

DECISION AND ORDER

Decision Issue Date Monday, January 25, 2021

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): ROBERT VON BITTER

Applicant: ADTEK BUILDING CONSULTANTS

Property Address/Description: 68 WINONA DRIVE

Committee of Adjustment Case File: 20 140656 STE 09 MV

TLAB Case File Number: 20 209746 S45 09 TLAB

Settlement Hearing date: January 7, 2021

DECISION DELIVERED BY JUSTIN LEUNG

APPEARANCES

Name	Role	Representative
Adtek Building Consultants	Applicant	
Matthew Ronald Hallett	Owner	
Noemi-Francis Hallett	Primary Owner	
Robert von Bitter	Appellant	
Susan Mintz	Expert Witness	

INTRODUCTION

This is an appeal from a decision of the Toronto-East York Panel of the City of Toronto Committee of Adjustment (COA) refusing an application to permit a variance for 68 Winona Drive.

The variance, if allowed by the Toronto Local Appeal Body (TLAB), would permit the construction of a two storey semi-detached dwelling through removing existing two storey rear addition.

This subject property is located in the Wychwood neighbourhood in the former City of Toronto district which is situated north of Davenport Road and bounded by Alberta Avenue to the west and Hillcrest Drive to the east. The property is located on Winona Drive, south of Tyrrel Avenue and north of Davenport Road

At the beginning of the Hearing, I informed all Parties in attendance that I had performed a site visit of this subject property and the immediate neighbourhood and had reviewed all materials related to this appeal but that is the evidence to be heard at the Hearing that is of importance.

BACKGROUND

The variance requested is outlined as follows:

1. Chapter 10.5.40.41(I), By-Law 569-2013

The maximum permitted floor space index is 0.84 times the area of the lot (176.5 m²). The floor space index will be 0.95 times the area of the lot (200.49 m²).

This variance was heard and approved at the October 2, 2020 Toronto-East York COA meeting.

Subsequently, an appeal was filed on October 22, 2020 by the Appellant, Robert von Bitter. The TLAB set a Hearing date of May 3, 2020 for all relevant parties to attend. Subsequently, the TLAB was notified that a preliminary settlement had been reached with all the Parties to the matter. As such, the initial Hearing was converted to an expedited settlement Hearing and scheduled for January 7, 2020 in a tele-conference format.

MATTERS IN ISSUE

The Applicant has attempted to address both City staff and resident concerns relating to their proposal. There is now a proposal being presented to the TLAB which, although an appeal, has no opposing parties. While so, it is noted that the *Planning Act* stipulates that once an appeal is submitted to a Planning tribunal, that a hearing *de novo* must be held to consider all issues of this matter anew. This Hearing is held to assess the application, on its merits, and to determine if it meets the four tests, as per s. 45(1) of the *Planning Act* and also if it meets the principals of good planning.

An issue as raised by one of the Parties was an assertion that the proposal may be encroaching onto a neighbouring property. The principle concern raised herein is that the right of way or laneway which exists between the two properties may be negatively impacted. As a result, the neighbouring resident may not be able to access the rear portion of their property. The appellant's primary consideration for filing the appeal was due to such issues. While so, variances are, by convention, not supposed to

directly impact onto an adjacent property. The TLAB must also analyze the proposal as presented to ensure that this general principle is not being contravened. It would also want to ensure that the adjacent properties continue to retain sufficient passage and access for those residents as well.

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 of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Variance – S. 45(1)

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

The settlement Hearing commenced with Brian Abbey of Adtek Building Consultants (Applicant) advising that after Mr. von Bitter had submitted an appeal to the TLAB the owners of the property, Matthew and Naomi Hallett, had now reached a preliminary settlement with Mr. von Bitter address issues as they related to this proposal. The adjacent resident of 70 Winona Drive had raised a concern that the proposed addition may encroach into their portion of the property. As such, the applicant then revised their proposal to reduce the size of the addition, which has also resulted in the overall floor space index (FSI) variance request be reduced as well. Due to such changes, the appellant Mr. von Bitter, who is not the resident of 70 Winona Drive but of another adjacent property, then agreed to a settlement proposal. It is noted that Mr. von Bitter indicated to the TLAB that he had been in consultation with the property-owner of 70 Winona Drive and that the settlement proposal he had reached with the applicant was done with their tacit approval. A letter, dated November 23, 2020, as part of the disclosure documents, contains this residents name confirming such consultation had occurred.

I inquired about this potential encroachment issue and if it had not been initially 'caught' by municipal staff. Mr. Abbey responded that this appears that it may have been inadvertently missed by staff. It was only when the resident of 70 Winona Drive had brought it to the attention of the applicant that they then acted to engage in

discussions with this resident and then proceeded to revise the proposal to address these concerns.

Mr. von Bitter stated that the settlement which they have agree upon, in principle, is contingent on the plans which he had been presented by the applicant. If any changes were to be made, then he would not consent to this settlement proposal moving forward.

Mr. Abbey then asked that Susan Mintz of Sean Galbraith & Associates, Inc., to provide expert witness testimony. I qualified Ms. Mintz in the field of land use planning.

Ms. Mintz commenced by stating that she had not submitted fulsome set of disclosure documents as they had been directed by TLAB staff that this was a settlement Hearing which would be subject to different rules and procedures. She described that the subject property currently has a 2 ½ storey semi-detached dwelling. The rear yard has 2 large trees with a 2 storey 'bump-out' from the main dwelling. The property-owners are now proposing to replace this 'bump-out' with a new 2 storey addition. There are no changes proposed below-grade. The proposal now before the TLAB has been revised from that which had been presented to the COA. This is a reflection of the additional discussions which the applicant has engaged in with the neighbouring property-owners to further refine the proposal so that it would be more compatible from a local neighbourhood context. The revisions have been contemplated to result in an addition which is less intrusive, in terms of size, to the neighbouring properties. It has also been revised to produce an addition which is of a more consistent character to other similar structures found with dwellings in this neighbourhood.

The revised proposal now has the proposed rear addition having an increased 0.25 metre setback from the north wall with a new side yard setback of 0.75 metres. Due to these changes, the original FSI variance was reduced from 0.95 to 0.948 times the area of the lot. The overall massing of the house is decreased as well. Ms. Mintz contends that these changes are minor and would not require re-notification to the public, as per s. 45 (18.1.1) of the *Planning Act*.

In terms of OPA 320, Ms. Mintz describe that this addition would, in her opinion, continue to reinforce the neighbourhood characteristics.

The requisite Zoning By-law allows an FSI of 0.84 times the area of the lot. Ms. Mintz stated that this zoning requirement exists to ensure appropriate building scale.

In terms of appropriateness of the proposal, Ms. Mintz argues that the addition will act to reinforcement the local neighbourhood aesthetics. She described that there are walkout terraces in other adjacent properties.

Ms. Mintz outlined that if the TLAB did elect to approve this settlement proposal, that they impose conditions which relate to substantial conformity of the plans submitted and that tree related regulations, as stipulated by municipal Parks staffs, be adhered to.

Mr. von Bitter asked if an additional setback of the addition would be more appropriate. Mr. Abbey indicated that the settlement proposal, as presented, does not contemplate for such changes and that if it is being proposed, that this settlement would have to be withdrawn from the TLAB. Mr. von Bitter responded that it was a suggestion and that he continued to support the settlement proposal at hand.

Mr. von Bitter also inquired about the plans and which set was being discussed. I did bring the plans up for Mr. von Bitter to observe and to confirm that the plans, received January 7, 2021, and uploaded to the Application Information Centre (AIC), as part of this settlement proposal would be the ones I would be assessing as part of my review of this matter. Furthermore, if this settlement were to be permitted, there is a potential condition of substantial conformity of the plans by municipal staff which may be implemented which would further ensure that there would be no changes to the plans in future.

I then inquired as to if the proposal has been altered to further address potential issues of privacy impacts on neighbouring properties. In summary, she believes that the addition is modest and, in her opinion, that the impact to the neighbouring properties would be minimal.

This concluded testimony from Ms. Mintz and no closing statements/remarks were provided by the Parties in attended.

