



## APPEARANCES

NAME	ROLE	REPRESENTATIVE
SARRA COLOMBA	APPELLANT	AMBER STEWART
ARCICA INC	APPLICANT	
FRANCO ROMANO	EXPERT WITNESS	

## INTRODUCTION

This is an appeal by Sarra Colomba (Appellant) of the North York Panel of the City of Toronto (City) Committee of Adjustment's (COA's) refusal of the consent to sever the property at 335 Horsham Ave (subject property), and associated variances to construct two new two-storey dwellings with integrated garages on the resultant lots.

The subject property is located in the Willowdale neighbourhood of the former City of North York. It is designated *Neighbourhoods* in the City Official Plan (OP) and zoned RD (f15.0; a550) (x5) under Zoning By-law No. 569-2013.

The COA had before it an application for consent to sever the subject property into two lots, and applications for a total of fourteen variances to construct a new dwelling on each of the anticipated newly created lots.

### THE CONSENT REQUESTED

To obtain consent to sever the property into two undersized residential lots.

### RETAINED – PART 1

The lot frontage is 9.67 m, and the lot area is 392.75 m<sup>2</sup>.

The property is proposed to be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined below.

### CONVEYED – PART 2

The lot frontage is 9.67 m, and the lot area is 392.75 m<sup>2</sup>.

The property is proposed to be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined below.

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

#### 335 Horsham Ave (Part 1)

To construct a new dwelling.

#### **1. Chapter 10.20.30.20, By-law No. 569-2013**

The minimum required lot frontage is 15m.

The existing lot frontage is 9.67m.

**2. Chapter 10.20.30.10, By-law No. 569-2013**

The minimum required lot area is 550m<sup>2</sup>.

The existing lot area is 392.75m<sup>2</sup>.

**3. Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013**

The minimum required east side yard setback is 1.8m.

The proposed east side yard setback is 1.2m.

**4 Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013**

The minimum required west side yard setback is 1.8m.

The proposed west side yard setback is 1.2m.

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

The minimum required side yard setback is 1.8m.

The proposed front porch setback is 1.2m from the side lot line.

**6. Chapter 10.5.40.50.(2), By-law No. 569-2013**

The minimum required side yard setback is 1.8m.

The proposed rear deck is 1.2m from the side lot line.

**7. Chapter 10.20.30.40, By-law No. 569-2013**

The maximum permitted lot coverage is 30%.

The proposed lot coverage is 32%.

**335 Horsham Ave (Part 2)**

To construct a new dwelling.

**1. Chapter 10.20.30.20, By-law No. 569-2013**

The minimum required lot frontage is 15m.

The existing lot frontage is 9.67m.

**2. Chapter 10.20.30.10 , By-law No. 569-2013**

The minimum required lot area is 550m<sup>2</sup>.

The existing lot area is 392.75m<sup>2</sup>.

**3. Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013**

The minimum required east side yard setback is 1.8m.

The proposed east side yard setback is 1.2m.

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The minimum required side yard setback is 1.8m.

The proposed rear deck is 1.2m from the side lot line.

**7. Chapter 10.20.30.40, By-law No. 569-2013**

The maximum permitted lot coverage is 30%.

The proposed lot coverage is 32%.

The hearing of this matter occurred by Electronic Hearing on January 15, 2021. In attendance electronically via WebEx were: Amber Stewart, the Owner's Legal Representative; and Franco Romano, Action Planning Consultants, the Appellant's expert witness.

The Hearing dates originally set for this matter were May 21, 2020 and May 26, 2020. On April 02, 2020, the TLAB issued a *Notice of Postponement* due to the COVID 19 pandemic order, suspending timelines in the matter and advising that a new *Notice of Hearing* would be issued. On September 16, 2020, a new *Notice of Hearing* was issued, setting December 16, 2020 as the Hearing date. A revised *Notice of Hearing* was subsequently issued for a remote Hearing, scheduled for January 15, 2021.

I advised that I had reviewed the pre-filed material and had conducted a site visit of the subject property and surrounding neighbourhood.

## **BACKGROUND**

The Applicant seeks to sever the subject property into two lots and construct a new detached dwelling upon each new lot. After the COA Decision was rendered, an arborist's report was obtained in order to address comments of the Urban Forestry branch. The severance proposal and the requested variances have not been revised following the COA Decision.

## **MATTERS IN ISSUE**

Of the criteria regarding consents to sever listed under s.53 of the Planning Act, only 53(24)(c) is pertinent for this application - whether the application conforms to the Official Plan. The primary issue in the Appeal is whether a consent to sever the subject property into two undersized lots "will respect and reinforce the existing physical character of the neighbourhood" as required by section 4.1.5 of the Official Plan.

Following the first issue, there is the second issue of whether the variances sought for the proposed two resulting lots individually and collectively meet the policy considerations and the four statutory tests of the Planning Act, (outlined below).

## **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**

The 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**

Mr. Franco Romano was qualified as a land use planning expert. Mr. Romano's Expert Witness Statement was entered as Exhibit A. The arborist reports of Mr. Peter Wynnyczuk (P & A Urban Forestry Consulting Ltd.), included in Tab C of Mr. Romano's Witness Statement, were entered as Exhibit B. These documents formed the basis of Mr. Romano's uncontested evidence.

The subject property is located south of Finch Ave W, between Bathurst St. and Senlac Rd. It has a lot frontage of 19.35m, a lot depth of 40.6m, and a lot area of 785.5m<sup>2</sup>.

Horsham Ave is an east-west local road that runs between Bathurst St and Yonge St. The site is located west of Senlac Rd, which is a north-south street approximately midway between Bathurst and Yonge.

Mr. Romano reviewed the applicable Policies of the PPS and the Growth Plan. In his opinion, the proposal conforms to and does not conflict with the Settlement Area, Delineated Built Up Area policies of the Growth Plan and appropriately implements intensification policies that achieve the objective of complete communities that optimize the use of existing infrastructure.

The Official Plan (OP) directs a review of physical character, at both the geographic neighbourhood and immediate context levels. OP Policy 4.1.5 recognizes that some neighbourhoods will have more than one prevailing building type or physical character.

Mr. Romano characterized the neighbourhood as having a generous diversity of detached dwelling character attributes, reflecting the era of construction with more recent development being two-storey dwellings which occupy generally more of the lot and continue tight to modest sized side yard setbacks. While some of the streets within the neighbourhood show development patterns with a greater similarity of physical characteristics and consistency of lot sizes, this is not the case for Horsham Ave. Horsham Ave shows an intermingling of larger and smaller lots. Mr. Romano attested that regeneration of this neighbourhood has happened and it is a common occurrence to find larger lots at the upper end of the area spectrum being subdivided into smaller lots. In his opinion, the resulting lots from the proposed severance of the subject property are at the higher end of what are considered “modest” sized lots.

