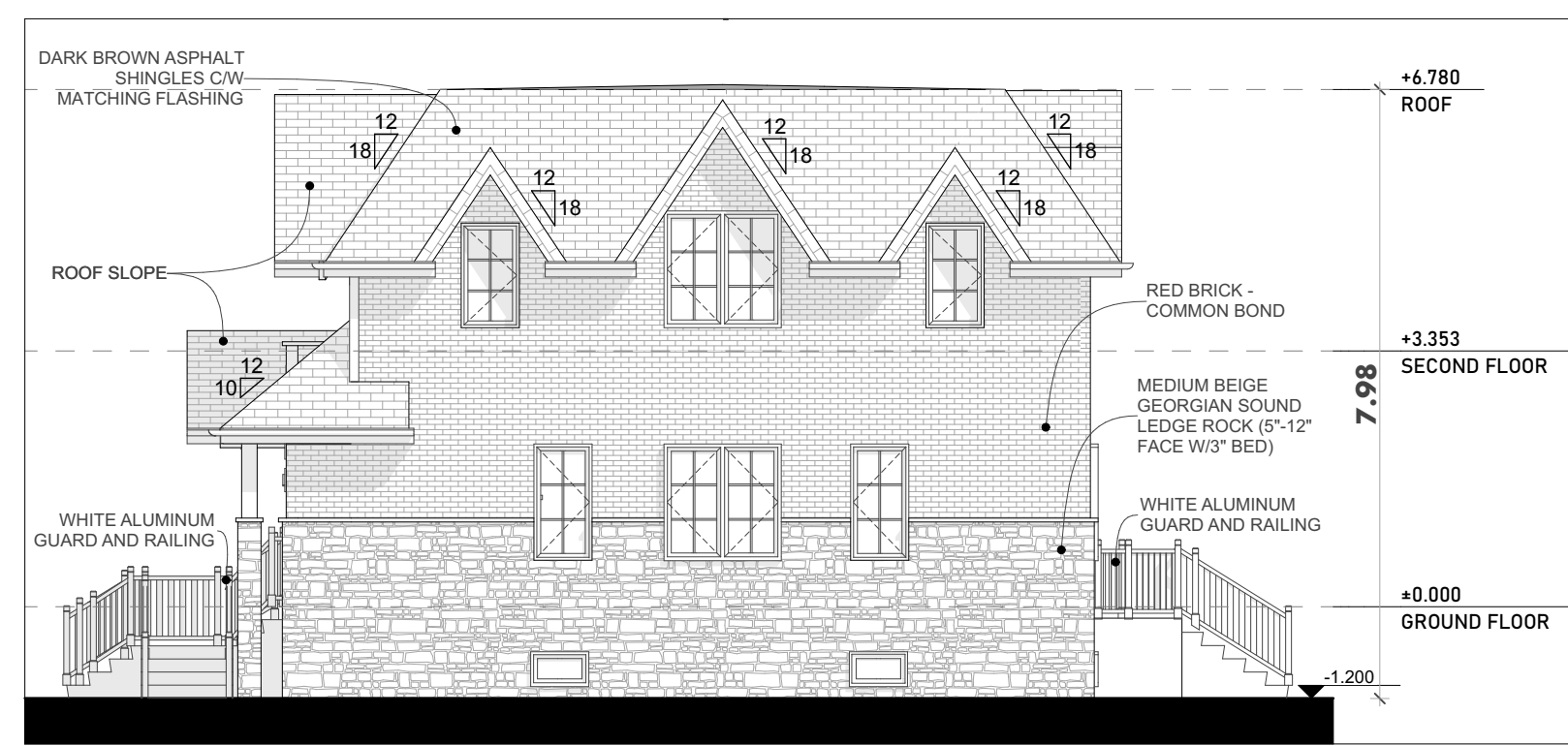
NORTH (FRONT)