ANALYSIS, FINDINGS, REASONS

In review of the disclosure documents, it is noted that the City Planning staff had not submitted a report to the COA with respect to this variance application. However, the Parks, Forestry & Recreation staff did provide comments which indicate that if there is any potential impact to trees on the subject property the Applicant would be subject to *City of Toronto Municipal Code Chapter 813 requiring a permit to remove or injure trees*. The applicant has provided material evidence to the TLAB indicating that they have already approached Parks, Forestry & Recreation Dept. to obtain an *Undertaking and Release-Tree Injury* document. In a cover letter attached to this document, the applicant Brian Abbey states that:

“...I can confirm that an application to Injure or Remove privately owned tree (s) has been made and an Undertaking and Release has been issued by Urban Forestry and that a permit will be issued once the tree protection has been installed and photographed as proof of installation.”¹

While this has been presented to the TLAB, it is noted that the applicant's expert professional Planning witness did provide evidence to the tribunal which proposed a condition relating to trees. They argue that this would ensure that, while an *Undertaking and Release* has been executed, that the actual completion of the tree-related process

¹ Adtek Building Consultants (2021, January) *Appeal Submission file by B. Abbey*, pp. 1

with the Parks, Forestry & Recreation Dept. would actually be accomplished, if the Application was approved by the TLAB

In addition to the above-noted tree related condition, the applicant's professional planner Susan Mintz also proposed an additional condition for substantial conformity of the plans if the variance was approved.

With regards to the 2 conditions as proposed by the applicant's planner, it can be noted that these 2 conditions are typically attached to the approval of variance applications. This can be seen in other TLAB matters such as 62 Chester Hill Road as delivered by Member Stanley Makuch. That matter involved a proposal for a 3rd storey addition to an existing dwelling. It differs from the matter at hand as the 2 conditions, which we had outlined earlier, were recommended by Planning staff in their prepared report. The general practice of the Planning Dept. is to provide comments on applications which staff may have an initial issue with. In this matter, it is noted that the City was not a Party to this matter nor was a summons for Planning staff to attend requested by the Applicant.

While so, and in assessing all relevant materials, the TLAB finds that the 2 conditions that have been presented by the applicant's planner to be consistent with other similar TLAB matters in the past. The inclusion of these conditions, as attached to this decision would ensure that the public interest dimension for this matter is upheld.

The settlement Hearing also hosted a discussion about the changes to the proposal which had been made after it had been heard and considered at the COA. The resultant changes to the proposal, which was attempted by the applicant to address concerns from the adjacent property-owners, has resulted in a decrease of the variance requested as it relates to the FSI. The applicant's planner opines that this is a minor alteration and that re-notification to the public is not necessary.

The authority that the TLAB can have to vary a proposal/application is prescribed in the *Planning Act* s. 45 (18.1.1) and permits the adjudicator to make a determination that a revised proposal/application is still appropriate in its altered form and continues to support principles of good planning.

Here, the TLAB finds that the changes to the proposal have resulted in an overall decrease in the scale and massing of the proposed rear addition. Thereby decreasing the overall impact to the adjacent properties. The tribunal would assess the proposal differently if the variance request being presented was altered to materially increase the proposal. As such, the TLAB finds the changes to be minor in their orientation and that these alterations will result in a proposal which is more appropriate for the local neighbourhood context.

The settlement Hearing also heard presentations by the appellant with concerns about the proposal and its potential encroachment into the right-of-way (ROW) with the adjacent property of 70 Winona Drive. The TLAB, as had been described earlier in this document, that there is an established planning convention that a variance application cannot, in its form, be structured to act to contravene a subject property and its related

property lines into adjacent properties. It is noted that the applicant has, in the spirit of positive neighbourhood relations, elected to revise their proposal by providing adequate space to the side property line, while also ensuring the addition is constructed to meet the needs of the applicant, to minimize the impact on this access laneway between the subject property and 70 Winona Drive. I find this will act to diminish potential issues on this portion of the property between this property-owner and their neighbour. Moreover, I concur that the proposed substantial conformity condition will also incorporate an additional municipal review of the proposal to ensure that the plans as presented to the TLAB will be the ones utilized with a potential building permit application by the applicant herein.

With regards to the FSI variance request, there was extensive testimony proffered by Ms. Mintz on this issue. The evidentiary material presented acted to demonstrate that the size and scale of the addition is not inconsistent with other additions in the area of a similar scope. Her analysis outlined that the FSI being requested here, which had been reduced from its original form when presented to the COA, is comparable to other houses in the neighbourhood and could be absorbed within this neighbourhood's context. The TLAB finds that, on review of this settlement material, that the findings of Ms. Mintz to be acceptable and that this addition would act to conform with Planning policies such as the *Provincial Policy Statement (PPS)* and the City's *Official Plan (OP)*. It will allow the applicant to construct an addition to meet the needs of their family and also ensure the adjacent neighbour's existing property additions to not be substantially negatively impacted as well.

With the evidence that has been outlined sufficiently to the tribunal, the TLAB finds that the settlement proposal as presented is acceptable and appropriate. It allows for a proposal which, as described by Ms. Mintz, will be consistent with the neighbourhood characteristics and will also, as revised, be less impactful to the appellant and other adjacent property-owners. It is noted that a more formalized settlement agreement was not submitted in this matter. The TLAB recognizes that such agreements have in proffered with other TLAB settlement Hearings. The tribunal recognizes that the parties have stated their intention to resolve this matter in a timely manner and have acquiesced at the Hearing to supporting a settlement. As such, I find that the written materials that have been filed and submitted can be acceptable, while not of the traditional format which the TLAB has reviewed in the past. The documents clearly describe a commitment of all the parties to settle the matter in accordance with the documents and testimony as presented for the settlement Hearing. The tribunal finds that it is prudent to proceed with such a settlement and to close this appeal matter at this juncture.

DECISION AND ORDER

The appeal is allowed, and the variances in Appendix 1 approved subject to the conditions therein and subject to the further condition that the dwelling must be constructed substantially in accordance with the plans prepared by Adtek Building Consultants and stamped by B. Abbey on January 5, 2021, excluding internal layouts, attached as Appendix 2.



Justin Leung
Panel Chair, Toronto Local Appeal Body
Signed by: Leung, Justin

Appendix 1

List of proposed variances

1. Chapter 10.5.40.41(I), By-Law 569-2013

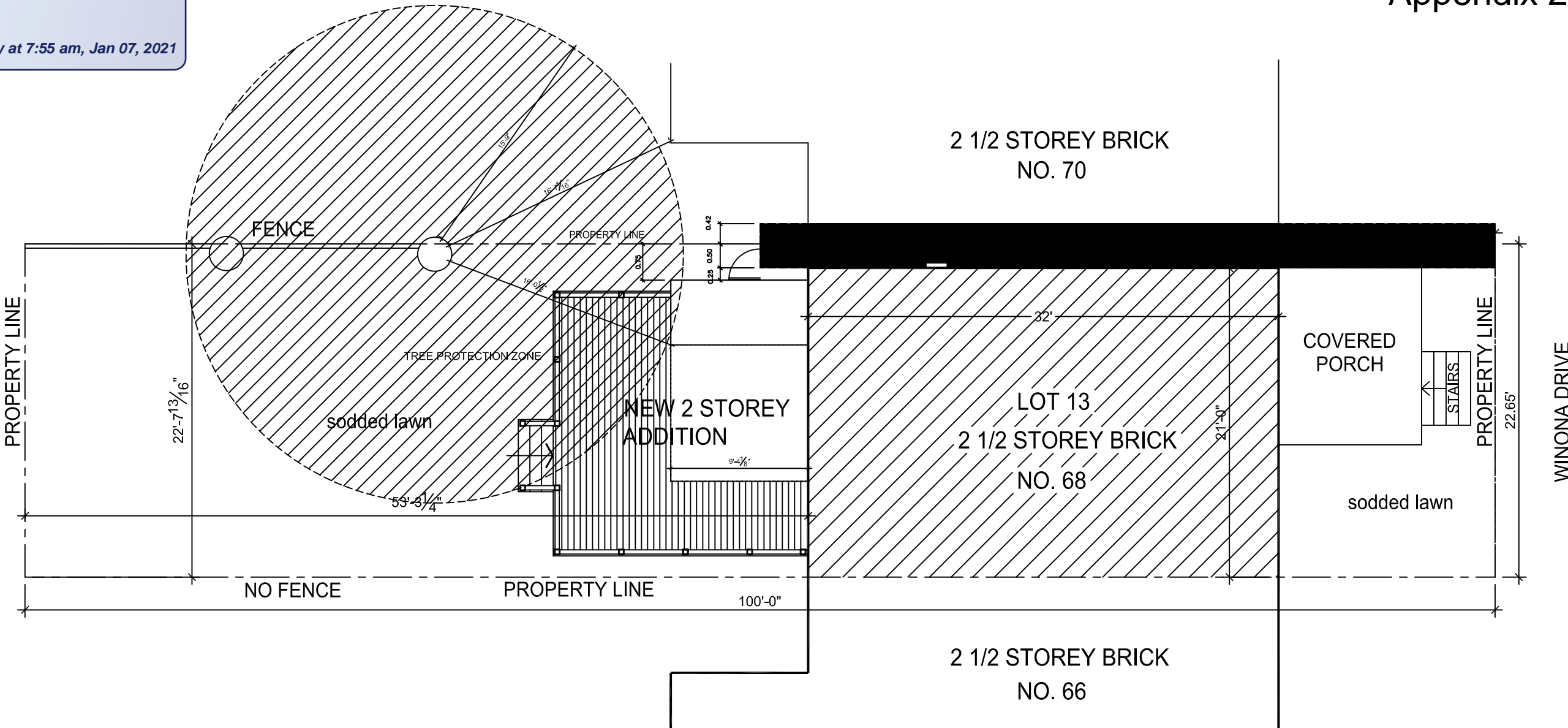
The maximum permitted floor space index is 0.84 times the area of the lot (176.5 m²).
The floor space index will be 0.948 times the area of the lot (199.47 sq m).

