

# DECISION AND ORDER

**Decision Issue Date**      Monday, December 14, 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): DILLON KENNY

Applicant: DA DESIGN INC

Property Address/Description: 165 BETA ST

Committee of Adjustment Case File: 19 159974 WET 03 CO (B0028/19EYK), 19 159979 WET 03 MV (A0292/19EYK), 19 159980 WET 03 MV (A0290/19EYK)

**TLAB Case File Number: 19 222730 S53 03 TLAB, 19 222731 S45 03 TLAB, 19 222732 S45 03 TLAB**

**Hearing date:**      Friday, January 17, 2020

**DECISION DELIVERED BY J. Tassiopoulos**

## APPEARANCES

NAME	ROLE	REPRESENTATIVE
DA DESIGN INC.	APPLICANT	
DILLON KENNY	OWNER/APPELLANT	AMBER STEWART
FRANCO ROMANO	EXPERT WITNESS	
PETER WYNNYCZUK	EXPERT WITNESS	

## INTRODUCTION & BACKGROUND

This is an appeal to the Toronto Local Appeal Body (TLAB) from a decision of the Committee of Adjustment (COA) issued on Thursday August 29, 2019 and being: the refusal of the consent application to create two lots at 165 Beta Street (subject

property); and refusal of the variances requested for the proposed semi-detached dwellings, resulting from that requested consent. As a result of the refusal, the Applicant appealed the decision to the TLAB, whose Hearing date was set as noted above.

The subject property is located on the east side of Beta Street, north of Horner Avenue, and six blocks east of Brown's Line. The property flanks residential dwellings to the north and south and backs onto a residential dwelling, to the east. The property is designated *Neighbourhoods* in the Official Plan and zoned Residential Multiple (RM) under the City of Toronto Zoning By-law No. 569-2013, and Third Density Residential (R3) under the Etobicoke Zoning Code. The proposal is to sever the lot, demolish the existing one-storey single detached dwelling and its detached garage and construct a new semi-detached dwelling on the lot created by the severance. Given that the appeal includes a consent application for the subject property, it is first instructive to consider if the severance sought is appropriate prior to considering the five variances to Zoning By-law 569-2013 and the one variance to the former Etobicoke Zoning By-law 1979-67, to permit the proposed dwellings on the resulting parts.

The Appellant / Owner was represented by Ms. Amber Stewart (counsel) and expert witnesses Mr. Franco Romano and Mr. Peter Wynnyczuk, to provide land use planning and arboricultural evidence for this appeal.

I disclosed to counsel and those in attendance that I had visited the site and the surrounding neighbourhood, in preparation for the Hearing.

## **MATTERS IN ISSUE**

Given the *de novo* nature of the TLAB Hearing, is the consent to sever the property, sought by the Appellant / Owner supportable? This can be considered in principle before resolving the variances also being sought for the resulting lots.

Given the *de novo* nature of the TLAB Hearing, if the consent is supportable, are the variances sought by the Appellant / Owner, for the two resulting parts, acceptable under the applicable policy and the statutory tests, below?

The foregoing consideration includes: whether the proposed revised plans address the potential for adverse impacts to the surrounding neighbourhood; and whether the proposed development sensitively addresses the potential impact of the proposed semi-detached residential dwellings on the neighbouring dwellings?

Does the revised site plan with a revised driveway alignment, for the north part of the severed lot, address the concerns of Urban Forestry with respect to the existing street tree?

## **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).

### **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**

Ms. Stewart provided an opening statement noting that the Owner / Appellant had canvassed his neighbours and they were supportive of the severance application but that the COA had refused the consent to sever. Following the refusal, the Owner / Appellant approached Ms. Stewart and Mr. Romano for the appeal to TLAB. Mr. Romano reviewed the proposal and suggested revisions which resulted in the filing of revisions to the application to TLAB on October 24, 2019. Ms. Stewart highlighted the changes:

- the dwelling length was reduced to 17.0m to remove a previous variance requested at the COA and it resulted in a lowering of the floorspace index (FSI) variance;
- a hipped roof design was incorporated instead of the original flat roof proposed for the semi-detached dwellings; and

- the driveway widths were narrowed to 2.6m to increase landscaping and to address the potential impact on the existing street tree along the subject property frontage.

She concluded that the changes made were to improve the design and reduce the number of variances requests. This led to the recirculation of the plans and provided notice to the surrounding neighbourhood along with a memo outlining the changes; these materials were mailed on December 18, 2019. Ms. Stewart did not receive any queries from any residents regarding the revised plans. She went on to explain that the zoning review applicable to the revised plans was received on December 20, 2019.

### **Arboricultural Evidence**

Following this introduction, Mr. Peter Wynnychuk, was sworn. Having noted the arboriculture experience outlined in his witness statement (Exhibit #1), his signed Acknowledgement of Expert's Duty, and that he has appeared before TLAB previously and been qualified an 'Expert Witness', I qualified Mr. Wynnychuk to provide professional opinion evidence as a certified arborist and hazard risk assessor with respect to trees.

Mr. Wynnychuk explained that he was retained in October 2019 and invited to assess the trees both on and off-site, within 6.0m of the subject property. The City street tree received the most focus due to its proximity to the proposed driveway.

Mr. Wynnychuk then went on to provide an overview of his assessment as outlined in his Arborist Report attached to the witness statement. He began with his description of the City street tree and noted that there would be some impact to this tree because of the proposed driveway and that such driveways could be designed to allow for more infiltration opportunities and address potential impact. He described the tree as a Schwedler Maple (Tree #1) and noted it was in good health.

He then described the on-site trees and noted that Tree #2, a Manitoba Maple in the rear yard, was being recommended for removal as its trunk was split and was significantly damaged posing a potential hazard. He did not recommend replacement. Moving to Tree #3, another a Manitoba Maple in the rear yard, Mr. Wynnychuk mentioned it would be retained because it was outside the construction area and was on the property line; it was a shared tree. He mentioned in his report that tree protection would be required. Tree #4 was described as an Apple tree, was also outside of the construction area, and would receive tree protection.

Mr. Wynnychuk then described trees adjacent, or off-site trees within 6.0m of the subject property and noted that tree protection would not be required because the trees were either dead (Trees 'B', 'D', 'E', 'F' and 'H') or that they were outside the zone of

influence (Tree 'A'). He noted that tree protection would be required for the Tree of Heaven (Tree 'C') located in the front yard of 163 Beta Street and that removal of the existing garage would require a permit to injure (Tree 'G') in the rear yard of 163 Beta Street; tree protection would be required for Tree 'G' once the existing garage floor was removed (Exhibit #1, arborist report).

Ms. Stewart turned to the document book submitted as Exhibit #2 and pointed to the Urban Forestry memo (Tab #9) which dealt with the original site plan and indicated refusal of the consent and variances as they could result in the removal of a City By-law protected, a healthy tree. She then turned to the revised proposed site plan, for the subject property, and asked Mr. Wynnyczuk to indicate if improvements had been made with respect to potential impacts, in particular to Trees #1 and 'G'. Mr. Wynnyczuk responded that the driveway on the north part of the subject property (Part 1) had been shifted further north with respect to the street tree (Tree #1) location, to allow for a tree protection perimeter. In addition, he provided conditions in the arborist report that indicated measures that would further reduce the impact to the tree. With respect to Tree 'G', he explained that the recommendation is for an arborist to be on-site during the removal of the existing garage and garage floor to address any potential roots found during the removal. This concluded his evidence.

### **Land Use Planning Evidence**

Following Mr. Wynnyczuk's testimony, Mr. Franco Romano was sworn to provide evidence. Having reviewed Mr. Romano's CV, his description of his experience as a professional land use planner, his signed Acknowledgement of Expert's Duty, and that he has previously been qualified as an expert witness at TLAB, I qualified him to provide opinion evidence in the area of land use planning. His Experts Witness Statement was marked as Exhibit #3.