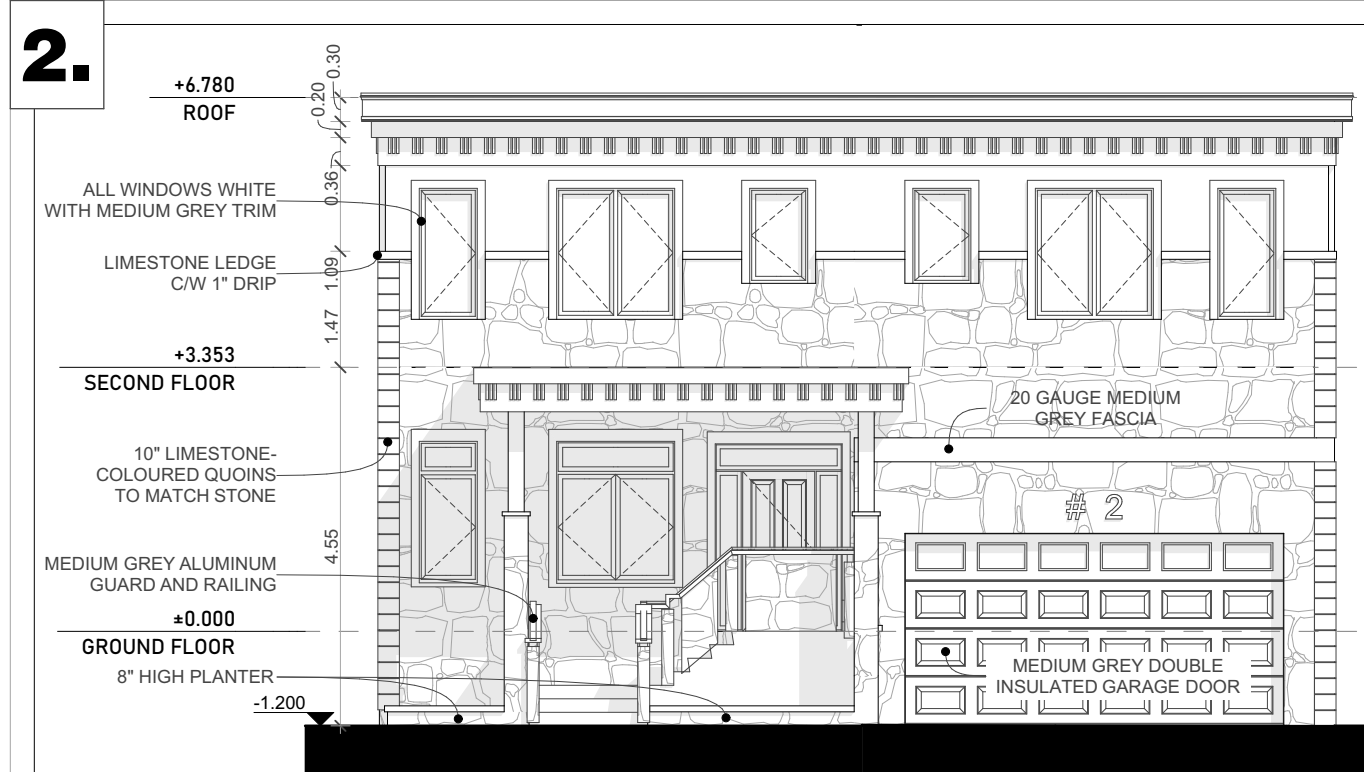
EAST