List of proposed conditions

1. Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned tree(s) under Municipal Code Chapter 813, Trees Article III, Private Tree Protection, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

RECEIVED

By Toronto Local Appeal Body at 7:55 am, Jan 07, 2021



SITE PLAN AS PROPOSED.

Scale : 1/8" = 1'-0".

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4	01/05/21	SUBMITTED TO TLAB AS AN EXHIBIT	
3	03/09/20	REAR 2 STOREY ADDITION REMOVED	
2	01/29/20	RE-ISSUED FOR BUILDING PERMIT	
1	12/16/19	ISSUED FOR BUILDING PERMIT	
no.	date	revisions	by

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SITE PLAN AS PROPOSED.

project

PROPOSED INTERIOR ALTERATIONS AND REPAIRS AT 68 WINONA DRIVE, TORONTO, ONTARIO. M6G 3S6. FOR MR. & MRS . M. HALLETT

ADTEK BUILDING CONSULTANTS

LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS

382 Cleveland Ave. Toronto, ON M6G 3S6

Tel:- 416 932-8868

En: [Signature]

W: [Signature]

OAA - Licens

drawn by: N. H

north: [North Arrow]

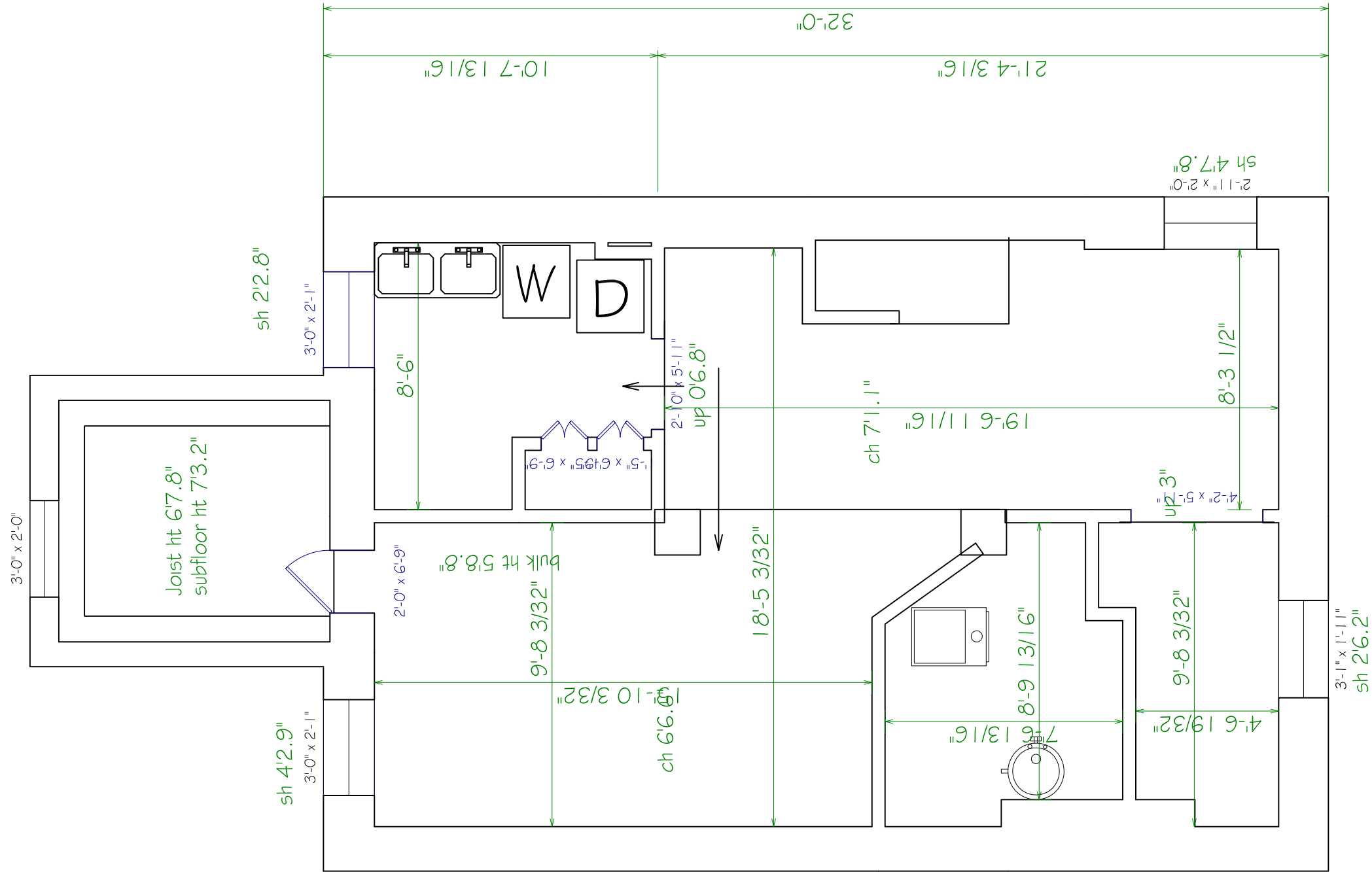
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JAN 05 2021

LICENSED TECHNOLOGIST

BRIAN JESSE ABBEY

6868



BASEMENT PLAN AS EXISTING.
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BASEMENT PLAN AS EXISTING.

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LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS

382 Cleveland Ave. Unit 101, Toronto, Ontario M6G 3S6

Tel:- 416 932 8668

Engr. License No. 10000000000000000000

W. H. Hallett

OAA - Licensure No. 10000000000000000000

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N. H.

north:

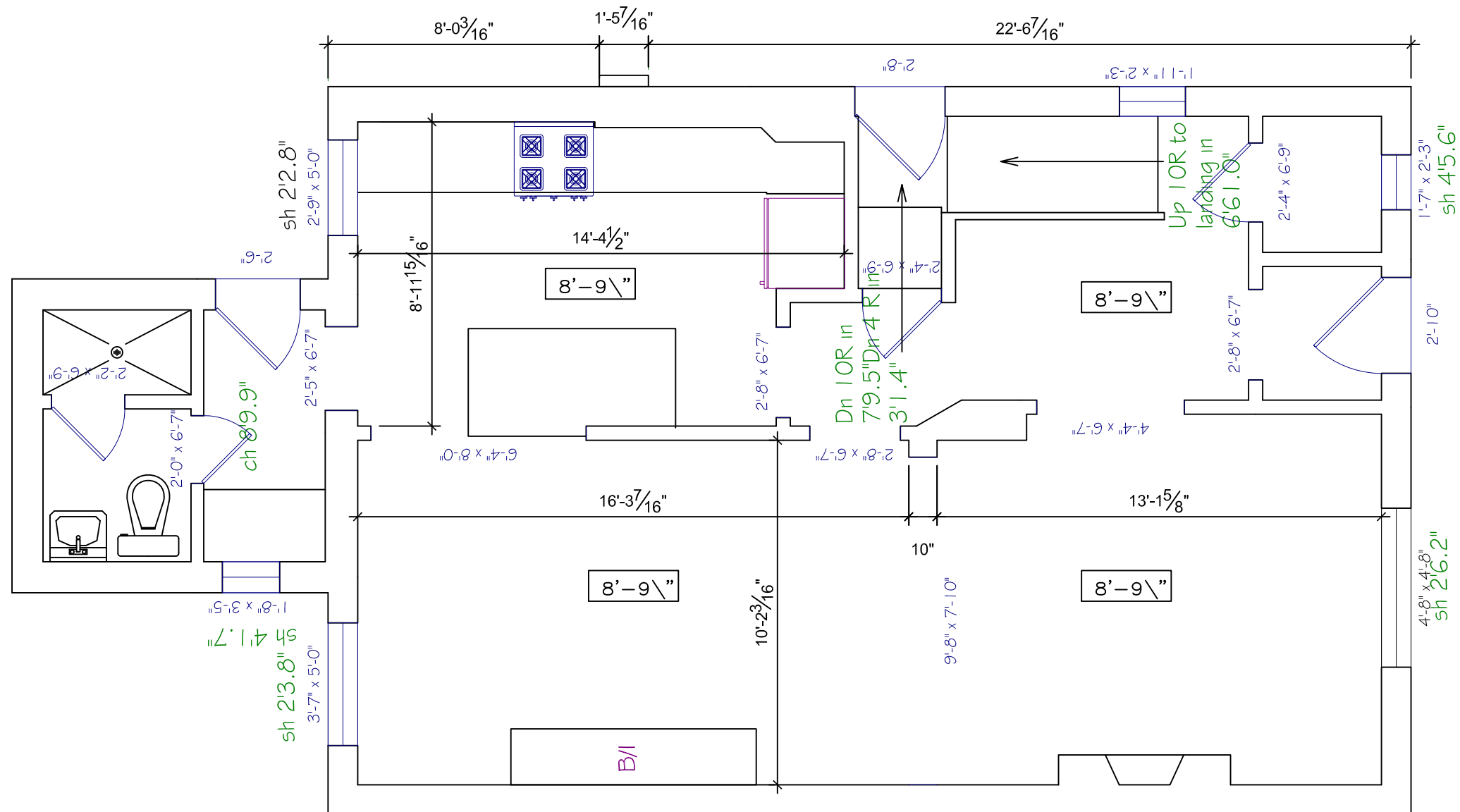
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LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS

382 Cleveland Ave. Unit 101, Toronto, Ontario M6G 3S6

Tel:- 416 932 8668

Engr. W. Hallett

OAA - Licens

drawn by:

N. H

north:

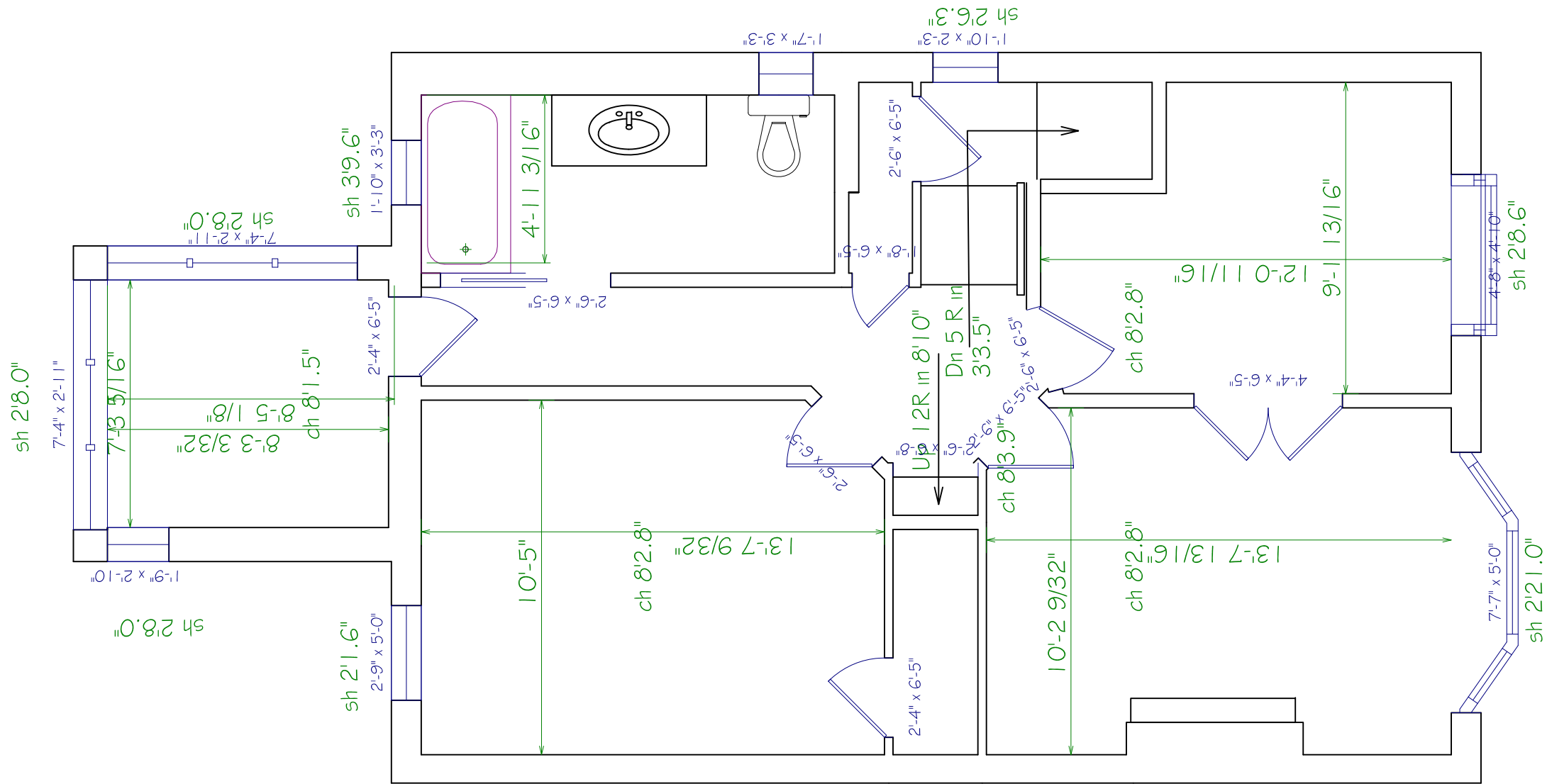
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LICENCE 8668



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LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS
382 Cleveland Ave. #101
Tel:- 416 932-1111
En: 416 932-1111
W: 416 932-1111
OAA - Licens