Mr. Romano explained that he had been approached by the Owner before the COA hearing but was not retained. He was again approached after the COA refusal of the proposal. He noted that he only accepted the retainer once the Owner agreed to make the revisions to the plans, that he had proposed. He was retained on September 17, 2019 and the site plan and elevation changes in the revised plans before TLAB were a result of his advice to the Owner.

Mr. Romano began by describing the neighbourhood and the physical character of the subject site surrounding area and indicated that it included diverse land uses and a variety of built form. Turning to the neighbourhood context, he indicated that his geographic study area was bounded by Evans Avenue to the north, Horner Avenue to the south, Lunness Road to the west and Thirtieth Street to the east. He explained that there were a range of lot frontage sizes and that the lot configuration for the lots was generally rectangular in shape. He noted that the subject property was zoned RM which permits residential dwellings ranging from single detached dwellings to

multiplexes. He mentioned that there is an exception in the designation with respect to lot frontage; it requires a minimum lot frontage of 18.0m for semi-detached dwelling properties and noted there is no requirement for the semi-detached lots to have equal frontages. With respect to lot area, Mr. Romano clarified that the zoning by-law minimum of 665m<sup>2</sup> was for the whole semi-detached property and that the proposed variance only indicates the area for one half of the semi-detached lot; explaining for the seemingly large variance in lot area.

Turning to his study area, he reviewed the neighbourhood lot frontages noting that they ranged from less than 9.0m to less than 18.0m and that 99.6% of the study area's 1277 lots fell within this range; this was below the 18.0m lot frontage requirement for semi-detached lots. Furthermore, he noted that within the immediate area approximately 35% of the lots on Beta Street are sited with semi-detached dwellings and that 96% of those lots are less than an 18.0m lot frontage and 665m<sup>2</sup> lot area. They do not comply with the performance standards for semi-detached lots but *"comply with the by-law because they are existing lots of record"* (Hearing excerpt). He concluded that given 14% of the lots within the geographic area are semi-detached lots and that 18.1% have frontages of less than 9.0m, that this was a characteristic of this neighbourhood. When focusing on Beta Street, he noted that the semi-detached lots were more prevalent than in the surrounding neighbourhood study area and that their frontages ranged from 6.55m to 17.9m.

He opined that approximately 26.7% of the semi-detached lots had frontages of less than 7.62m and when compared to the proposal lot frontages of 6.095m, the difference was negligible; they would still maintain a similar lot size character, in his opinion. He further explained that, contrary to City Planning staff's comments that the proposal would set a negative precedent, the proposal would *"contribute to this neighbourhood physical context in a positive way...there is nothing in the proposal that is unique or precedential in a negative way within this neighbourhood context"* (Hearing excerpt).

Ms. Stewart asked about his thoughts on potential destabilization of the neighbourhood from the proposal. He answered that the Alderwood Area has experienced regeneration gradually with some streets having more redevelopment than others, but that there has been change and it has not resulted in an unstable residential neighbourhood.

Mr. Romano provided an overview of his photographic documentation of the study area and presented numerous examples of existing semi-detached buildings with different configurations from the proposal, and generally with wider and larger driveway areas. He also presented recent developments on Beta Street that had similar configurations to the proposal with steps leading up to the front entrance of the dwelling and including integral garages at grade. He noted that neighbourhood physical character included common attributes such as: front wall alignment; building depths;

undulating rear yards; and modest front yards with driveways. Further, that these characteristics were found regardless of residential building type. He explained that the neighbourhood built form style was varied and indicative of the era in which the dwellings were built. He concluded that the variety and range of dwelling types found in the neighbourhood study area suggests a stable neighbourhood that contributes to the idea of a complete community in which a resident can “move up” without leaving the neighbourhood.

Mr. Romano described the proposal as the replacement of the single detached dwelling and garage with semi-detached dwellings. The proposed dwellings are aligned with the front wall of the neighbouring dwellings, the driveway to the south is in line with the existing driveway, and a new driveway is proposed on the north side, revised to address the existing City street tree location. The integral garages and the driveway are located at-grade and not below. He also noted that the trees identified for preservation protection in the arborist report would be maintained with the proposed site design.

Turning to the requested six variances, he noted that there they included variances for lot area, lot frontage, sideyard setbacks, the interior garage parking space, height measured to the midpoint of the roof and FSI (floor space index). He confirmed that the height variance being sought was from the former Etobicoke Zoning By-law 1979-67 and that the proposed height was in compliance with the new Zoning By-law 569-2013. He mentioned that the proposed semi-detached building has been designed and appropriately scaled to the lot size.

Mr. Romano noted that the proposal was in compliance with the 2014 Provincial Policy Statement and the 2019 Growth Plan. He stated that the proposal did not conflict with settlement area policies of the Growth Plan; which looks to achieve efficient and effective use of infrastructure.

With respect to the Official Plan he noted the subject property was designated as *Neighbourhoods* that contains policies recognizing that change within neighbourhoods will occur over time and that such change was to respect and reinforce the existing physical character of the neighbourhood and that this did not require replication of existing physical character, but rather that new development ‘fit’ within the existing or planned context of the neighbourhood. He cited policy 2.3.1.1:

*“Development in Neighbourhoods will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.”*

He opined that this policy requires consideration of multiple elements to determine how development will respect and reinforce the neighbourhood and that the proposal does contribute to the neighbourhood in an appropriate manner.

Looking at the built form policies of 3.1.2 with respect to new development ‘being located and organized to fit in the existing or planned context’, he noted that the



proposal aligns the buildings with the street, entrances are clearly visible and accessible from the street and that the revised site plan ensures preservation of mature trees on the property. He went on to explain that vehicle parking and separated driveway locations would protect the street tree and maximize front yard landscaping. With respect to fitting in harmoniously with the existing and/or planned context, he noted that the proposal does this by providing a semi-detached building, providing transition through setbacks, and ensuring privacy is maintained because building length is appropriate and in compliance with zoning requirements.

Mr. Romano noted policy 3.4.1 includes direction on the preservation and maintenance of the urban forest and that the site plan adjustments for the street tree and the preservation of the tree in the neighbour's rear yard (Tree 'G' from Mr. Wynnychuk's evidence) addresses this policy appropriately. Ms. Stewart asked if the recommendation previously made by Mr. Wynnychuk regarding the preservation of trees would be implemented through the tree permitting process Municipal Code Chapter 813. Mr. Romano replied that this is where it could be addressed. She then asked if the conditions that Urban Forestry stated in their August 21, 2019 memorandum (Exhibit 2, Tab 9) could be addressed. He responded that they would and that the conditions would ensure the street tree is preserved. He further mentioned that with respect to the street tree and driveway location, there was a possibility to further mitigate the driveway impact by reducing the driveway width to 2.0m and that it could be shifted further north, should Urban Forestry require that during their review.

Turning to policy 4.1.5 he noted that the criteria for new development in the *Neighbourhood* designation required that it respect and reinforce the physical character of the neighbourhood; *"we are not looking at replication, we are looking at fitting within the patterns within the neighbourhood"* (Hearing excerpt). He went on to mention that in terms of prevailing lot sizes and patterns, there are numerous examples of semi-detached lots both on Beta Street and in the surrounding neighbourhood that do not meet the lot area requirement and are on smaller lots. With respect to the integral garage location, the heights and massing of the buildings in the proposal is also found throughout the neighbourhood. He proceeded to go through policy 4.1.5 a) through h) noting the proposals compliance with those criteria in the policy.

Mr. Romano mentioned that Section 4.1.8 and its policies with respect to the Zoning By-law and compatibility with the physical character of the neighbourhood, are met by the proposal because it provides a site development compatible with the neighbourhood. The proposal is well within the range of building types permitted in the Zoning By-law and it is in keeping with the heterogenous nature of the neighbourhood. He concluded that for all of the above reasons, that both the consent and requested variances, met the general intent and purpose of the Official Plan.

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Turning to the Zoning By-law, Mr. Romano noted that the subject property was zoned RM or multiple residential. He said that the lot frontage and lot area performance standards are meant to achieve a modestly sized lot and that the proposal meets this criteria and is in keeping with existing dwellings found in the surrounding and immediate area. The proposed FSI of the dwellings was appropriate for the lot and *“the floor area is reasonably deployed on the lot in a manner that is anticipated to be occupied by a low-rise residential building”* (Hearing excerpt).