In accordance with OP Policy 4.1.5, Mr. Romano identified a geographic neighbourhood for analysis as directed by the OP. The physical form of development shows an intermingling of lot sizes and low rise detached dwellings that, in style, reflect their period of construction. OP Policy 4.1.5 directs that *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood and outlines the criteria for considering physical character.

OP Policy 4.1. 5 (in part)

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);

- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i) conservation of heritage buildings, structures and landscapes.

Of the criteria listed, criteria b), c) and g) are germane and evidence provided by Mr. Romano on these criteria is summarized below.

#### 4.1.5 b) Prevailing size and configuration of lots.

Mr. Romano provided visual and photographic evidence to illustrate that lots in the geographic neighbourhood and the immediate context area are not uniformly of any single size. Of the 50 lots within the Subject Site's immediate context, there are 21 different lot frontage numeric measurements, 14 different lot depth numeric measurements and at least 26 different lot area numeric measurements (not including the 4 differently sized lots with no lot area data).

In Mr. Romano's opinion, the prevailing lot size is "modest", ranging within the geographic neighbourhood from 9.14m to less than 18m (89.5% or 403 of 361 lots) and within the immediate context from 9.7m to less than 18m (88% or 44 of 50 lots). I note from the legend on his Geographic Context Map (Exhibit A page 96) that only 2.2% of lot frontages recorded are less than 10 m and the largest group is between 14.8 m and 16.3 m (45.7%). The lots immediately to the west of the subject property have frontages categorized on his map as being between 16.4 m and 17.9 m (approximately 50ft to 60 ft); therefore, the subject property has a somewhat longer (undivided) frontage at 19.35 m.

In response to my question regarding the proportion of lots with a frontage less than 10 m, Mr. Romano characterized the subject property as representing a singular size in a context of varied lot sizes. He pointed out that in the neighbourhood there are fewer lots with frontages at the existing length of the subject property (19.3 m) than there are lots with frontages that are being proposed under this consent application (9.67 m).

#### 4.1.5 c) Prevailing heights, massing, scale, density and dwelling type

Within the immediate context, 65% of dwellings are at least two storeys. The proposed building height of two storeys is compliant with the Zoning By-law and respects the physical character of the neighbourhood. The form of two levels of living above an integrated garage is represented in the neighbourhood and respects the existing physical character. Mr. Romano attests that 46% of properties in the immediate context have a garage integrated within the dwelling. It is Mr. Romano's opinion that the form of



the proposed dwellings would contribute appropriately to the prevailing physical character of the neighbourhood.

#### 4.1.5 g) Prevailing patterns of rear and side yard setbacks

The proposed rear yard setbacks conform to the Zoning By-law; variances are required for all side yard setbacks. It is Mr. Romano's evidence that 85% of properties in the immediate context do not meet the Zoning By-law requirement of 1.8 m for side yard setbacks. Mr. Romano attests that the 1.2 m side yard setbacks are well represented in the neighbourhood and the immediate context and would provide suitable separation and access for maintenance purposes.

Mr. Romano concluded that the proposal represents a site development that is materially consistent with the geographic neighbourhood and immediate physical contexts. He concluded that the proposal would contribute to the overall physical form in a manner that appropriately satisfies all Official Plan considerations while implementing Provincial Policies and creating no unacceptable adverse impacts. In his opinion, the proposal conforms to the OP and meets the general intent and purpose of the OP.

The subject property is zoned RD in the harmonized Toronto Zoning By-law 569-2013 and R4 by the former North York Zoning By-law 7625. Mr. Romano attests that the proposal achieves a detached residential building form that is appropriately sited, designed and sited to respect, reinforce and be compatible with the neighbourhood's physical contexts. In his opinion, the general intent and purpose of the Zoning By-laws is maintained.

Two of the requested variances, lot frontage and lot area, are pertinent to the consent application as well as the consideration of Zoning By-law variances. Additional variances are requested for deficient side yard setbacks and lot coverage.

#### Lot frontage and Lot Area

In addition to meeting the intent and purpose of the OP, in Mr. Romano's opinion, the proposed lot frontages and lot areas meet the general intent and purpose of the Zoning By-law. The evidence provided, he attests, shows that the severed lots would fit in well with the range of lot sizes evident in the neighbourhood.

#### Lot Coverage

Mr. Romano's evidence is that the proposed lot coverage is negligibly larger than the permitted lot coverage and that the proposed dwellings occupy a reasonable, appropriate and proportionate amount of the lot while allowing for ample amenity space.

#### Side Yard Setbacks

The proposed side yard setback variance proposed for each dwelling provides for adequate space to facilitate access, maintenance and servicing. Mr. Romano attests that there is appropriate and adequate space on both sides of each dwelling. Similarly, the proposed front porch and rear deck side yard setbacks achieve adequate access and separation. I note that on the east side of the subject property, the side yard setback is a side to back configuration since the abutting property is a corner property facing on to the street intersecting Horsham Ave.

In conclusion, it is Mr. Romano's opinion that the proposed consent and variances would result in a lot size and development that is reflective of the physical character of the neighbourhood and the immediate context. He asserts that the proposal satisfies all consent to sever criteria, all four tests for variances, and represents good planning.

### Trees

In comments on the COA application, Urban Forestry staff identified potential concerns regarding a City owned tree and privately owned by-law protected trees on the subject property. To address the comments regarding trees, arborist reports were prepared and have been identified as Exhibit B. A tree within the as-of-right building envelope is the only one to be removed. Two replacement trees are to be planted. The arborist's reports recommend that a second tree is in poor condition and should be removed and replaced. The City tree is to be protected. Permits to injure or remove City owned trees and privately owned trees must be obtained by the Applicant. Alternative driveway configurations are possible to accommodate an expanded tree protection zone if required by Urban Forestry. The requested variances are not affected by the tree planting or potential adjustments to accommodate reconfigured tree protection zones.

## **ANALYSIS, FINDINGS, REASONS**

This is an uncontested Hearing with only the Applicant's representatives in attendance. The testimony and evidence of Mr. Romano constitutes the evidence before the TLAB.

This is not a neighbourhood of uniformly standard-sized lots, there is a variety of lot sizes and lot frontages distributed in an irregular pattern along Horsham Ave. While not in abundance, there are some lots of size and frontage like the proposed lots for the subject property. The proposed lot area and frontages are, in my opinion, sufficient to facilitate the construction of two homes of similar style and presentation as the existing recently constructed dwellings on Horsham Ave and would respect the physical character of the neighbourhood and immediate context. I therefore find that the application for consent to sever the subject property conforms to the Official Plan and that it meets all of the criteria set out in s. 51(24) of the Act. For the same reasons, I concur with Mr. Romano that the variances for lot area and lot frontage maintain the general intent and purpose of the Zoning By-law.

The requested variance for lot coverage minimally exceeds the maximum stipulated in the Zoning By-law. The variances for lot coverage would be imperceptible to the public and do not, in my opinion, result from an overdevelopment of the proposed lots. I therefore find that the requested variances for lot coverage maintain the general intent and purpose of the Zoning By-law.