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N. H

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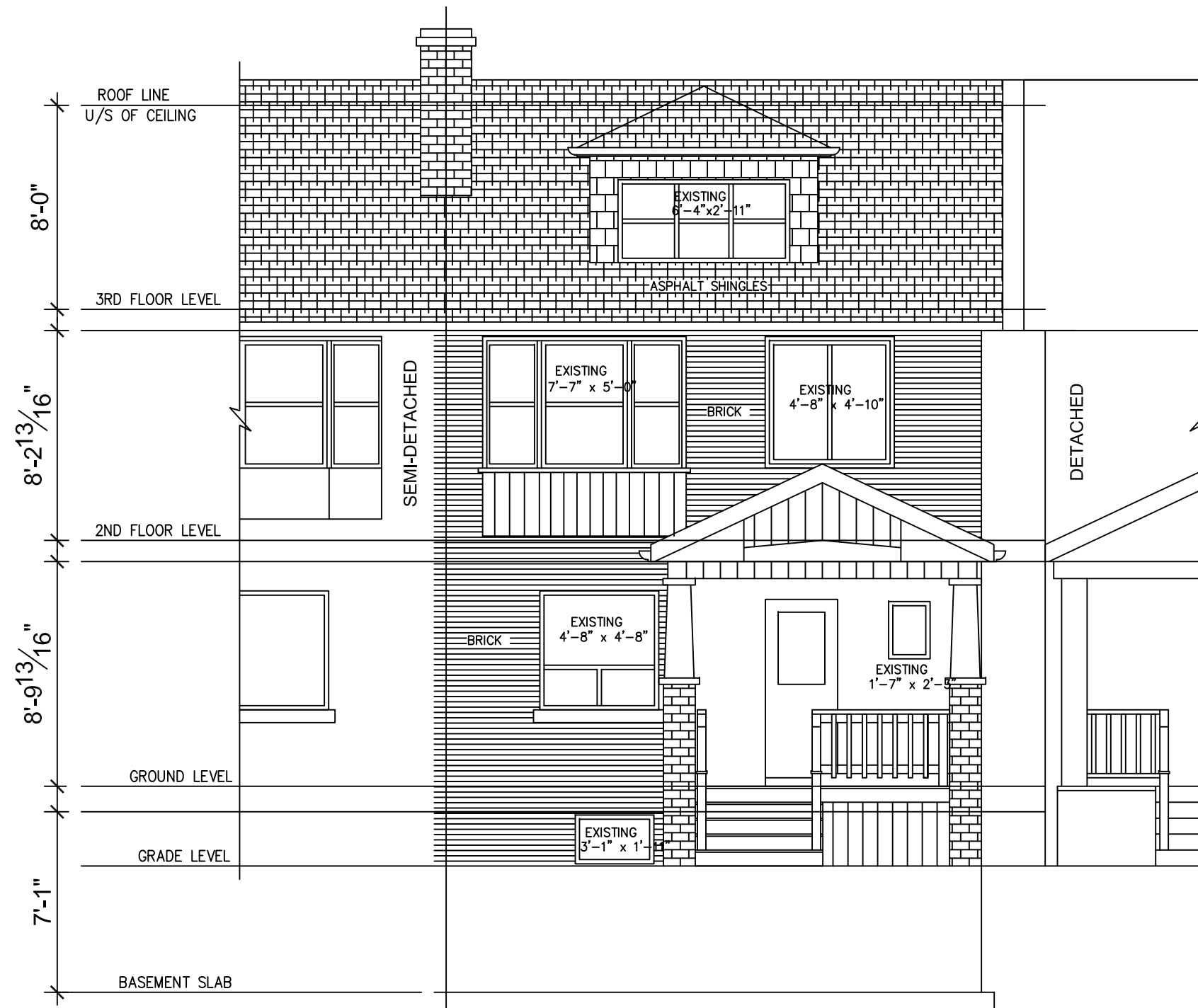
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BRIAN LESLIE ABBEY

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FRONT (NORTH EAST) ELEVATION AS EXISTING

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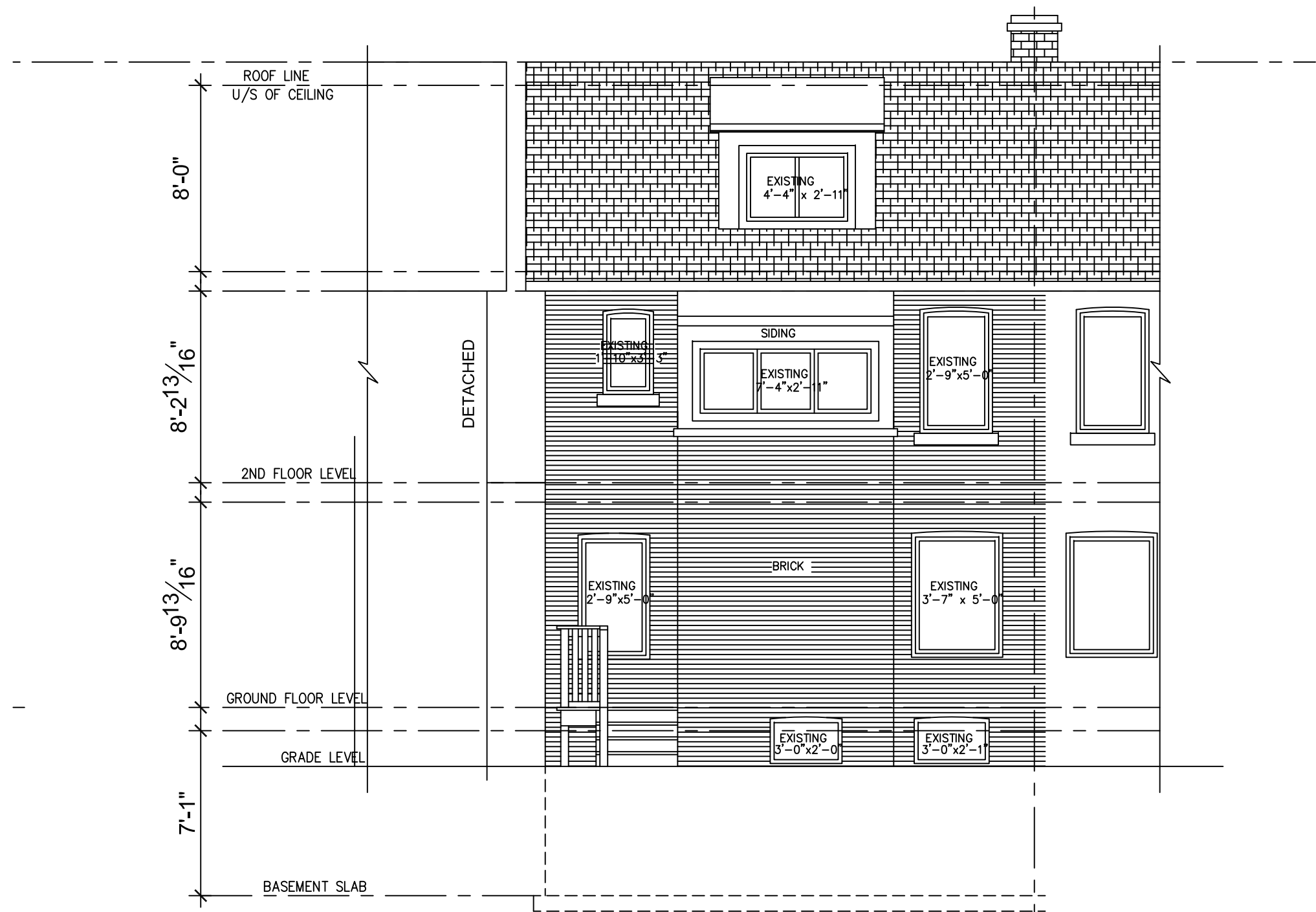
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BRIAN LESLIE ABBEY

6868



REAR (SOUTH WEST) ELEVATION AS EXISTING

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& BUILDING SCIENCE SPECIALISTS

382 Cleveland Avenue, Toronto, Ontario M6G 3S6

Tel:- 416 932 1111

Engr. N. Hallett

W. Hallett

OAA - License No. 123456789

drawn by:

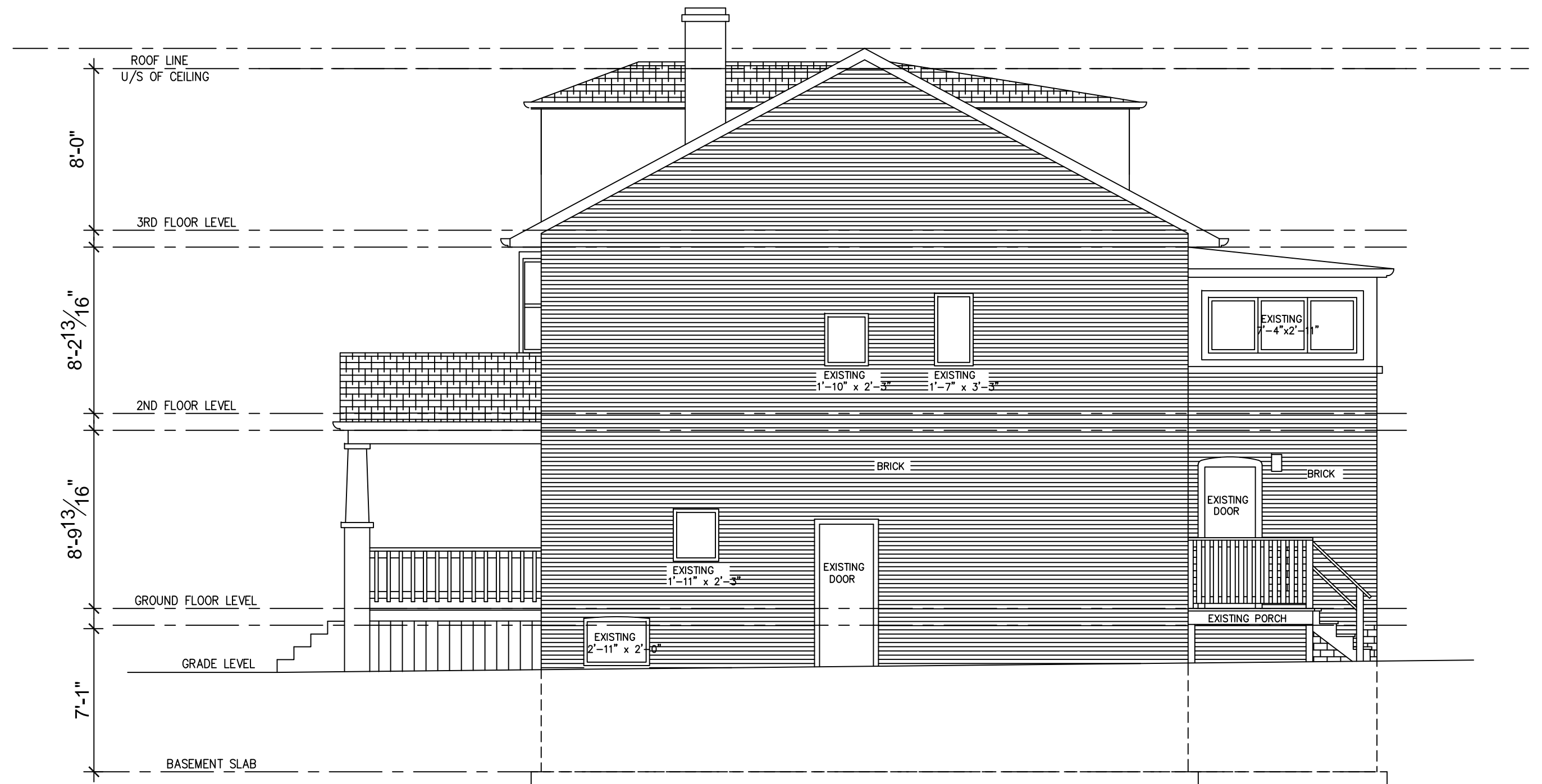
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**ADTEK BUILDING
CONSULTANTS**