He explained that the sideyard setback requirement is to allow for adequate space to facilitate access, maintenance and servicing and that the proposed side yards provide appropriate space. Looking at the proposed roof mid-point height variance he indicated that the proposal provided a low-rise residential building with a pitched roof and that it is in keeping with the varied heights found in the neighbourhood and on Beta Street.

He indicated that the intent of the required minimum width for the internal parking space was to achieve a functional and accessible enclosed parking space and that the proposed variance will meet this intent. He concluded that the variances sought, both individually and cumulatively, maintained the general intent and purpose of both Zoning By-law 569-2013 and former Etobicoke By-law 1979-67.

Mr. Romano, in addressing whether the proposal is desirable for the appropriate development or use of the land, opined that the *“proposal achieves a compatible and appropriate lot size, site design, built form and will contribute to the mixture of housing both in terms of the physical characteristics as well as the building types within this neighbourhood...it is desirable for the appropriate development and use of the land”* (Hearing excerpt).

He then noted that the proposal was minor in nature as there was no adverse impact resulting from the proposal and that there was nothing unusual or unique being proposed. When considered in relation to other variances being sought in the neighbourhood, he turned to his analysis in the Decision Summary Table (Exhibit #3, Attachment 2) and indicated that the types of variances approved were similar to the proposal variances and that they were in the *“same order of magnitude”* of the proposed variances. For these reasons he concluded the proposal was minor in nature.

Mr. Romano provided a brief summary of the consent criteria of Section 51(24) of the *Planning Act* explaining that a plan of subdivision was unnecessary and that the lots could be created through a severance. He pointed out that there were other examples of lots being created, through severances, in the surrounding and immediate neighbourhood. He accounted for the criteria in his witness statement, concluding that the proposal satisfies each criterion individually and cumulatively and that the consent be approved subject to the standard consent conditions.

He noted that conditions for the variances should include: reference to the revised drawings prepared in November 2019 but that they were missing a revised date to differentiate them from earlier submissions; that permeable pavers be provided for the driveways; engineering conditions relating to site plan drawing notations; and the standard Urban Forestry conditions.

Mr. Romano concluded that the revised proposal: was in keeping with the physical character of the neighbourhood; was a 'gentle' form of intensification and redevelopment; was supported by the immediate and greater neighbourhood context; did not generate adverse impacts; and that the Appeal be allowed and the proposal be approved, with the conditions noted.

Ms. Stewart provided a brief closing statement noting that the plan and variances proposed are different from the previous proposal presented at the COA in that they have been further revised and improved to address concerns and removal of previous variances sought. She referred to a TLAB approval for *158 Alderbrae Avenue* (two blocks west of the subject property) which was a severance of a lot in order to construct two single detached dwellings with 7.62m frontages. She argued ~~explaining~~ that, similar to Mr. Romano's evidence, the approval demonstrates a logical continuation of character component in the neighbourhood. She stated that if that proposal could be approved, then the proposed 6.1m semi-detached units should also be considered appropriate to fit into the neighbourhood.

## **ANALYSIS, FINDINGS, REASONS**

The evidence of Mr. Romano was uncontested and it was provided in a concise and thorough manner that was informative; it also provided clarity with respect to the revised plans and elevations of the proposal.

Before considering the requested variances for the proposed semi-detached lot dwellings, I first turn my attention to the requested consent to sever the subject property. In considering the consent criteria as outlined in section 51(24) of the *Planning Act*, I find that the proposed severance meets these criteria and responds to the existing lot condition. Although the frontages proposed for Parts 1 and 2 of 6.095m, are cumulatively narrower than the zoning requirement of an 18.0m total frontage, they are nonetheless in keeping with other numerous existing examples of semi-detached dwelling lot frontages in both the immediate and geographic neighbourhood areas. It is telling that Mr. Romano's neighbourhood analysis indicated that 99% of all the semi-detached dwellings were on lots that were less than 18m in cumulative frontage and smaller than 665m<sup>2</sup> in lot area. Furthermore, approximately 35% of Beta Street is composed of semi-detached dwellings and 26.7% of all lots have a lot frontage of 7.62m or smaller. Given that existing semi-detached lot sizes found in the study area are generally not present for the majority of properties, it would suggest that it is the

performance standard that is not in keeping with the existing neighbourhood, rather than the proposal. In addition, as Mr. Romano pointed out in his evidence, the total lot area of the proposal, 587m<sup>2</sup> or 293.5 m<sup>2</sup> each for Parts 1 and 2 of the proposed severance, was not considered against the Zoning By-law requirement of 665m<sup>2</sup>. Rather the zoning review and variance are comparing the requirement for a semi-detached lot against the individual resulting parts of the severance. This is the reason for the seemingly large requested variance. What is being severed is a subject property with a lot area of 587m<sup>2</sup> resulting in each semi-detached unit with lot areas of 293.5 m<sup>2</sup> each.

Having visited the street and the neighbourhood, I noted several semi-detached lots with modest frontages that from street view do not appear to be significantly larger than those proposed. In travelling through the surrounding neighbourhood, the variety of built form types and character were evident. In addition, I reviewed the summary in Mr. Romano's witness statement with respect to the criteria of Section 51(24) of the *Planning Act* and, as stated, I agree with his assessment that the proposed severance satisfies these criteria. For these reasons I am prepared to allow the appeal and approve the consent subject to the standard consent conditions.

Turning to the variances requested for the resulting lots, Parts 1 and 2; although Mr. Romano's opinions on the requested variances were well-reasoned, I need to consider the four tests under s. 45(1) of the *Planning Act* in my analysis of the requested variances for both resulting lots, and do so as follows:

**Variance 1** – Relates to the proposed lot frontage for each resulting from the severance of 6.095m, whereas the minimum required lot frontage of 18.0m for a semi-detached house is required. As I have explained above and as Mr. Romano stated during the Hearing, the 18.0m frontage is for the cumulative width of two semi-detached homes but the Zoning By-law does not provide minimum widths for the individual dwelling frontages. The proposal has a frontage width of 12.19m when both dwelling frontages are considered. I agree with Mr. Romano's evidence that the lot frontage width is in keeping with what is found on numerous semi-detached properties on Beta Street and in the surrounding neighbourhood. In addition, his analysis pointed out that almost the entirety of the semi-detached frontages on Beta Street and the surrounding neighbourhood, would not comply with this requirement as they were all less than 18.0m. Having considered Mr. Romano's oral evidence, my visit to the neighbourhood, and the review of the Decision Summary Table (Exhibit #3, Attachment 2), I find that this variance meets the policy and statutory tests and is minor and consistent with the existing and recently approved semi-detached developments in the neighbourhood.

**Variance 2** – Relates to the proposed lot area variance of 293.5m<sup>2</sup>, whereas the minimum lot area required is 665m<sup>2</sup>. Again the significant difference in the proposed lot area and that required is due to the Zoning By-law providing a cumulative lot area requirement whereas the variance listed is for the individual resulting lots. The

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proposed lot area would be more correctly considered where the areas are combined and result in a cumulative lot area of 587m<sup>2</sup>. Mr. Romano's neighbourhood analysis and Decision Summary Table indicated many examples of similar semi-detached lot sizes, or smaller, on Beta Street and in the surrounding neighbourhood.

Having considered Mr. Romano's oral evidence together with my visit to the neighbourhood, and having reviewed his expert witness statement, I find that the lot area variance meets the policy and statutory tests and is minor and consistent with the existing and recently approved semi-detached developments in the neighbourhood.

**Variance 3** – Relates to the floor space index (FSI) requested at 0.73x the lot area whereas the maximum permitted FSI is 0.4x the lot area. In reviewing FSI, I must consider what the variance actually results in, in terms of massing - and how that massing is deployed or organized on the property. In this case, it is evident that the basement, or garage level, is at grade and the floor area for this level was included in the calculation. It should be noted that in spite of this, the proposal presents building massing, integral garage features and building heights, that are consistent with and similar to existing and recently approved single and semi-detached residential dwellings in the neighbourhood. In addition there is no requirement for a front or rear yard setback variance which suggests the increased FSI will not result in increased adverse impacts privacy and light, onto neighbouring properties. For these reasons, the FSI variance meets the policy and statutory tests and is minor and compatible with the neighbouring residential dwellings.