The requested side yard setback variances propose reduced setbacks of 1.2 m between the two proposed new dwellings, comprising a minimum of 2.44 m, or 8 ft, between the buildings. Side yard setbacks of 1.2 m are also proposed to the abutting properties on either side of the subject property, including variances to permit front porches and rear decks 1.2m from the side lot line. I concur with Mr. Romano that 1.2 m setbacks provide sufficient space for access and maintenance. I note that these setbacks would not be unusual in the neighbourhood and they would not disrupt the rhythm of Horsham Ave, which does not exhibit regular spacing between buildings. In addition, the side yard on the east side of the subject property abuts the rear yard of the adjacent property which faces on to Cobden St.

I note that the Applicant has not elected to obtain a zoning review and has instead elected to submit a project review waiver. Any compliance issues and/or discrepancies which may occur regarding the approvals granted are fully the responsibility of the Applicant.

I find that the requested variances, individually and cumulatively, meet all of the four tests under s. 45(1) of the Act; that they are desirable for the appropriate development of the land, that they maintain the general intent and purpose of the Official Plan, that they maintain the intent and purpose of the Zoning By-laws and that they are minor.

Additionally, I am satisfied that the Applications are supportive of and consistent with provincial policies and represent good land use planning, for the reasons reviewed.

Therefore, I conclude that the Appeal can be allowed in its entirety and I authorize all of the variances and approve the consent requested.

## **DECISION AND ORDER**

The appeal from the decision of the Committee of Adjustment is allowed and:

1. the application for consent to sever the subject property is granted subject to the conditions set out in Schedule A;

2. The variances to the appeals are allowed and the variances to the Zoning By-law set out in Schedule B are authorized, subject to the conditions contained therein and the site plan and drawings set out in Attachment A.
3. Any other variances that may appear on the plans but are not listed in the written decision are NOT authorized.

The earlier decision of the Committee of Adjustment is set aside.

## **Schedule A:**

### **CONDITIONS OF CONSENT:**

The Consent Application is approved on Condition:

The TLAB has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The TLAB therefore consents to the transaction as shown on the plan filed with the TLAB or as otherwise specified by this Decision and Order, on the condition that before a Certificate of Official is issued, as required by Section 53(42) of the Planning Act, the applicant is to fulfill the following conditions to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, in the form of a statement of tax account current to within 30 days of an applicant's request to the Deputy Secretary-Treasurer of the Committee of Adjustment to issue the Certificate of Official as outlined in Condition 6.
- (2) Municipal numbers for the subject lots, blocks, parts, or otherwise indicated on the applicable registered reference plan of survey shall be assigned to the satisfaction of the Supervisor, Surveys, Engineering Support Services, Engineering and Construction Services.
- (3) One electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services.
- (4) One electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.

(5) Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the Planning Act if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.

(6) Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment issue the Certificate of Official.

(7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions.

Schedule B:

## **APPROVED VARIANCES AND CONDITIONS OF VARIANCE APPROVAL**

### **VARIANCES:**

#### **335 Horsham Ave (Part 1)**

To construct a new dwelling.

##### **1. Chapter 10.20.30.20, By-law No. 569-2013**

The minimum required lot frontage is 15m.

The authorized lot frontage is 9.67m.

##### **2. Chapter 10.20.30.10, By-law No. 569-2013**

The minimum required lot area is 550m<sup>2</sup>.

The authorized lot area is 392.75m<sup>2</sup>.

##### **3. Chapter 10.20.40.70 & Exception RD5, By-law No. 569-2013**

The minimum required east side yard setback is 1.8m.

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

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The authorized front porch setback is 1.2m from the side lot line.

##### **6. Chapter 10.5.40.50.(2), By-law No. 569-2013**

The minimum required side yard setback is 1.8m.

The authorized rear deck is 1.2m from the side lot line.

##### **7. Chapter 10.20.30.40, By-law No. 569-2013**

The maximum permitted lot coverage is 30%.

The authorized lot coverage is 32%.

**335 Horsham Ave (Part 2)**

To construct a new dwelling.

**1. Chapter 10.20.30.20, By-law No. 569-2013**

The minimum required lot frontage is 15m.

The authorized lot frontage is 9.67m.

**2. Chapter 10.20.30.10 , By-law No. 569-2013**

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**7. Chapter 10.20.30.40, By-law No. 569-2013**

The maximum permitted lot coverage is 30%.

The authorized lot coverage is 32%.

**CONDITIONS OF VARIANCE APPROVAL**

1. The proposed dwellings shall be constructed substantially in accordance with the Site Plan (A01) and Elevations (A06 to A09) dated July 10, 2019, prepared by Arcica Inc. and attached as Appendix A.
2. The Owner shall submit a complete application for a permit to injure or remove a City owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.

3. The Owner shall submit a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
4. Where there is no existing street tree, the owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree
5. The applicant shall submit revised site plan(s) with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;

Add the following notations to the Site Plan to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City :

- a) "All 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."
- b) "The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality."
- c) "The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Right-of-Way Management Section at (416)395-7112 regarding municipal road damage deposit requirements."
- d) "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."

If difficulties arise regarding this Decision and Order, the TLAB may be spoken to.