LICENSED ARCHITECTURAL TECHNOLOGISTS
& BUILDING SCIENCE SPECIALISTS

382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9.

Tel:- 416 932 3278. Fax:- 416 932 1393. Cell: 416 571 5322.

Email:- designs@adtekbuilding.com

Web:- <http://www.adtekbuilding.com>

OAA - Licence # 8368. Cert. of Practice # 5703.

drawn by:

N. H

checked by:

BLA

released by:

north:

date:

Dec 10/2019

scale:

3/16" = 1'-0"

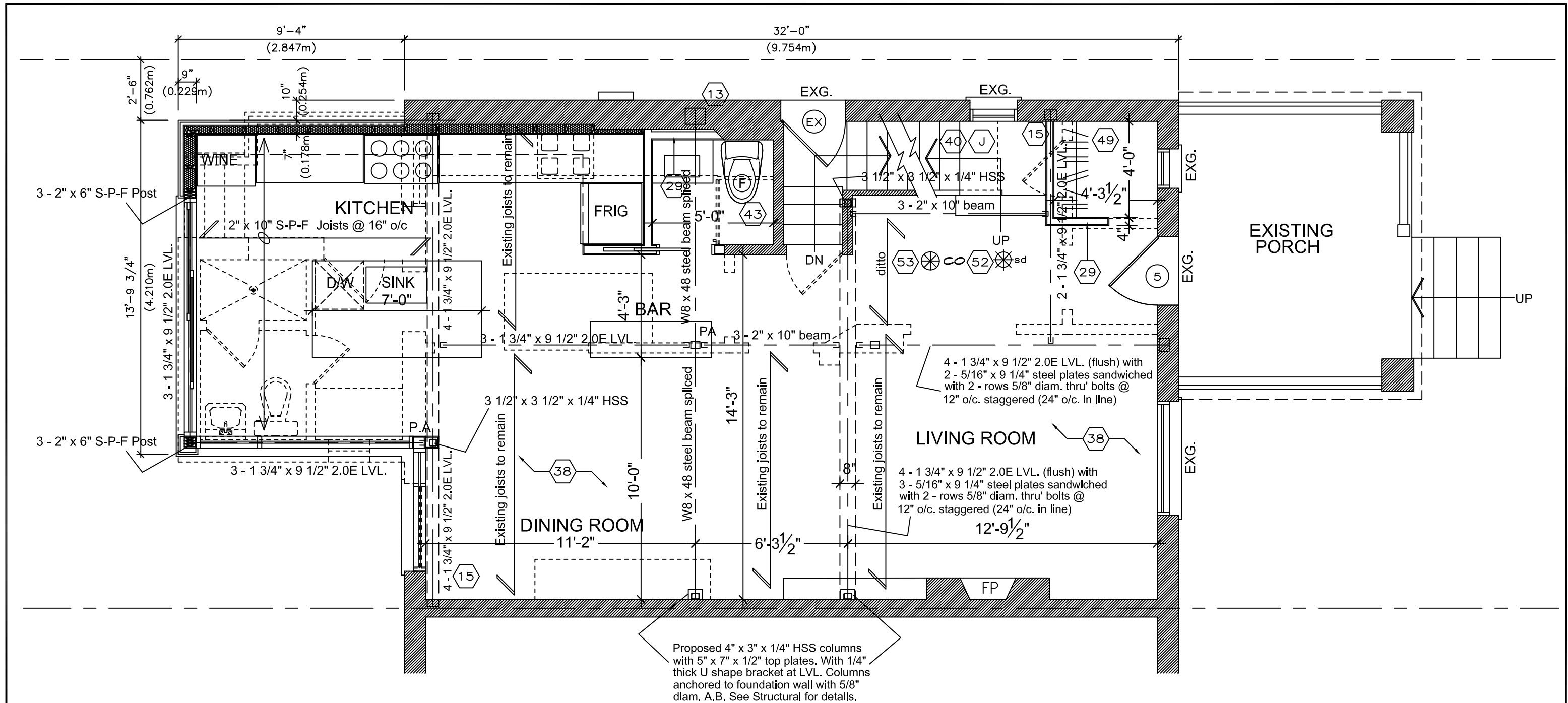
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






















































































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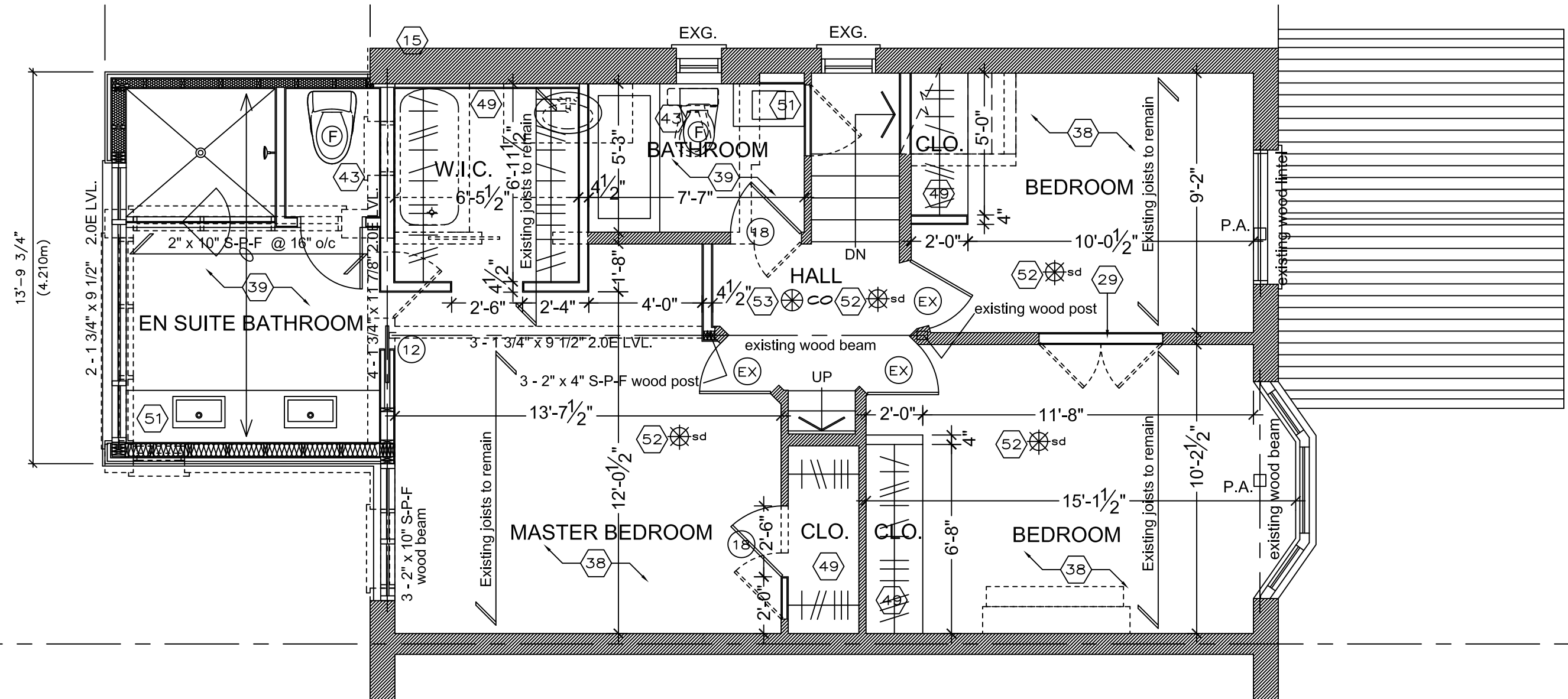
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2	01/29/20	RE-ISSUED FOR BUILDING PERMIT		
1	12/16/19	ISSUED FOR BUILDING PERMIT		
no.	date	revisions		by
PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS STAMPED IN RED AND SIGNED BY THE DESIGNER. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE DESIGNERS PERMISSION.				