**Variance 4** – Relates to the sideyard setbacks on the north side for Part 1 and on the south side for Part 2. The minimum permitted is 1.5m, and the variance requested is for 1.22m on the north side for Part 1 and 1.22m on the south side for Part 2. As Mr. Romano outlined in his evidence, the sideyard setback is to provide appropriate space to facilitate access, maintenance, and servicing. In the review of his Decision Summary Table I noticed that the requested variance was in the range of other side yard setback variances approved and that the proposed variance is generally greater than previous approvals for semi-detached lots on Beta Street. For these reason the sideyard setback variance meets the policy and statutory tests and is indeed minor.

**Variance 5** – Relates to the required minimum parking space width within the garage of 3.2m, whereas the parking space width variance requests 3.1m. This variance meets the policy and statutory tests and is minor. As Mr. Romano pointed out during his evidence, the proposed still allows one to access their vehicle when parked in the garage.

**Variance 6** – Relates to the maximum permitted height to the mid-point of the roof for a semi-detached house, in the previous Etobicoke By-law 1979-67, set at 7.5m whereas the proposed is 9.6m to the mid-point of the roof. This variance was included

because the comprehensive Zoning By-law 569-2013's height permissions were still under appeal at the time of the Hearing. No variance for height was sought under Zoning By-law 569-2013 because the proposed building heights on Parts 1 and 2, are in compliance with its height requirement. This variance in the context of zoning requirements and the existing variety of heights throughout the immediate and surrounding neighbourhood illustrate that the proposed variance meets the policy and statutory tests for height to the mid-point of the roof, and is minor.

For these reasons, I find that the appeal should be allowed and that the six variances sought, individually and cumulatively, meet policy and all four tests under s. 45(1) of the *Planning Act*.

## **DECISION AND ORDER**

The appeal of the Committee of Adjustment decision dated August 29, 2019, is allowed, in part. The consent is allowed, and shall be in accordance with the survey submitted, **Attachment 1**, subject to the standard consent conditions as outlined in the attached **Schedule 'A'**.

The variances for both Part 1 (Side A) and Part 2 (Side B) are approved and are set out, along with conditions, in **Schedules 'B'** and **'C'** respectively.

The following additional conditions apply to the severed properties:

The proposed dwellings shall be constructed substantially in accordance with the Site Plan (A1.0), Front Elevation and Rear Elevation (A3.1), North Side Elevation and South Side Elevation (A3.2), prepared by *da design inc.* and found in **Attachment 2**. Any variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

If difficulties arise in the implementation of this decision and order, the TLAB may be spoken to.

X



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John Tassiopoulos  
Panel Chair, Toronto Local Appeal Body  
Signed by: John Tassiopoulos

**Schedule 'A': Standard Consent Conditions**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
- (3) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry & Recreation, Urban Forestry Services.
- (4) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- (5) Two copies of the registered reference plan of survey integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, and Technical Services.
- (6) Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
- (7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

**Schedule 'B': Variances and Conditions**

**165 Beta Street – Part 1 (Identified on the Site Plan as Side A)**

- 1. Section 900.6.10. (18)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 18 m, for a semi-detached house.  
The lot frontage will be 6.095 m.
- 2. Section 900.6.10. (18)(A)(ii), By-law 569-2013**  
The minimum required lot area is 665 m<sup>2</sup>, for a semi-detached house.  
The lot area will be 293.5 m<sup>2</sup>.
- 3. Section 900.6.10. (18)(A), By-law 569-2013 & Section 1. (a), By-law 1979-67**  
The maximum permitted floor space index is 0.4 times the lot area.  
The proposed dwelling will have a floor space index of 0.73 times the lot area.
- 4. Section 10.80.40.70. (3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The proposed dwelling will be located 1.22 m from the north side lot line.
- 5. Section 200.5.1.10. (2), By-law 569-2013**  
The minimum required parking space must have a minimum width of 3.2 m.  
The proposed parking space will have a width of 3.1 m.
- 6. Section 3, By-law 1979-67**  
The maximum permitted height to the mid-point of the roof for a semi-detached house is 7.5 m.  
The proposed height is 9.6 m to the mid-point of the roof.

**REQUIRED CONDITIONS:**

1. The proposed driveways shall be constructed of permeable pavers.
2. The owner shall be required to submit a complete application for a permit to injure or remove a privately owned tree, as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
3. The owner shall address the following requirements to the satisfaction of the Engineering and Construction Services Department:



**Decision of Toronto Local Appeal Body Panel Member: J. Tassiopoulos**  
**TLAB Case File Number: 19 222730 S53 03 TLAB, 19 222731 S45 03 TLAB,**  
**19 222732 S45 03 TLAB**

- a. The revised set plan shall illustrate the proposed driveway for Part 1, such that a minimum 1.0-metre horizontal clearance is maintained between the driveway and the utility pole;
- b. The applicant shall submit revised site plan with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;
  - i. Illustrate the existing and proposed grades along the boundary limit and within the proposed site;
  - ii. Revise site plan to illustrate a positive slope of minimum 2% to 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of Beta Street;
  - iii. Depressed curb and gutter shall be illustrated for each proposed driveway according to City of Toronto Standard No. T-600.05-1;
  - iv. Show the footprint of the existing house and driveway;
  - v. The applicant is required to illustrate the restoration of the redundant existing driveway and curb cut abutting the south part of the site frontage with sod and raised curb & gutter in accordance to the City of Toronto Standard No. T-600.05- 1;
  - vi. The revised site plan shall illustrate the removal of the existing hedge abutting the front lot line of the property; and
  - vii. Add the following notations to the Site Plan:
    1. The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and a poured raised concrete curb within the municipal boulevard according to City of Toronto Design Standard;
    2. The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality;
    3. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit. The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 regarding municipal road damage deposit requirements; and

4. The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Section of the Transportation Services before excavating within or encroaching into the municipal road allowance.

**Schedule 'C': Variances and Conditions**

**165 Beta Street – Part 2 (Identified on the Site Plan as Side B)**

- 1. Section 900.6.10. (18)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 18 m, for a semi-detached house.  
The lot frontage will be 6.095 m.
- 2. Section 900.6.10. (18)(A)(ii), By-law 569-2013**  
The minimum required lot area is 665 m<sup>2</sup>, for a semi-detached house.  
The lot area will be 293.5 m<sup>2</sup>.
- 3. Section 900.6.10. (18)(A), By-law 569-2013 & Section 1. (a), By-law 1979-67**  
The maximum permitted floor space index is 0.4 times the lot area.  
The proposed dwelling will have a floor space index of 0.73 times the lot area.
- 4. Section 10.80.40.70. (3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The proposed dwelling will be located 1.22 m from the north side lot line.
- 5. Section 200.5.1.10. (2), By-law 569-2013**  
The minimum required parking space must have a minimum width of 3.2 m.  
The proposed parking space will have a width of 3.1 m.
- 6. Section 3, By-law 1979-67**  
The maximum permitted height to the mid-point of the roof for a semi-detached house is 7.5 m.  
The proposed height is 9.6 m to the mid-point of the roof.