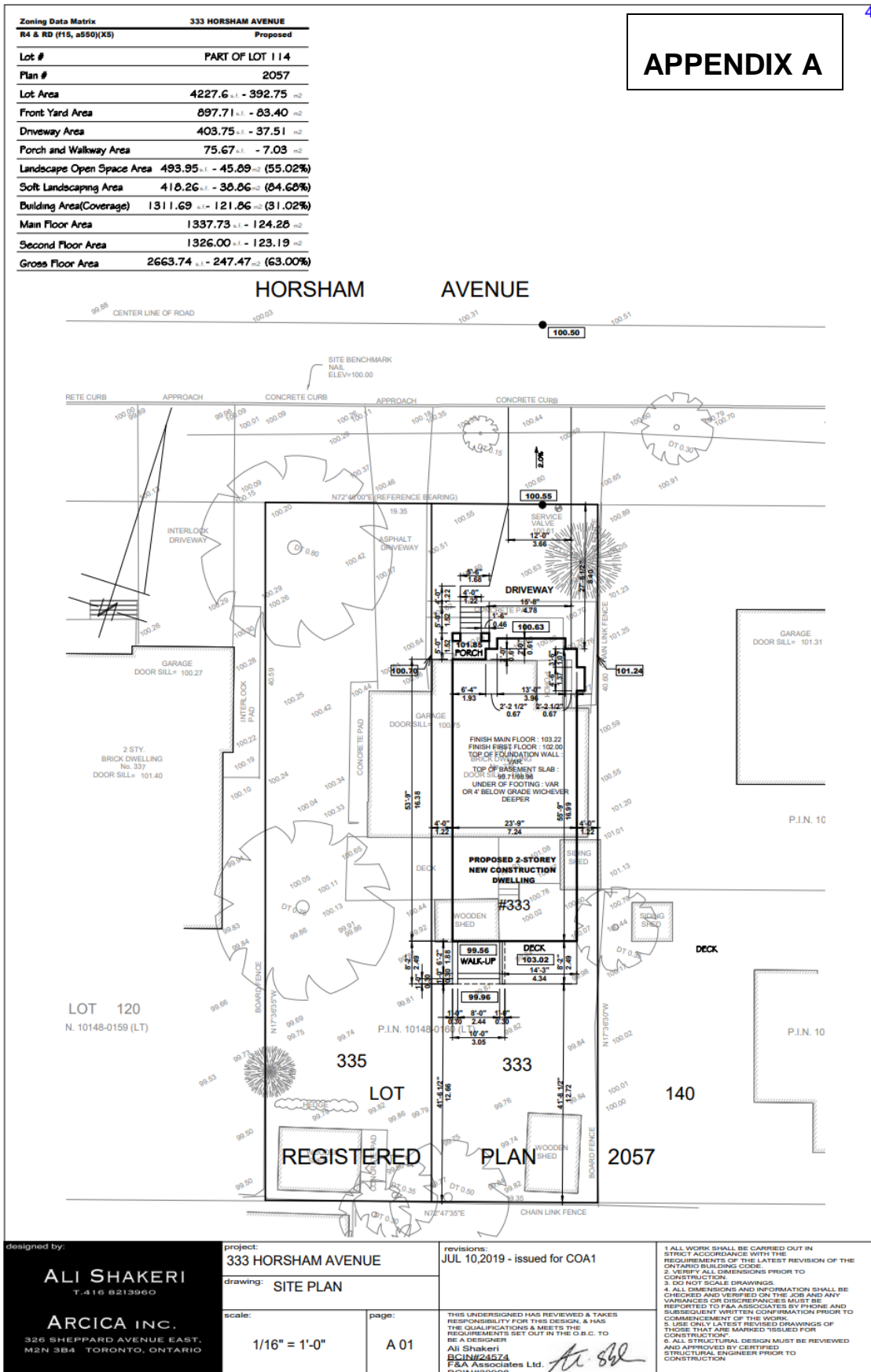
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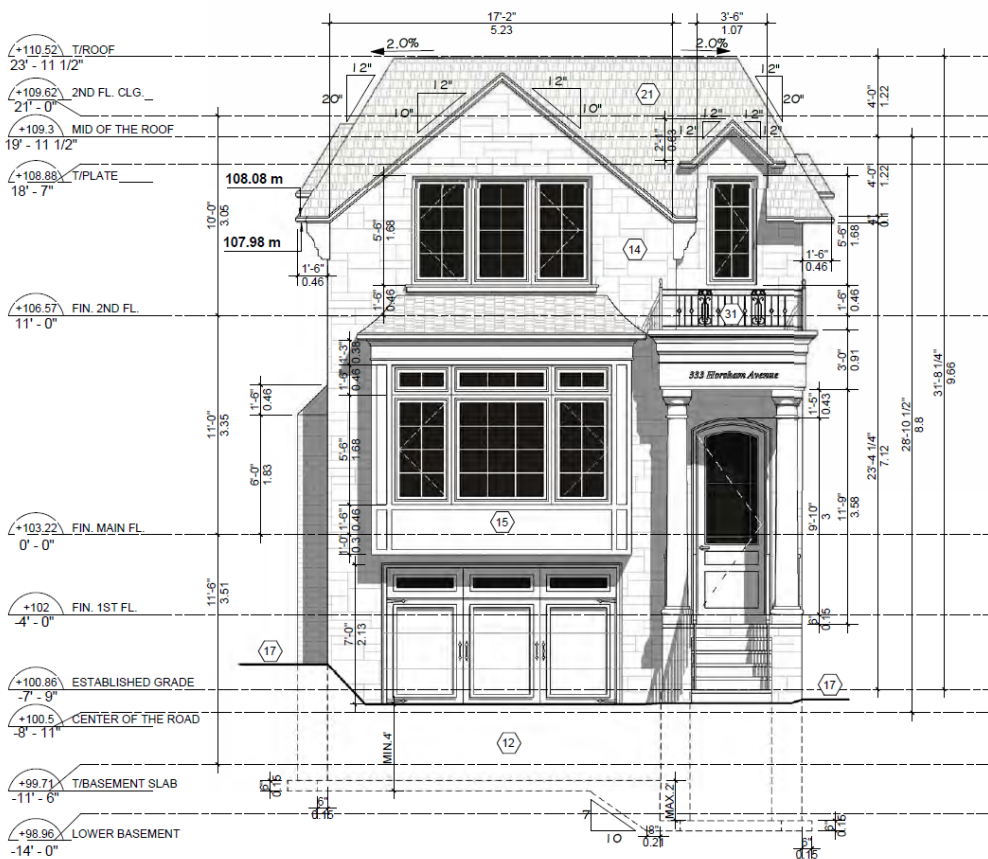
Ana Bassios  
Panel Chair, Toronto Local Appeal Body



Decision of Toronto Local Appeal Body Panel Member: A. Bassios  
TLAB Case File Number: 20 112651 S53 18 TLAB,  
20 112653 S45 18 TLAB,  
20 112652 S45 18 TLAB



Decision of Toronto Local Appeal Body Panel Member: A. Bassios  
TLAB Case File Number: 20 112651 S53 18 TLAB,  
20 112653 S45 18 TLAB,  
20 112652 S45 18 TLAB



designed by:

**ALI SHAKERI**  
T. 416 8213960

**ARCICA INC.**  
326 SHEPPARD AVENUE EAST,  
M2N 3B4 TORONTO, ONTARIO

project:

333 HORSHAM AVENUE

drawing:

MAIN  
ELEVATION(NORTH)

scale:

3/16" = 1'-0"

page:

A 06

revisions:

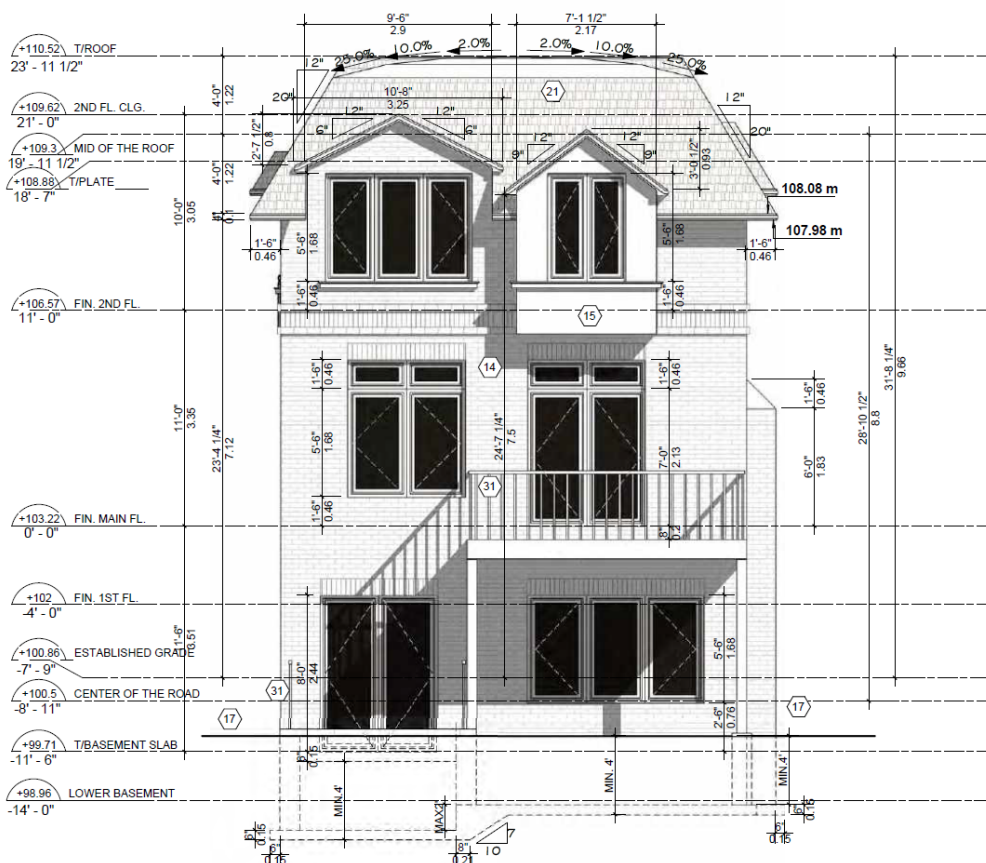
JUL 10, 2019 - issued for COA1

THIS UNDERSIGNED HAS REVIEWED & TAKES  
RESPONSIBILITY FOR THIS DESIGN & HAS  
THE QUALIFICATIONS & MEETS THE  
REQUIREMENTS SET OUT IN THE O.B.C. TO  
BE A DESIGNER  
Ali Shakeri  
BCIN#24574  
F&A Associates Ltd.  
BCIN#30998

1 ALL WORK SHALL BE CARRIED OUT IN  
STRICT ACCORDANCE WITH THE  
REQUIREMENTS OF THE LATEST REVISION OF THE  
ONTARIO BUILDING CODE.  
2 VERIFY ALL DIMENSIONS PRIOR TO  
CONSTRUCTION.  
3 DO NOT SCALE DRAWINGS.  
4 ALL DIMENSIONS AND INFORMATION SHALL BE  
CHECKED AND VERIFIED ON THE JOB AND ANY  
VARIANCES OR DISCREPANCIES MUST BE  
REPORTED TO F&A ASSOCIATES BY PHONE AND  
SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO  
COMMENCEMENT OF THE WORK.  
5 USE ONLY LATEST REVISED DRAWINGS OF  
THOSE THAT ARE MARKED "ISSUED FOR  
CONSTRUCTION".  
6 ALL STRUCTURAL DESIGN MUST BE REVIEWED  
AND APPROVED BY CERTIFIED  
STRUCTURAL ENGINEER PRIOR TO  
CONSTRUCTION.

Decision of Toronto Local Appeal Body Panel Member: A. Bassios  
TLAB Case File Number: 20 112651 S53 18 TLAB,  
20 112653 S45 18 TLAB,  
20 112652 S45 18 TLAB

48



designed by:

**ALI SHAKERI**  
T.416.8213960

**ARCICA INC.**  
326 SHEPPARD AVENUE EAST,  
M2N 3B4 TORONTO, ONTARIO

project:  
333 HORSHAM AVENUE

drawing: **REAR  
ELEVATION(SOUTH)**

scale:  
3/16" = 1'-0"

page:  
A 07

revisions:  
JUL 10, 2019 - issued for COA1

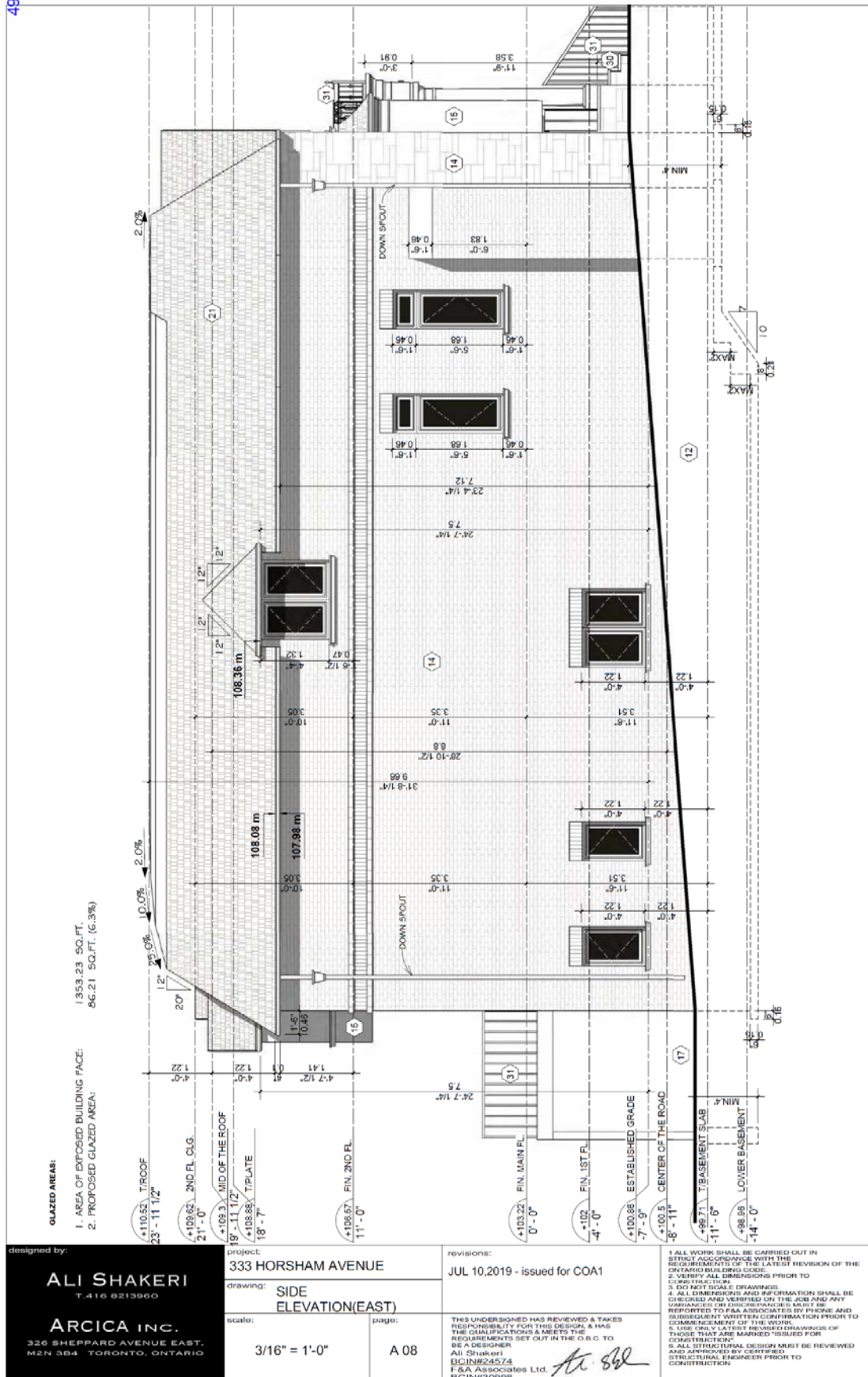
THIS UNDERSIGNED HAS REVIEWED & TAKES  
RESPONSIBILITY FOR THIS DESIGN, & HAS  
THE QUALIFICATIONS & MEETS THE  
REQUIREMENTS SET OUT IN THE O.B.C. TO  
BE A DESIGNER  
Ali Shakeri  
BCIN#24574  
F&A Associates Ltd.  
BCIN#30998