GROUND FLOOR PLAN AS PROPOSED.

Scale : 1/4" = 1'-0".

<p><u>GENERAL NOTES: —</u></p> <p>Do not scale this drawing.</p> <p>Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.</p> <p>Contractor to ensure that all work will be done in strict accordance with all relevant Codes and any specific requirements of all Statutory Authorities having jurisdiction.</p> <p>All drawings and specifications will remain the property of the Designer.</p> <p>Copyright © 2020 of Adtek Building Consultants. All rights reserved.</p>	notes	permit stamp	<table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>																																									professional stamp	title	<p>GROUND FLOOR PLAN AS PROPOSED.</p>
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SECOND FLOOR PLAN AS PROPOSED.
Scale : 1/4" = 1'-0".

GENERAL NOTES: —

Do not scale this drawing.

Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.

Contractor to ensure that all work will be done in strict accordance with all relevant Codes and any specific requirements of all Statutory Authorities having jurisdiction.

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1	12/16/19	ISSUED FOR BUILDING PERMIT

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SECOND FLOOR PLAN
AS PROPOSED.

project

PROPOSED INTERIOR
ALTERATIONS AND REPAIRS
AT 68 WINONA DRIVE,
TORONTO, ONTARIO. M6G 3S6.
FOR MR. & MRS . M. HALLETT

ADTEK BUILDING CONSULTANTS

LICENSED ARCHITECTURAL TECHNOLOGISTS
& BUILDING SCIENCE SPECIALISTS

382 Cleveland Ave. Unit 101, Toronto, Ontario M6G 3S6
Tel:- 416 932 1111
En: 416 932 1111
W: 416 932 1111

OAA - Licens

drawn by:

N. H

north:

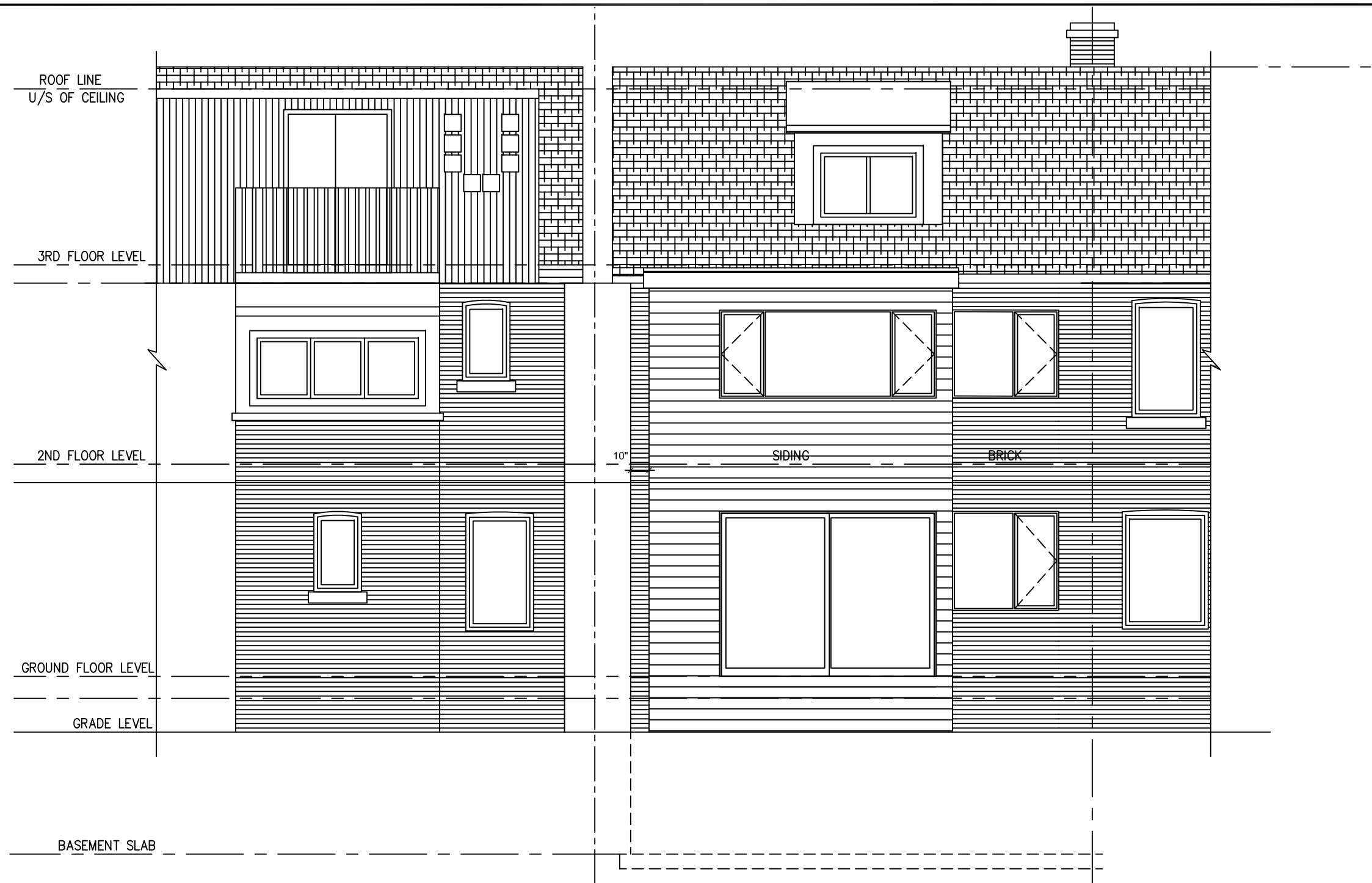
ONTARIO ASSOCIATION OF ARCHITECTS

JAN 05 2021

LICENSED TECHNOLOGIST

BRIAN JESSE ABBEY

6868



REAR (SOUTH WEST) ELEVATION AS PROPOSED.
Scale : 3/16" = 1'-0".

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title

REAR (SOUTH WEST)
ELEVATION AS PROPOSED.