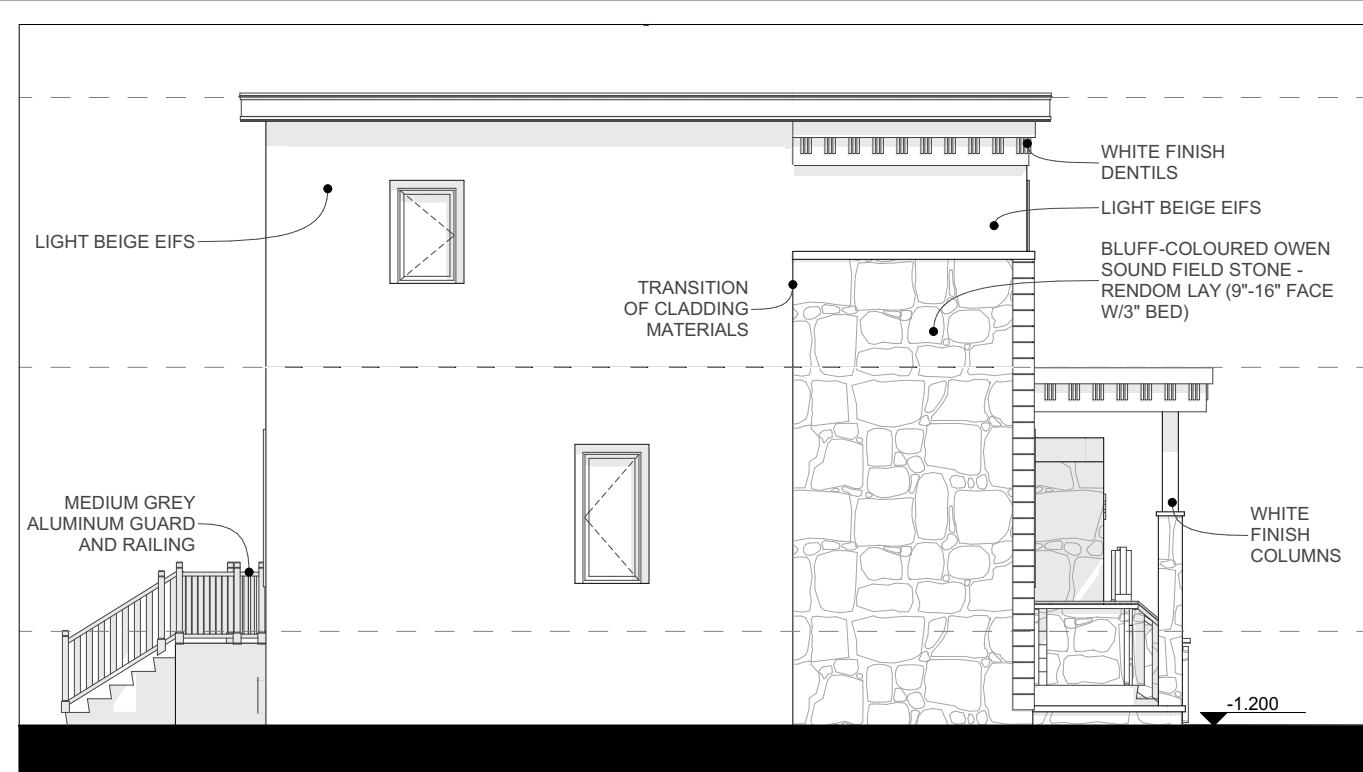
SOUTH (REAR)