**REQUIRED CONDITIONS:**

1. The proposed driveways shall be constructed of permeable pavers.
2. The owner shall be required to submit a complete application for a permit to injure or remove a privately owned tree, as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
3. The owner shall address the following requirements to the satisfaction of the Engineering and Construction Services Department:

**Decision of Toronto Local Appeal Body Panel Member: J. Tassiopoulos**  
**TLAB Case File Number: 19 222730 S53 03 TLAB, 19 222731 S45 03 TLAB,**  
**19 222732 S45 03 TLAB**

- a. The revised set plan shall illustrate the proposed driveway for Part 1, such that a minimum 1.0-metre horizontal clearance is maintained between the driveway and the utility pole;
- b. The applicant shall submit revised site plan with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;
  - i. Illustrate the existing and proposed grades along the boundary limit and within the proposed site;
  - ii. Revise site plan to illustrate a positive slope of minimum 2% to 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of Beta Street;
  - iii. Depressed curb and gutter shall be illustrated for each proposed driveway according to City of Toronto Standard No. T-600.05-1;
  - iv. Show the footprint of the existing house and driveway;
  - v. The applicant is required to illustrate the restoration of the redundant existing driveway and curb cut abutting the south part of the site frontage with sod and raised curb & gutter in accordance to the City of Toronto Standard No. T-600.05- 1;
  - vi. The revised site plan shall illustrate the removal of the existing hedge abutting the front lot line of the property; and
  - vii. Add the following notations to the Site Plan:
    1. The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and a poured raised concrete curb within the municipal boulevard according to City of Toronto Design Standard;
    2. The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality;
    3. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit. The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management

**Decision of Toronto Local Appeal Body Panel Member: J. Tassiopoulos  
TLAB Case File Number: 19 222730 S53 03 TLAB, 19 222731 S45 03 TLAB,  
19 222732 S45 03 TLAB**

Section at 416-338-1045 regarding municipal road damage deposit requirements; and

4. The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Section of the Transportation Services before excavating within or encroaching into the municipal road allowance.

**PLAN OF SURVEY OF  
PART OF LOT 9  
CONCESSION 2, COLONEL SMITH'S TRACT  
(GEOGRAPHIC TOWNSHIP OF ETOBICOKE, COUNTY OF YORK)  
CITY OF TORONTO  
(FORMERLY CITY OF ETOBICOKE)**

SCALE 1:200  
10m 5m 0 10metres

R-PE SURVEYING LTD., O.L.S.

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- RIB DENOTES ROUND IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES SKETCH BY JAMES & WANDABENSE, O.L.S. DATED MARCH 7, 1968
- PL1 DENOTES PLAN OF SURVEY BY R.J. KINGSTON, O.L.S. DATED JUNE 8, 1979
- PL2 DENOTES PLAN 64R-5128
- PL3 DENOTES REGISTERED PLAN 2418
- PL4 DENOTES PLAN OF SURVEY BY DUNNING & TAYLOR, O.L.S. DATED MARCH 7, 1961
- D1 DENOTES INSTRUMENT No. TB767754
- (NI) DENOTES NOT IDENTIFIED
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- SCP DENOTES SPECIFIED CONTROL POINT

SCP 02019720616  
N 48°30'W  
230.308  
(NOT TO SCALE)

**BEARING NOTE**

BEARINGS ARE GRID, MTM ZONE 10, NAD83 (CSRS:CBNV6-2010.0), DERIVED FROM:

SCP 02019720611 NORTH 4829329.484 EAST 301889.333  
SCP 02019720616 NORTH 4829429.924 EAST 301427.037

COORDINATES ARE MTM ZONE 10, NAD83 (CSRS:CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999890.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

DATE \_\_\_\_\_, 2019  
T. SINGH  
ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

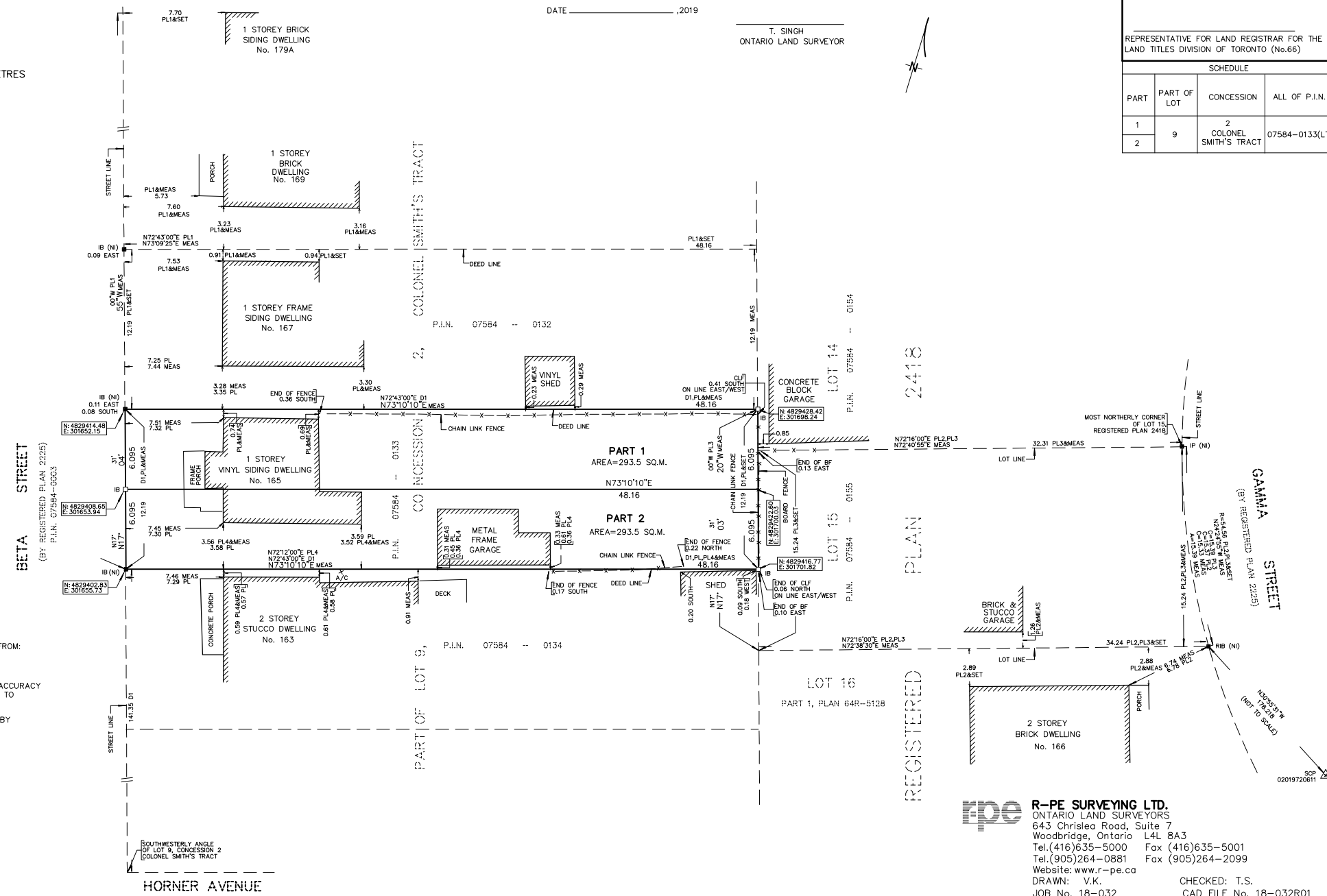
DATE \_\_\_\_\_, 2019  
T. SINGH, O.L.S.