project

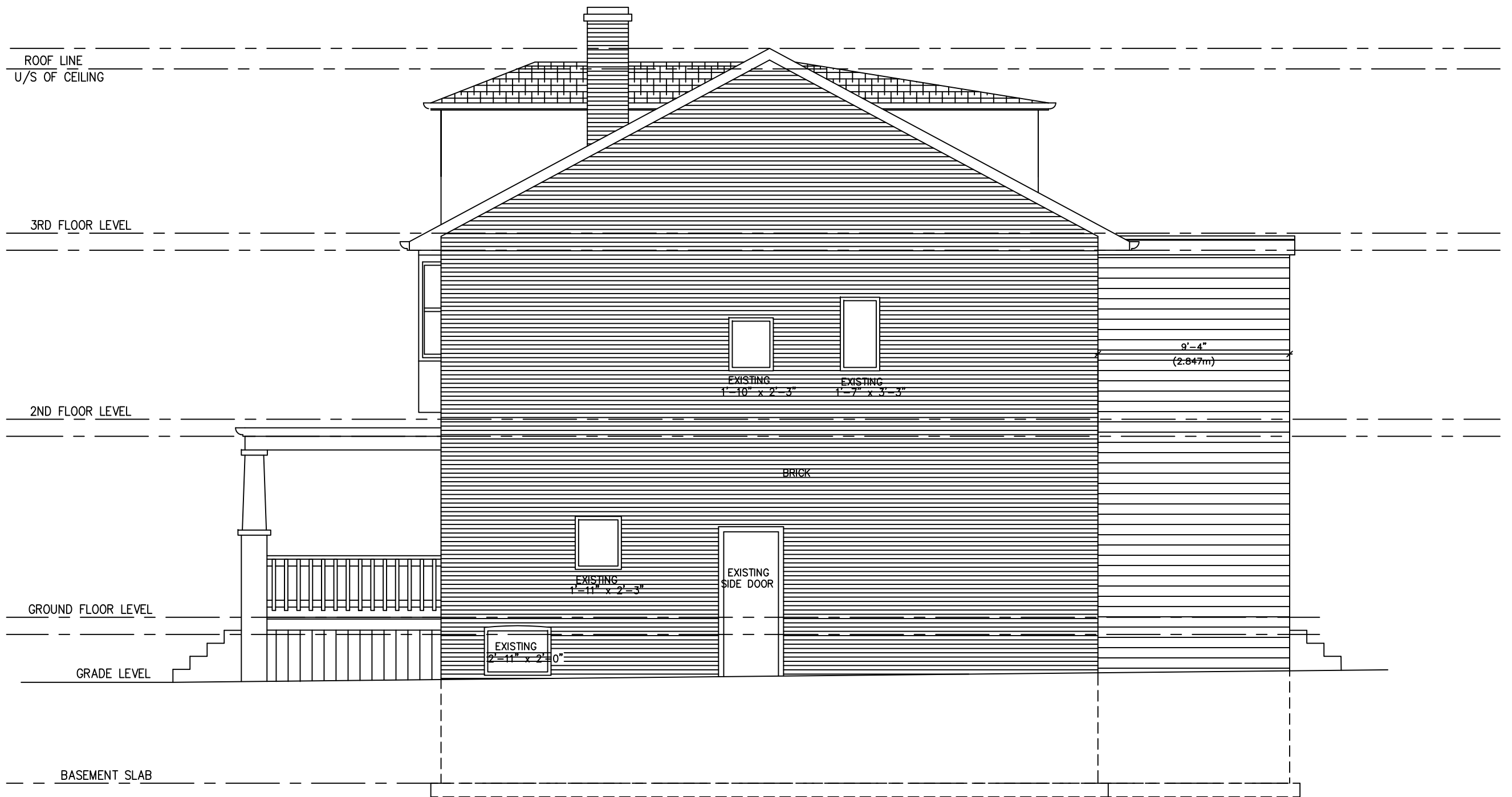
PROPOSED INTERIOR
ALTERATIONS AND REPAIRS
AT 68 WINONA DRIVE,
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LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS
382 Cleveland Ave. Unit 101
Tel:- 416 932-1111
En.
W.
OAA - Licen

drawn by:
N. H

north:

ONTARIO ASSOCIATION OF ARCHITECTS
JAN 05 2021
LICENSED TECHNOLOGIST
BRIAN ESHE ABBEY
6868



SIDE (NORTH WEST) ELEVATION AS PROPOSED.

Scale : 3/16" = 1'-0".

GENERAL NOTES:—

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SIDE (NORTH WEST)
ELEVATION AS PROPOSED.

project

PROPOSED INTERIOR
ALTERATIONS AND REPAIRS
AT 68 WINONA DRIVE,
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FOR MR. & MRS . M. HALLETT

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CONSULTANTS**

LICENSED ARCHITECTURAL TECHNOLOGISTS
& BUILDING SCIENCE SPECIALISTS

382 Cleveland Ave. #101, Toronto, Ontario M6G 3S6

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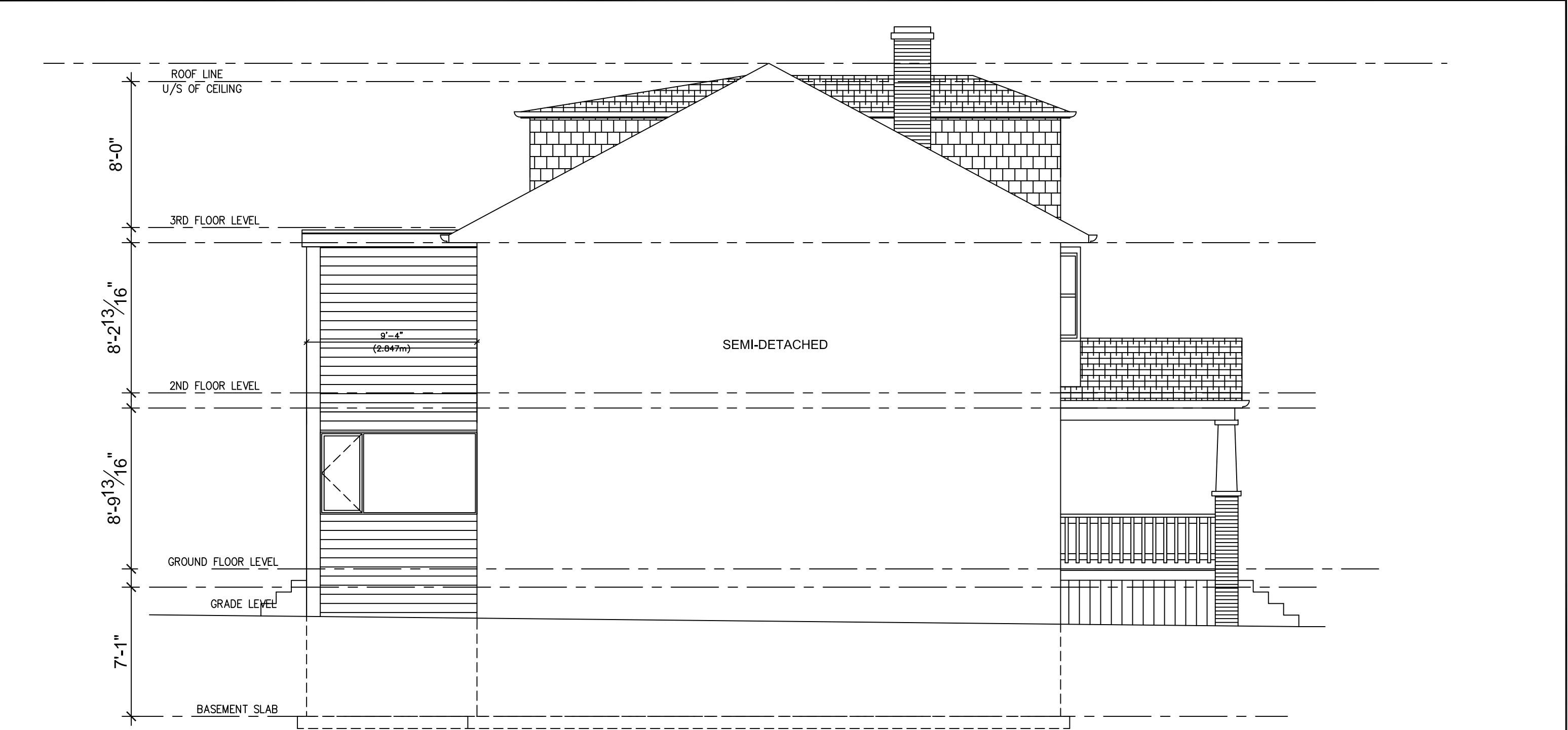
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drawn by:

N. H

north:





SIDE (SOUTH EAST) ELEVATION AS PROPOSED.
Scale : 3/16" = 1'-0".

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SIDE (SOUTH EAST)
ELEVATION AS PROPOSED.

project

PROPOSED INTERIOR
ALTERATIONS AND REPAIRS
AT 68 WINONA DRIVE,
TORONTO, ONTARIO. M6G 3S6.
FOR MR. & MRS . M. HALLETT

drawn by:	checked by:	released by:
N. H	BLA	
north:	date:	scale:
	Dec 30/2019	3/16" = 1'-0"
	project #	dwg.#
	19/1609	A-15

ADTEK BUILDING CONSULTANTS
LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS
382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9.
Tel:- 416 932 3278. Fax:- 416 932 1393. Cell: 416 571 5322.
Email:- deslgn@adtekbuilding.com
Web:- http://www.adtekbuilding.com
OAA - Licence # 8368. Cert. of Practice # 5703.