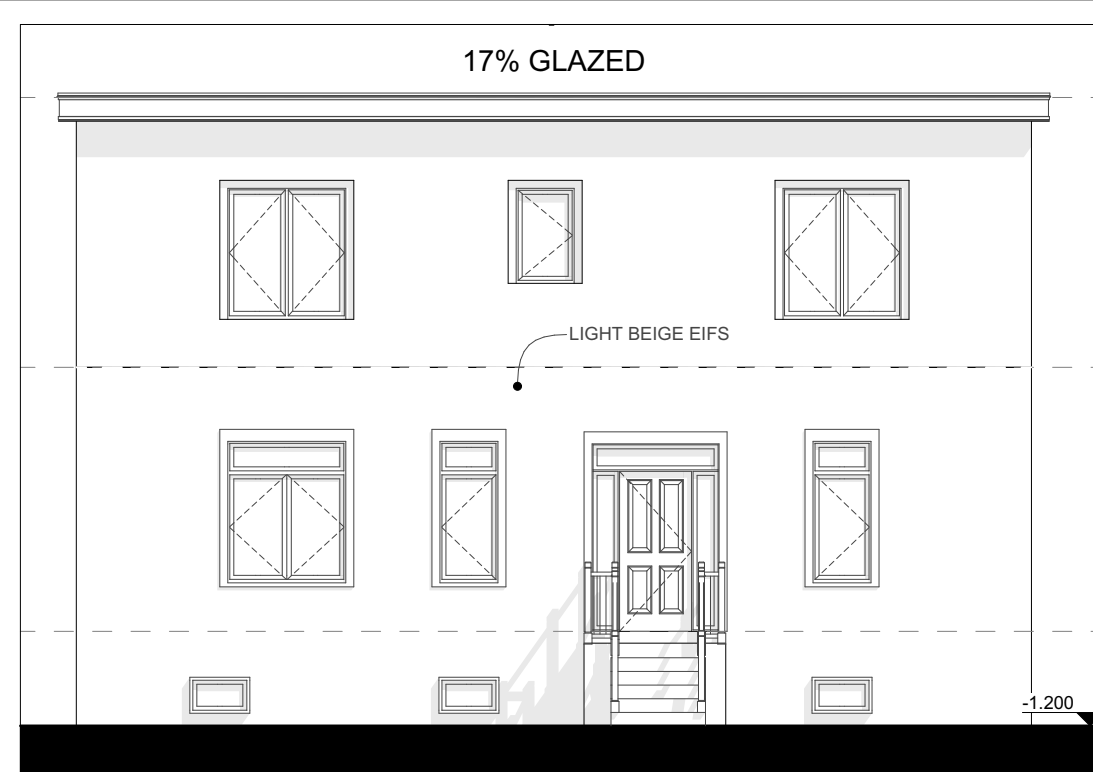
WEST



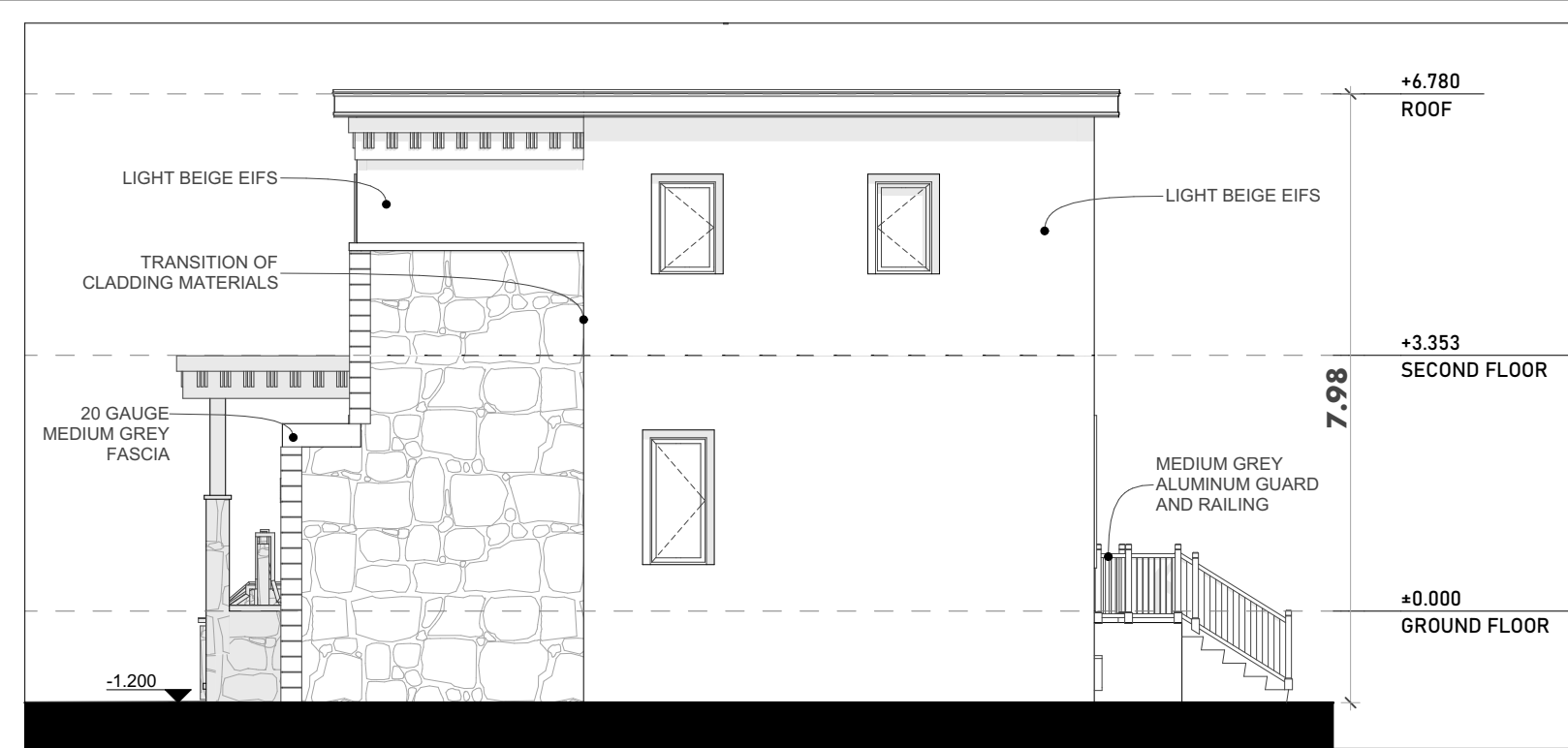
NORTH (FRONT)