**PLAN 66R-**

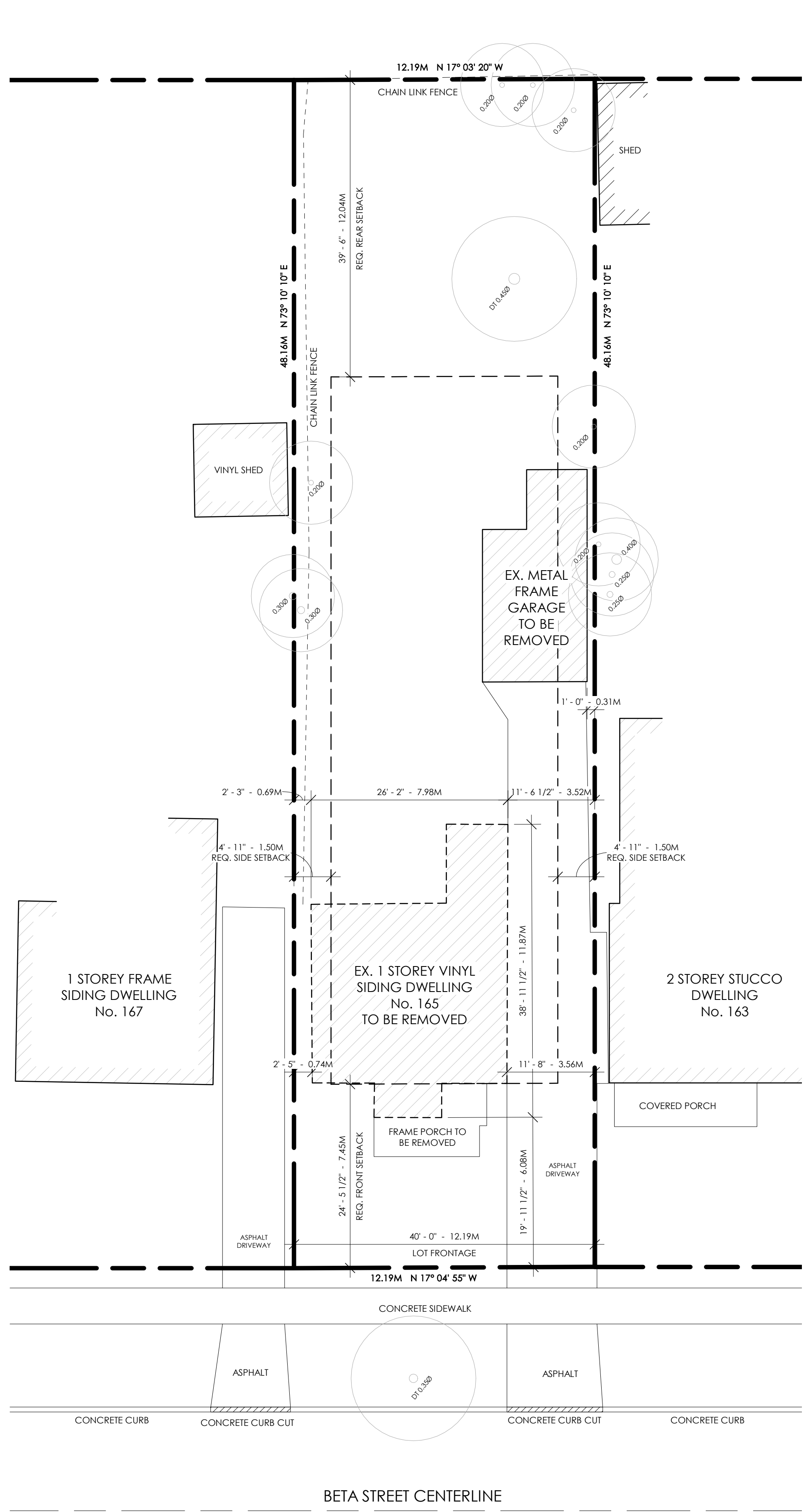
RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_, 2019

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO (No.66)

SCHEDULE			
PART	PART OF LOT	CONCESSION	ALL OF P.I.N.
1	9	2 COLONEL SMITH'S TRACT	07584-0133(LT)
2			

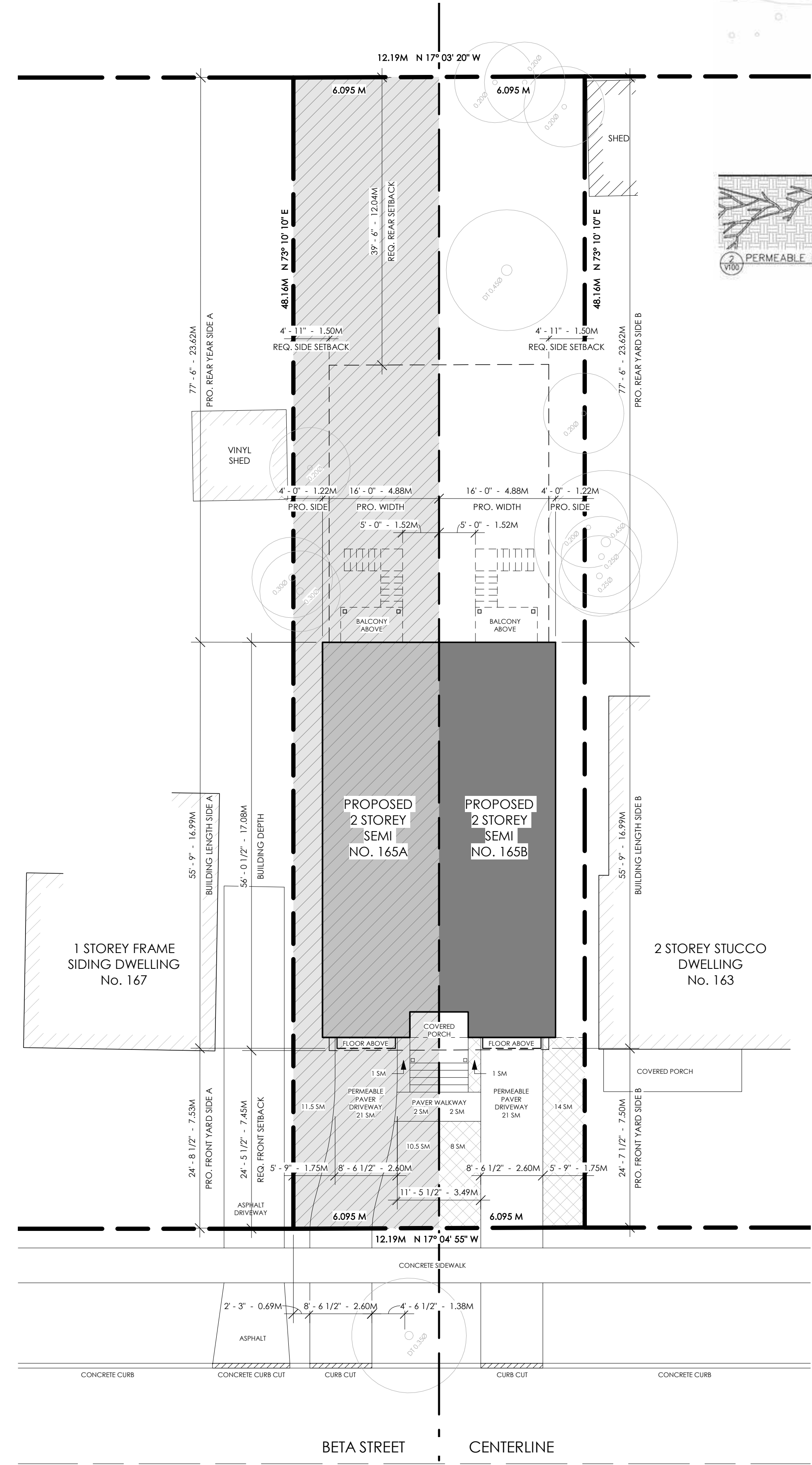


**rpe R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel.(416)635-5000 Fax (416)635-5001  
Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.K. CHECKED: T.S.  
JOB No. 18-032 CAD FILE No. 18-032R01