1. ALL WORK SHALL BE CARRIED OUT IN  
STRICT ACCORDANCE WITH THE  
REQUIREMENTS OF THE LATEST REVISION OF THE  
ONTARIO BUILDING CODE  
2. VERIFY ALL DIMENSIONS PRIOR TO  
CONSTRUCTION.  
3. DO NOT SCALE DRAWINGS.  
4. ALL DIMENSIONS AND INFORMATION SHALL BE  
CHECKED AND VERIFIED ON THE JOB AND ANY  
VARIANCES OR DISCREPANCIES MUST BE  
REPORTED TO F&A ASSOCIATES BY PHONE AND  
COMMENCEMENT OF THE WORK.  
5. USE ONLY LATEST REVISIONS OF  
THOSE THAT ARE MARKED "ISSUED FOR  
CONSTRUCTION".  
6. ALL STRUCTURAL DESIGN MUST BE REVIEWED  
AND APPROVED BY CERTIFIED  
STRUCTURAL ENGINEER PRIOR TO  
CONSTRUCTION

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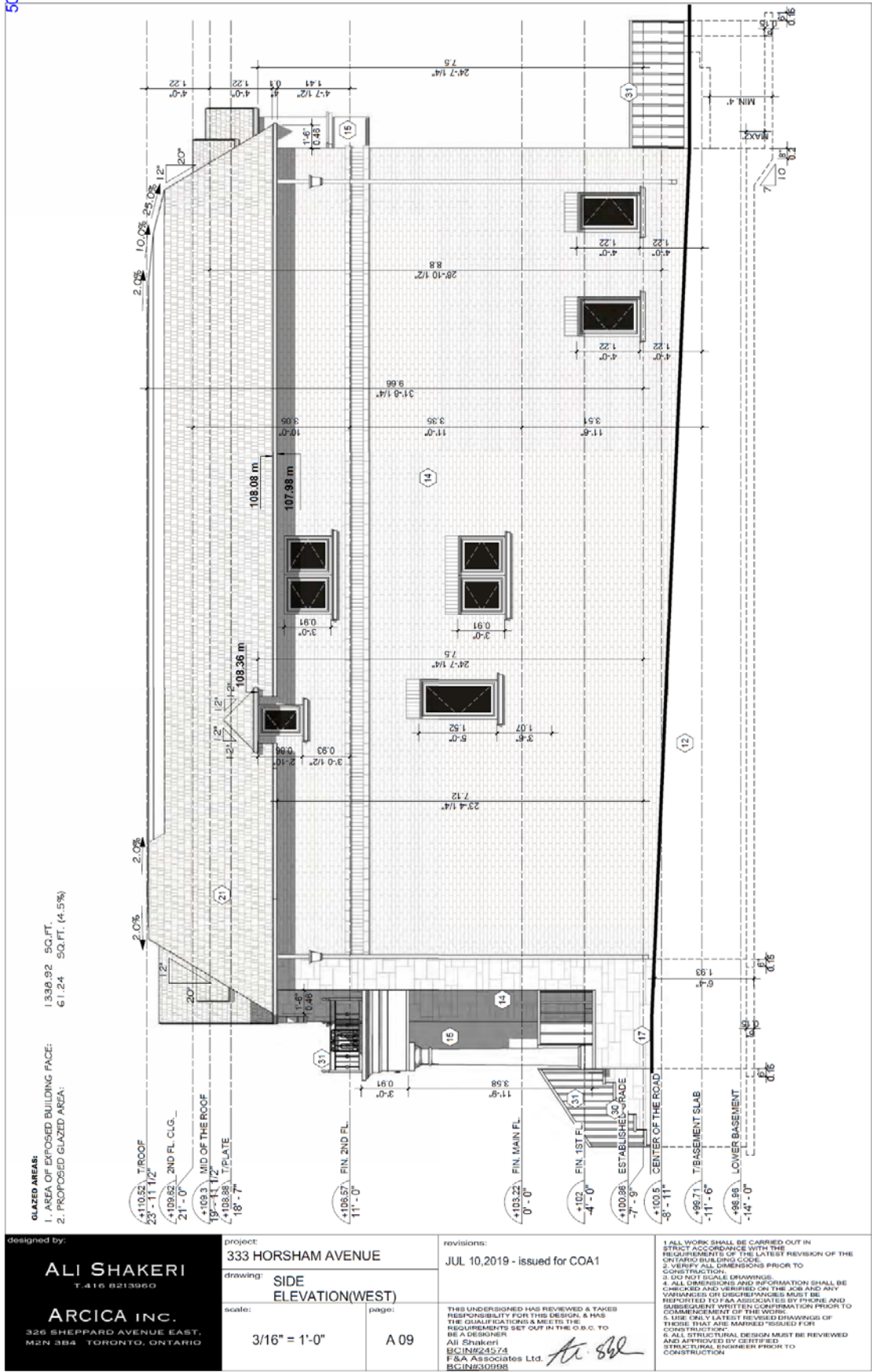
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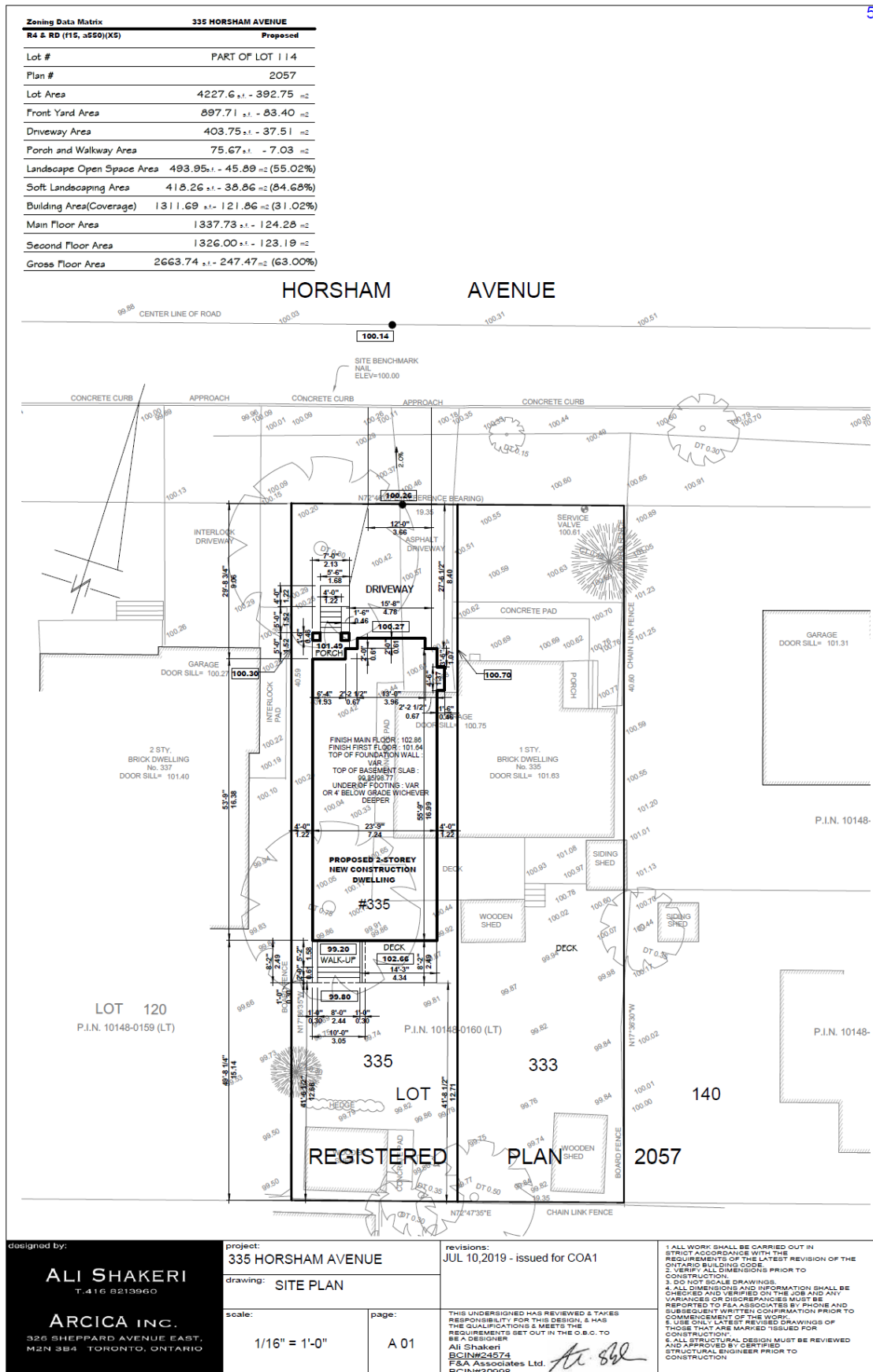