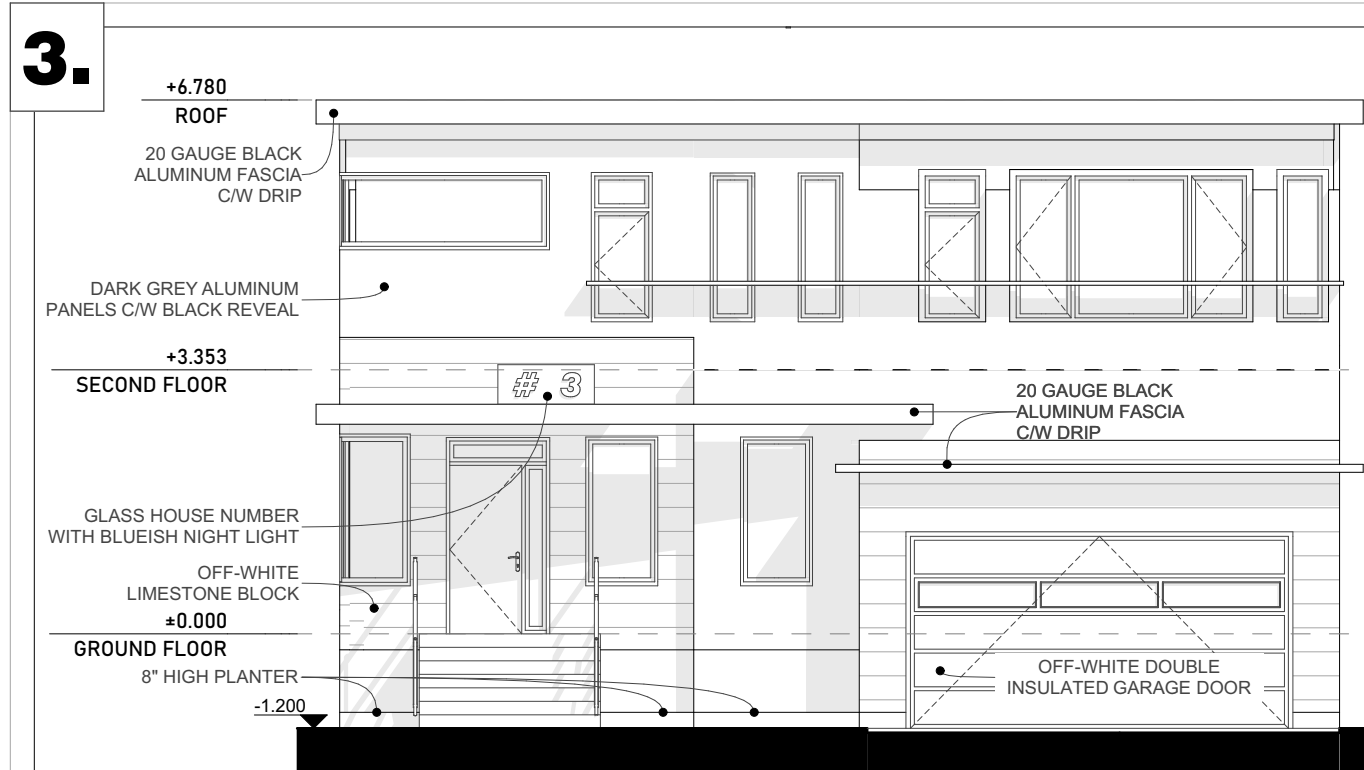
EAST