BETA STREET CENTERLINE

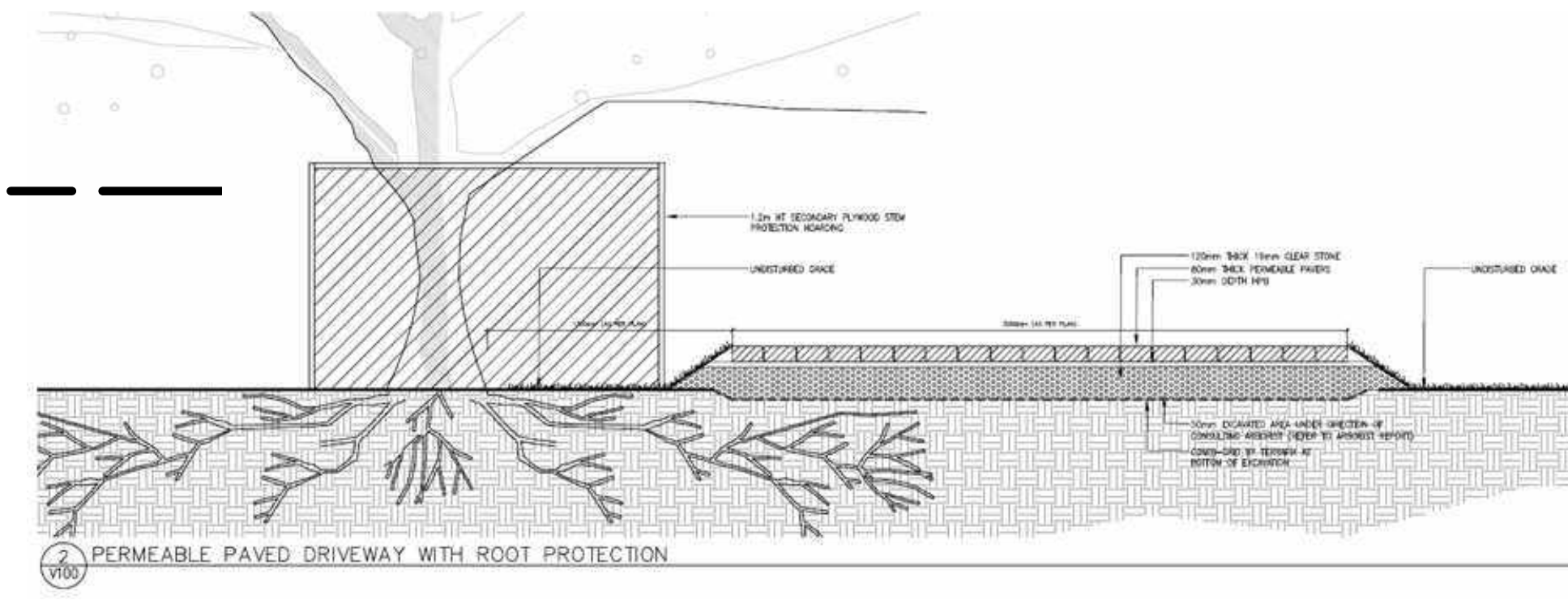
EXISTING SITE



BETA STREET CENTERLINE

PROPOSED SITE "SIDE A"  
(FOR REFERENCE ONLY)

PROPOSED SITE "SIDE B"



**PROJECT STATISTICS**

ADDRESS: 165 BETA STREET, ETOBICOKE, ON, M8W 4H5

ZONING: RM (u3) (x18)

	BY-LAW	PROPOSED "SIDE A"	PROPOSED "SIDE B"
MIN LOT AREA (665 SM / 2):	332.5 SM	293.5 SM	293.5 SM
MIN LOT FRONTAGE (18 M / 2):	9 M	6.095 M	6.095 M
MAX LOT COVERAGE:	33 %	27 %	27 %

**GROSS FLOOR AREA**

	BY-LAW	PROPOSED "SIDE A"	PROPOSED "SIDE B"
BASEMENT FLOOR		57 SM	57 SM
GROUND FLOOR		79 SM	79 SM
SECOND FLOOR		78 SM	79 SM
MAX FSI:	117.4 SM (0.4)	214 SM (0.73)	215 SM (0.73)

**SETBACKS**

	BY-LAW	PROPOSED "SIDE A"	PROPOSED "SIDE B"
FRONT (AVG. OF ABUTTING LOTS)	7.45 M	7.53 M	7.5 M
REAR (25% OF LOT DEPTH)	12.04 M	23.62 M	23.62 M
INTERIOR (NORTH)	1.5 M	1.22 M	N/A
INTERIOR (SOUTH)	1.5 M	N/A	1.22 M
MAX. BUILDING HEIGHT	11.0 M	10.83 M	10.83 M
MAX. HEIGHT OF SIDE MAIN WALLS	8.5 M	8.28 M	8.28 M
MAX. HEIGHT OF MAIN ENTRANCE	1.2 M	1.17 M	1.17 M
MAX. BUILDING LENGTH	17.0 M	16.99 M	16.99 M
MAX. BUILDING DEPTH	19.0 M	17.08 M	17.08 M

ESTABLISHED GRADE CALCULATION = (102.59M + 102.61M) / 2 = 102.6M

**LANDSCAPE STATISTICS**

	"SIDE A"	"SIDE B"
TOTAL FRONT YARD AREA:	49 SM	49 SM
DRIVEWAY AREA:	21 SM	21 SM
LANDSCAPED AREA:	28 SM	28 SM
PERCENT OF LANDSCAPED AREA:	57 %	57 %
TOTAL LANDSCAPED AREA:	28 SM	28 SM
SOFT LANDSCAPE AREA:	23 SM	23 SM
PERCENT OF SOFT LANDSCAPING:	82 %	82 %

Trunk Diameter (DBH) <sup>1</sup>	Minimum Protection Distances Required <sup>2</sup> City-owned and Private Trees	Minimum Protection Distances Required <sup>3</sup> Trees in Areas Protected by the Ravine and Natural Feature Protection By-law
<10cm	1.2 m	Whichever of the two is greater: The drip line <sup>4</sup> or 1.2 m
10-29 cm	1.8 m	The drip line or 3.6 m
30-40 cm	2.4 m	The drip line or 4.8 m
41-50 cm	3.0 m	The drip line or 6.0 m
51-60 cm	3.6 m	The drip line or 7.2 m
61-70 cm	4.2 m	The drip line or 8.4 m
71-80 cm	4.8 m	The drip line or 9.6 m
81-90 cm	5.4 m	The drip line or 10.8 m
91-100 cm	6.0 m	The drip line or 12.0 m
>100 cm	6 cm protection for each 1 cm diameter	12cm protection for each 1 cm diameter or the drip line <sup>5</sup>

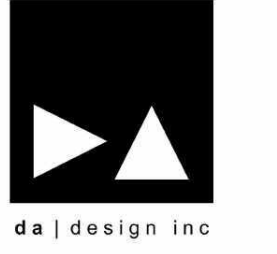
Table 1: Minimum Tree Protection Zone (TPZ) Determination

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DATE	NO.	DESCRIPTION

CONSULTANT:  
**da design**  
1470 Hurontario Street  
Lower Suite  
Mississauga, Ontario  
L5G 3H4  
447-242-0164  
dan@dadesigninc.ca



CONSULTANT'S STAMP:	ENGINEER'S STAMP:

OWNER CONTACT INFORMATION:  
**DILLON KENNY**  
3200 DAVIS DR  
NEWMARKET, ONT  
L7N 0L4  
(416) 843-4336

PROJECT:  
**PROPOSED SEMI-DETACHED DWELLING**  
165 B BETA STREET, ETOBICOKE,  
ON, M8W 4H5

PROJECT NO. 2019-03-27  
SCALE 3/32" = 1'-0"  
DRAWN BY SC  
REVIEWED BY DA  
TITLE SITE PLAN  
DRAWING NO.

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

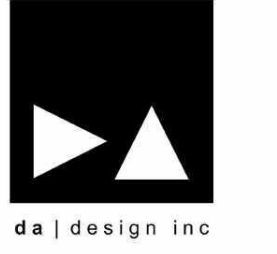
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DATE	NO.	DESCRIPTION

DATE ISSUED

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**da design**  
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 Mississauga, Ontario  
 L5G 3H4  
 (416) 242-0164  
 dan@dadesigninc.ca



CONSULTANTS STAMP: ENGINEER'S STAMP:

STRUCTURAL CONSULTANT: HVAC CONSULTANT:

OWNER CONTACT INFORMATION:  
**DILLON KENNY**  
 3200 DAVIS DR  
 NEWMARKET, ONT. L9N 0L4  
 (416) 843-4336

PROJECT:  
**PROPOSED SEMI-DETACHED DWELLING**  
 165 B BETA STREET, ETOBICOKE,  
 ON, M8W 4H5

PROJECT NO. 2019-03-27	SCALE 1/4" = 1'-0"
DRAWN BY SC	REVIEWED BY DA
TITLE ELEVATIONS	DRAWING NO.