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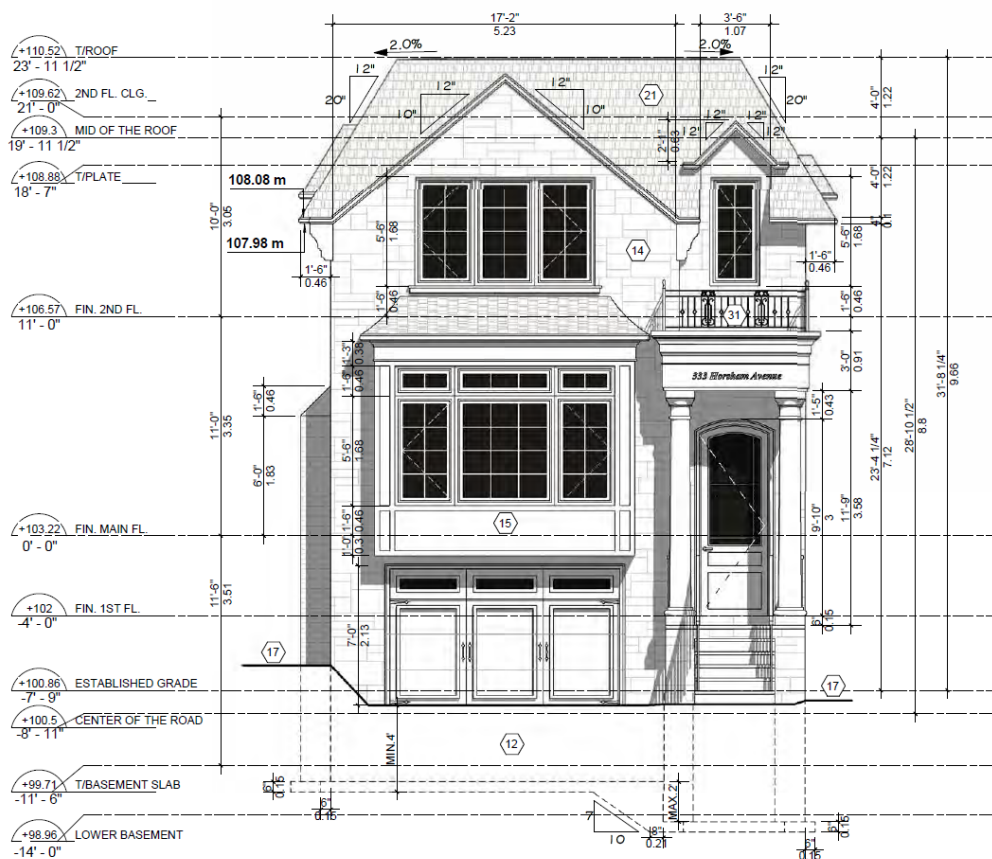


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designed by:

**ALI SHAKERI**  
T. 416 8213960

**ARCICA INC.**  
326 SHEPPARD AVENUE EAST,  
M2N 3B4 TORONTO, ONTARIO

project:

333 HORSHAM AVENUE

drawing:

MAIN  
ELEVATION(NORTH)

scale:

3/16" = 1'-0"

page:

A 06

revisions:

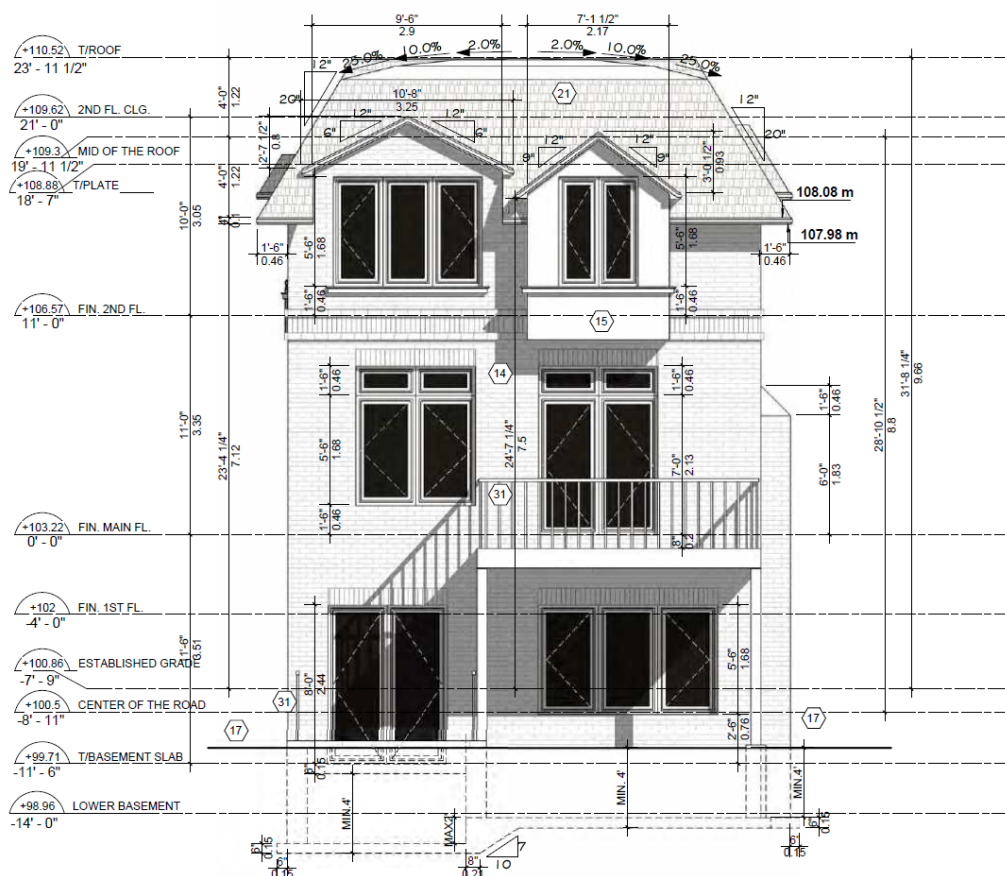
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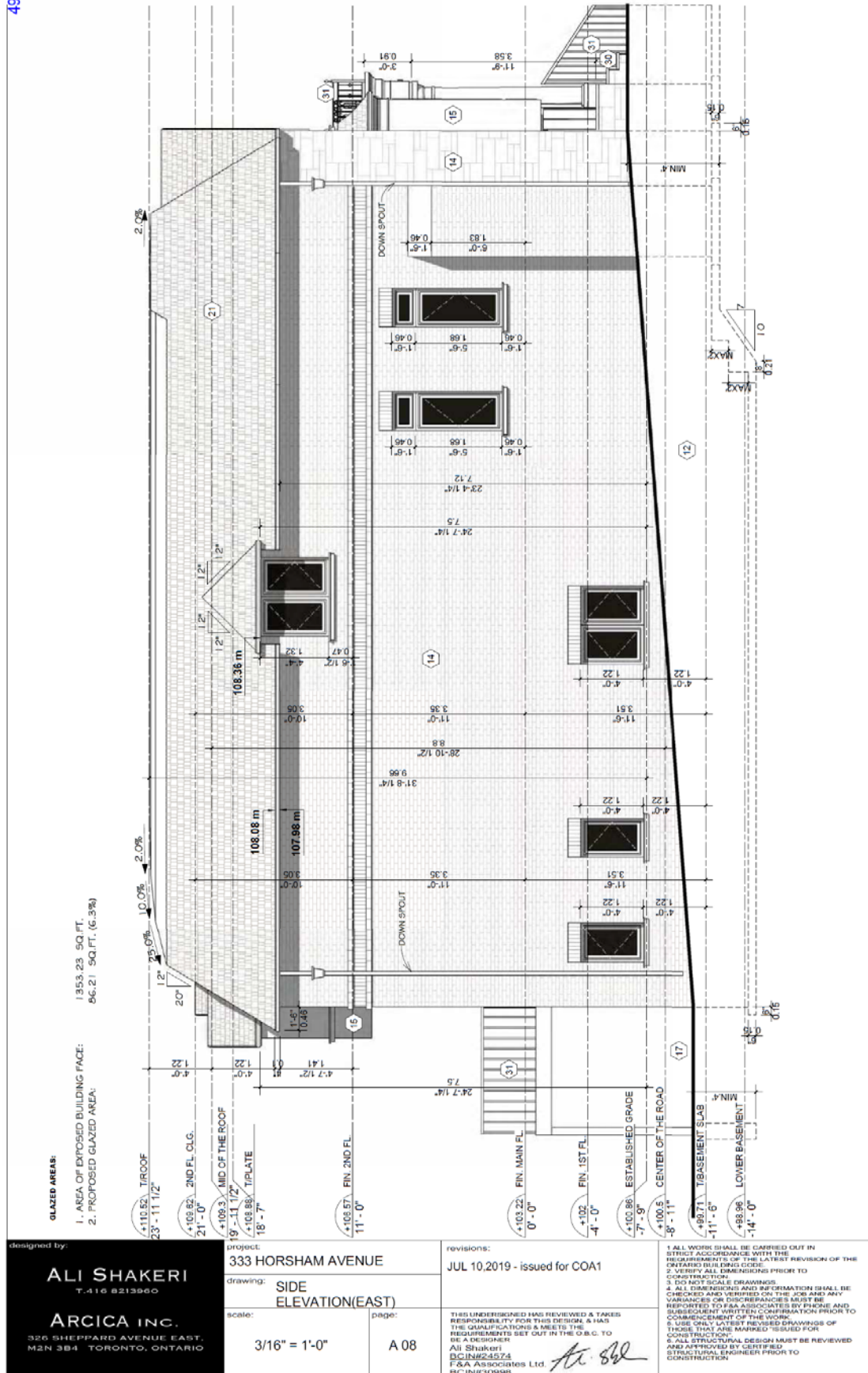


designed by: <b>ALI SHAKERI</b> T.416.8213960  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO	project: <b>333 HORSHAM AVENUE</b>	revisions: <b>JUL 10, 2019 - issued for COA1</b>	1 ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3 DO NOT SCALE DRAWINGS. 4 ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO FLA ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5 USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED ISSUED FOR CONSTRUCTION. 6 ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>REAR ELEVATION(SOUTH)</b>	scale: <b>3/16" = 1'-0"</b>	
	page: <b>A 07</b>	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER Ali Shakeri BCIN#24574 F&A Associates Ltd. BCIN#30998	



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