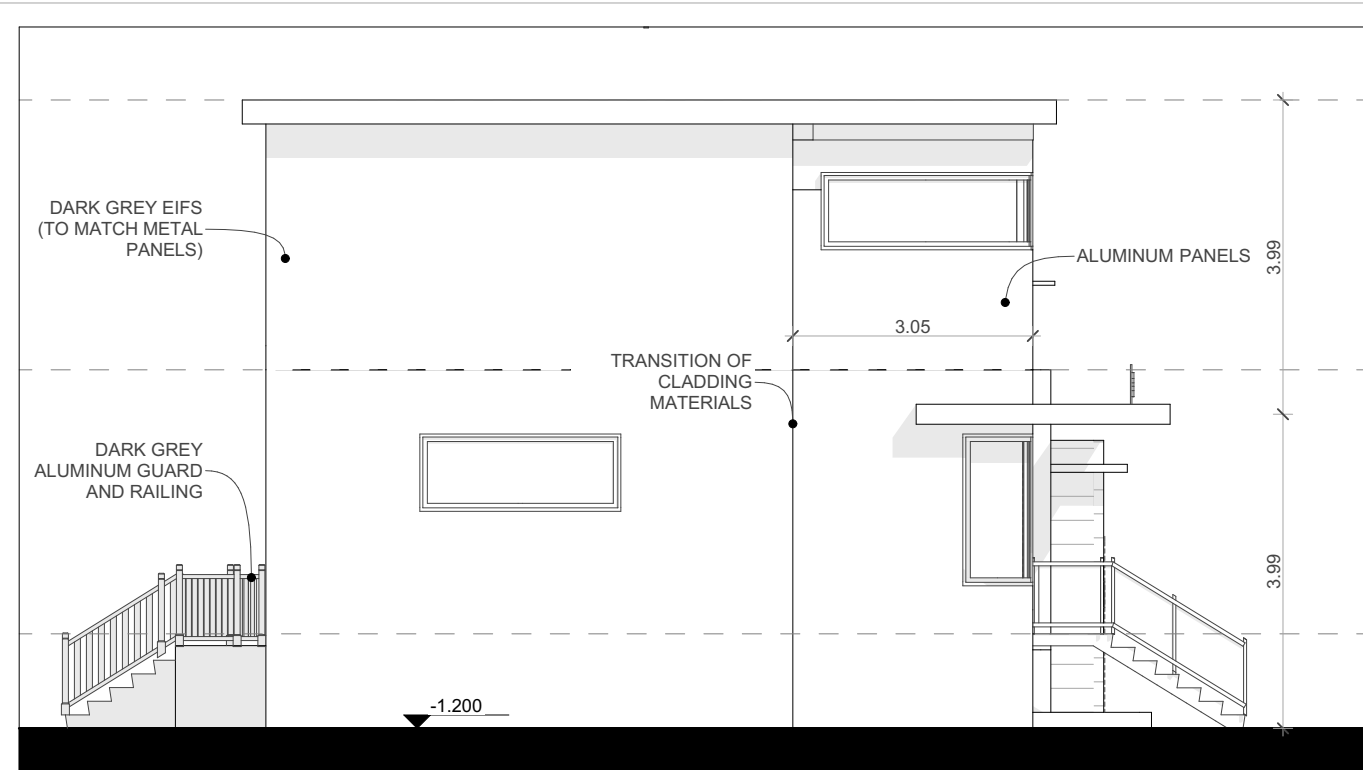
SOUTH (REAR)