FRONT ELEVATION "SIDE A"  
(FOR REFERENCE ONLY)      FRONT ELEVATION "SIDE B"



REAR ELEVATION "SIDE B"      REAR ELEVATION "SIDE A"  
(FOR REFERENCE ONLY)



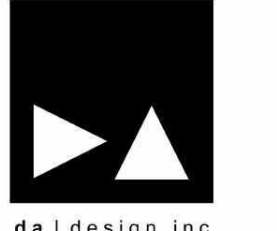
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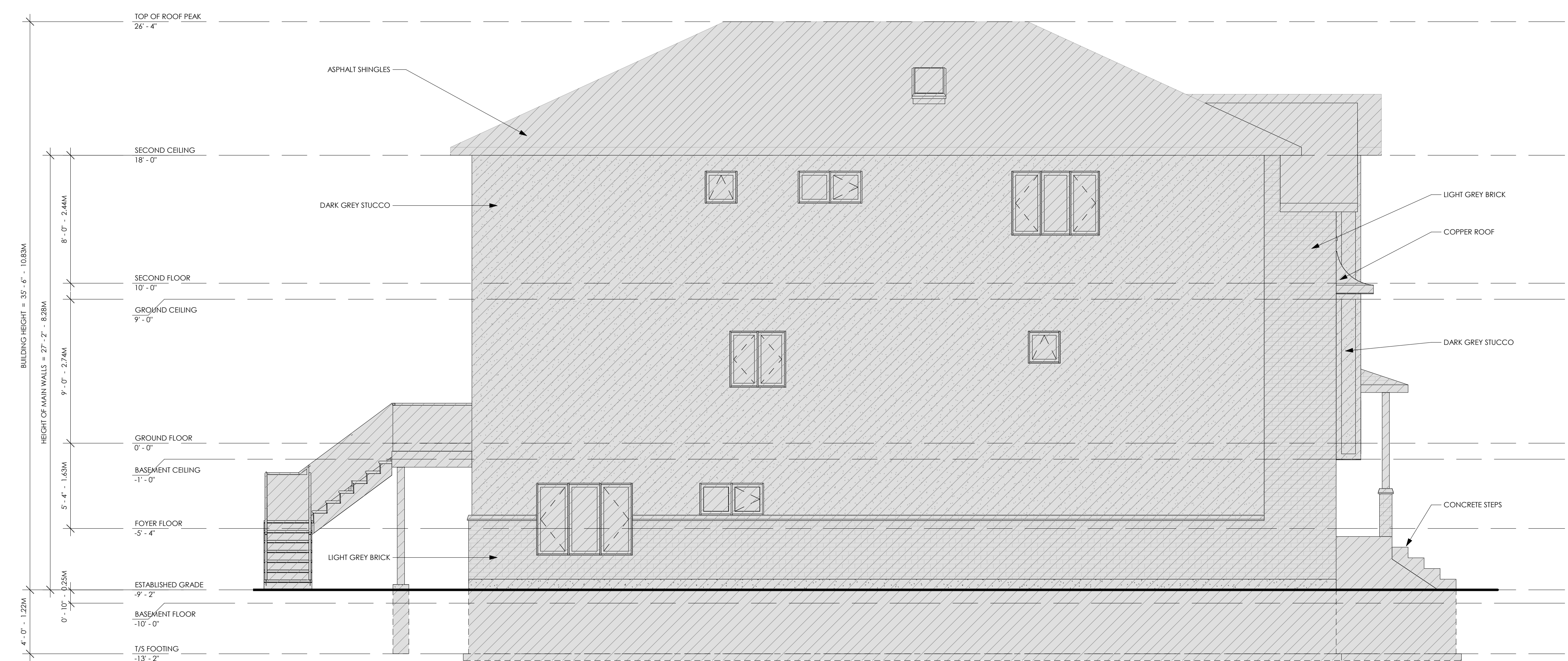


CONSULTANT'S STAMP:	ENGINEER'S STAMP:
STRUCTURAL CONSULTANT:	HVAC CONSULTANT:

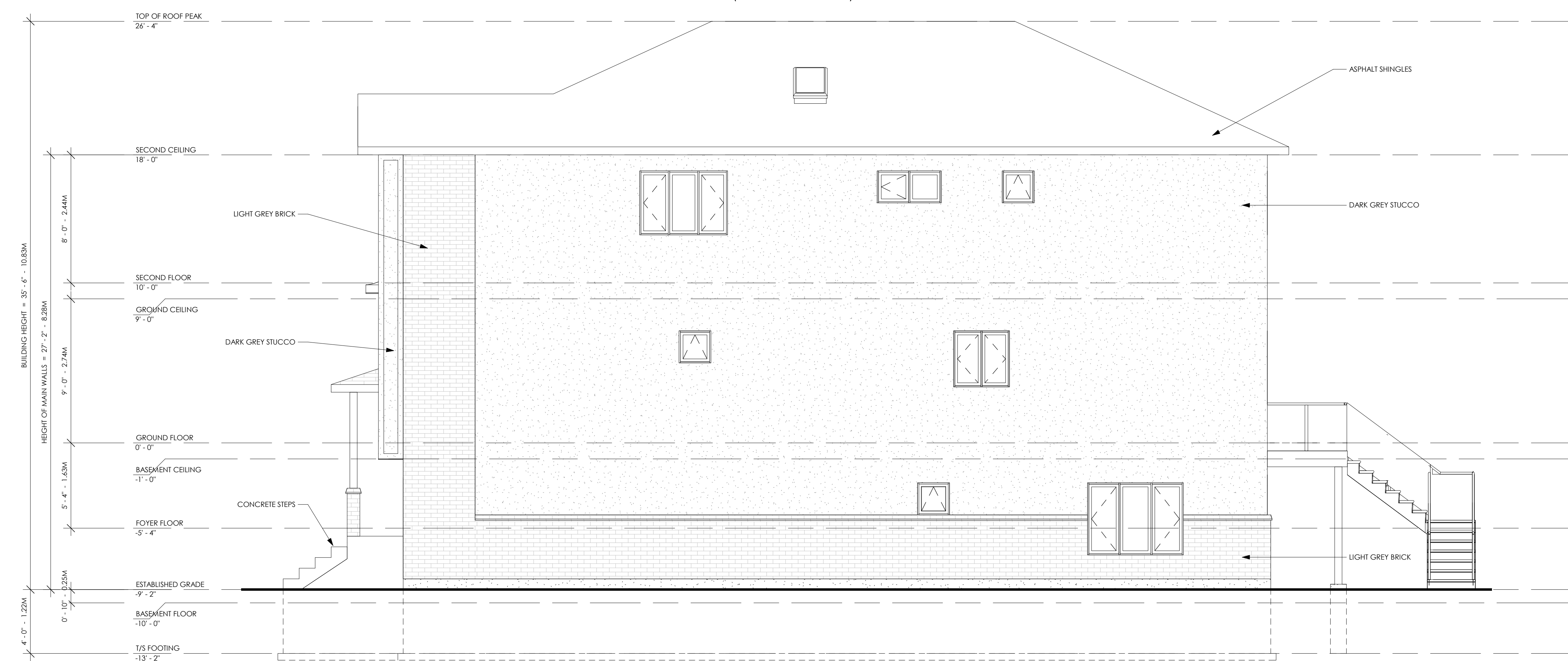
OWNER CONTACT INFORMATION:  
**DILLON KENNY**  
 3200 DAVIS DR  
 NEWMARKET, ONT  
 L9N 0L4  
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PROJECT:  
**PROPOSED SEMI-DETACHED DWELLING**  
 165 B BETA STREET, ETOBICOKE,  
 ON, M8W 4H5

PROJECT NO. 2019-03-27	SCALE 1/4" = 1'-0"
DRAWN BY SC	REVIEWED BY DA
TITLE ELEVATIONS	DRAWING NO.



**NORTH SIDE ELEVATION "SIDE A"**  
 (FOR REFERENCE ONLY)



**SOUTH SIDE ELEVATION "SIDE B"**