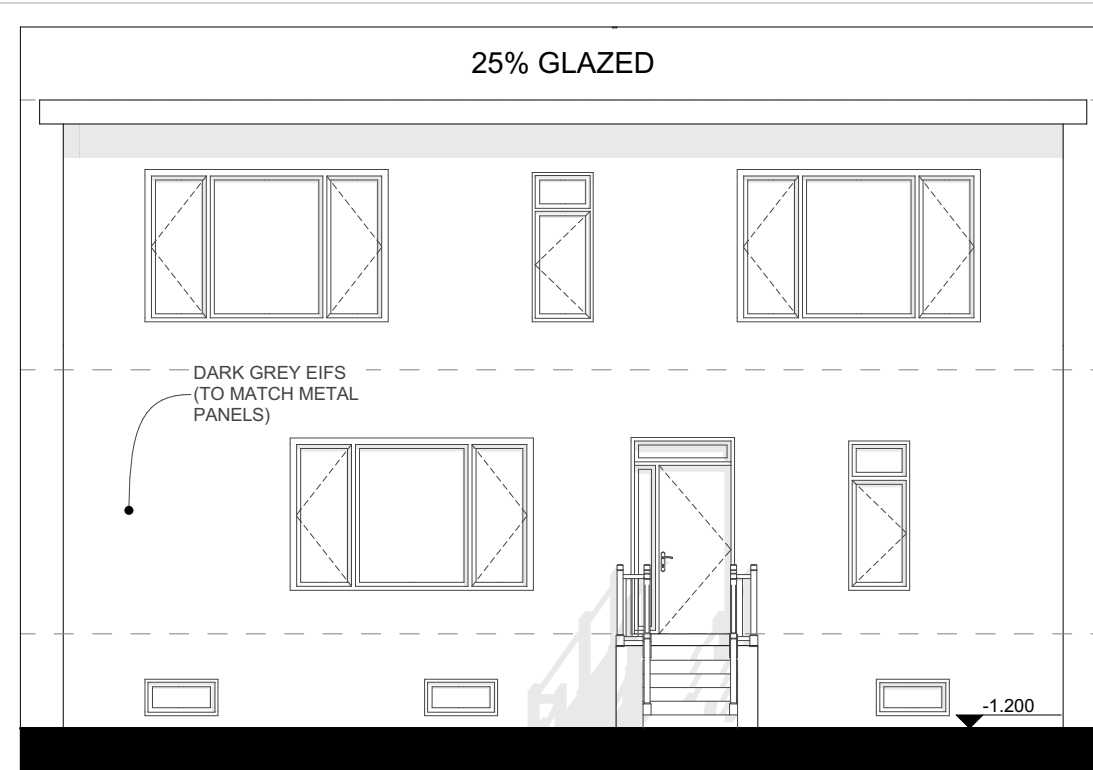
WEST



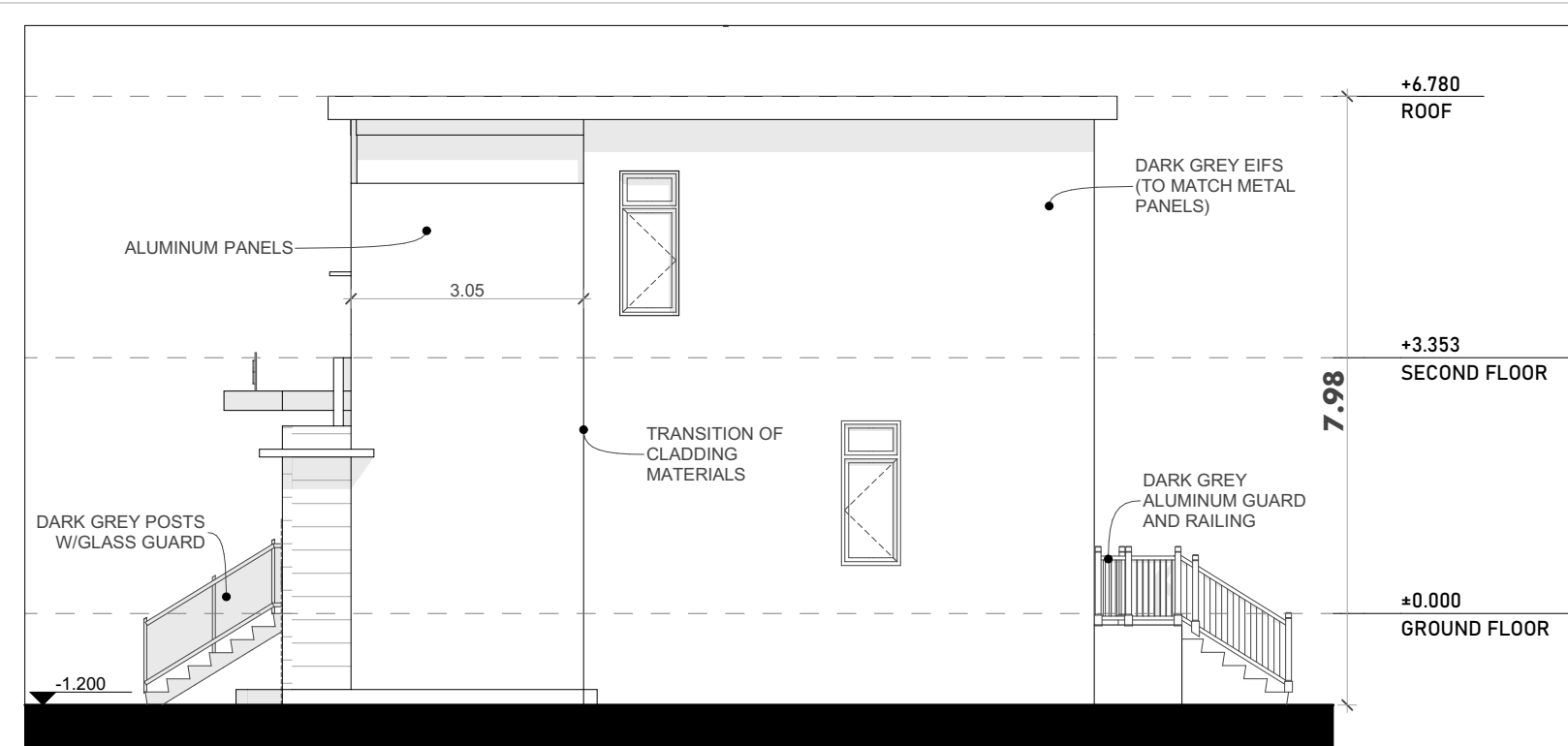
NORTH (FRONT)



EAST



SOUTH (REAR)



WEST

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |
| | | |
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|--------|-------------------|------------|
| CLIENT | TLAB RESUBMISSION | 2020-03-05 |
| TO | ISSUED | DATE |

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PS ARCHITECT
3701 Chesswood Dr, Suite 312
Toronto, Ontario, M3J 2P6
T: (416) 849-0991 F: (416) 849-0992
E: info@psarchitect.ca W: www.psarchitect.ca

PROJECT:
**BLUE SPRINGS
RESIDENTIAL**
37 BLUE SPRINGS ROAD NORTH
YORK ONT. M6L 2T5 CANADA

DRAWING:
**PROPOSED
ELEVATIONS**

| | |
|------------------------|-----------------------|
| SCALE: 1/8" = 1'-0" | CONCEPT VERSION: A |
| PROJECT NO. 20001 | SHEET NO. A-3 |
| REVISION: - | |

