

DECISION AND ORDER

Decision Issue Date Thursday, April 29, 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: Evgenya Jens

Applicant: Action Planning Consultants

Property Address/Description: 8 Larstone Ave

Committee of Adjustment Case File: 19 254895 WET 03 MV (A0617/19EYK)

TLAB Case File Number: 20 108429 S45 03 TLAB

Hearing date: November 17, 2020

DECISION DELIVERED BY A. Bassios

APPEARANCES

Appellant	Evgenya Jens
Applicant	Action Planning Consultants
Owner	Suzanne Wedgewood
Party	Livio Di Fonzo
Party's Legal Rep.	Amber Stewart
Participant	David Anthony Jens

INTRODUCTION

This is an appeal by Evgenya Jens of the decision of the City of Toronto (City) Etobicoke-York District Panel of the Committee of Adjustment's (COA) approval of variances to construct a new detached dwelling with an attached garage.

The subject property, 8 Larstone Avenue, is located in a residential neighbourhood to the north of The Queensway and west of Royal York Road. It is designated *Neighbourhoods* in the City Official Plan (OP) and zoned RD (f13.5; a510;d0.45) under the new harmonized City of Toronto Zoning By-law No. 569-2013 (By-law) and R2 under the former City of Etobicoke Zoning Code (former By-law).

The COA had before it an application described as: "To construct a new detached dwelling with an attached garage".

In total, eight (8) variances were sought.

1. Section 10.20.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (162.1 m²).

The new dwelling will cover 36% of the lot area (175.9 m²).

2. Section 10.20.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.45 times the area of the lot (221.1 m²).

The new dwelling will have a floor space index of 0.58 times the area of the lot (285.4 m²).

3. Section 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 7.7 m.

The new dwelling will be located 7 m from the front lot line.

4. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted building length is 17 m.

The new dwelling will have a length of 21.5 m.

5. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted building depth is 19 m.

The new dwelling will have a depth of 20.8 m.

**6. Section 10.20.40.10.(4), By-law 569-2013 and Section 320-42.1.B(2)
Section 10.20.40.10.(4), By-law 569-2013**

The maximum permitted height for a flat roof dwelling is 7.2 m.

Section 320-42.1.B.(2) (Etobicoke Zoning Code)

The maximum permitted height of a flat roofed dwelling is 6.5 m.

The new dwelling will have a flat roof height of 7.6 m.

7. Section 10.5.40.60.(3)(A)(ii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.

The proposed stairs will be 3.4 m wide.

8. Section 10.5.40.60.(2)(A), By-law 569-2013

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

The proposed canopy will encroach 1.1 m beyond the platform it is covering.

The hearing of this matter occurred by Electronic Hearing on November 17, 2020. In attendance electronically via WebEx were: Evgenya Jens, the Appellant; Livio Di Fonzo, a Party and co-owner; Suzanne Wedgewood, co-owner; Amber Stewart, the Owners' Legal Representative; Franco Romano, Action Planning Consultants, the Applicant and expert witness; and David Jens, a Participant.

I advised that I had reviewed the pre-filed material and had conducted a site visit of the subject property and surrounding neighbourhood. I explained to those in attendance that the application for variances to the By-laws is to be heard afresh, that the entire application that was before the COA is to be heard anew and that the burden is on the applicant to satisfy the TLAB that the application meets the statutory policy and the four tests mandated by s.45(1) of the Planning Act. I advised as to the order of proceedings, expected conduct and that all witnesses would be affirmed rather than sworn due to the electronic format of the Hearing.

BACKGROUND

The Applicant seeks to demolish the existing one storey detached dwelling and construct a new two storey detached dwelling on the subject property. Letters of support and letters of objection were filed with the COA. The COA heard the application at its meeting on January 16, 2020 and approved the requested variances on condition that the proposal be constructed substantially in accordance with the site plan submitted and held on file by the COA.

Evgenya Jens filed an appeal with the Toronto Local Appeal Body (TLAB) on January 21, 2020 and an in-person Hearing was originally scheduled for May 25, 2020. Because of the COVID-19 pandemic, the TLAB ordered a cessation of all Hearings effective March 16, 2020 and this matter was rescheduled to be heard as an electronic Hearing before the TLAB on November 17, 2020.

MATTERS IN ISSUE

The prevailing physical form in the neighbourhood is typically bungalows, although the Zoning By-law(s) allow for two storey dwellings. The matter of height was identified as an issue, both in the aspect of its incompatibility with the surrounding homes and in terms of the associated overlook and privacy concerns. A concern was identified that all the variances, when combined, would allow for an overly large structure that would be incompatible with existing homes in the neighbourhood and, in this regard, the visual impact of a flat-roofed structure, as compared to a pitched roof, was identified as an added concern during the Hearing.

The application of the City of Toronto Zoning By-law instead of the Etobicoke By-law was questioned.

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').

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, legal counsel for the applicant, indicated that the owners have lived at this address since 2006 and this proposed dwelling is to be their new family home. It is to be a "custom home" in a modern style with a flat roof, which has been designed with Mr. Romano's assistance.

Ms. Stewart indicated that the plans that had been submitted to the COA had an error; that the measurement to the rear property had been incorrectly labelled. (I note that the applicant's disclosure filed with the TLAB on March 13, 2020 identified this error). Ms. Stewart indicated that this was a dimensioning error, but that it does not affect the variances required and requested.

In opening remarks, Ms Jens effectively summarized her concerns with the proposal – that the house should “fit”, and that the height is not minor, causing height and privacy issues, especially the height of the windows. Ms. Jens indicated that she had canvassed the neighbourhood and that there was a general sentiment against the “monster house”. She identified that the neighbourhood consists mostly of bungalows and that most of the new construction is within the By-law, unlike this proposal.

Mr. Romano was affirmed and qualified as an expert witness in land use planning and proceeded to provide evidence.

Mr. Romano provided a fulsome analysis of the overall physical form of the neighbourhood, the prevailing physical type, character, and general physical patterns, (although he indicated that the statistics available are weak due to missing information in the City's data sets). He concluded that the neighbourhood physical characteristics illustrate a generous diversity of detached dwelling character attributes. The patterns show a prevailing physical character of modest-sized rectangular and irregularly-shaped lots fronting onto a public road system and occupied by low rise detached dwellings which occupy the front to central portion of each lot while maintaining modest front yard and rear yard landscaping.

The front and rear yard setbacks are consistent, undulate to some degree, but there is still a good alignment to the street. The overall physical form is one to two storeys. The existing dwellings reflect the era of construction, particularly in terms of architectural element styles and choices. The area has only recently been experiencing second generation construction. Mr. Romano's evidence was illustrated by photographs and graphics.

Mr. Romano addressed the requirements of Official Plan polices and, in particular, Official Plan policy 4.1.5 which requires that Development in established *Neighbourhoods* respect and reinforce the physical character of each geographic neighbourhood. The policy lists features of “existing physical character” and Mr. Romano reviewed each with respect to the proposal on the subject property.

In summary, Mr. Romano's evidence was that the proposal does not alter the street pattern, does not alter the prevailing size and configuration of lots, respects that prevailing setbacks of the buildings from the street, respects the prevailing patterns of rear and side yard setbacks and landscaped open space, and does not impact any

special landscape or built-form features that contribute to unique physical character, nor does it impact upon any heritage buildings or landscapes.

With respect to Official Plan policy 4.1.5 c), regarding prevailing heights, massing, scale, density and dwelling type of nearby residential policies, Mr. Romano provided an analysis of the subject site's neighbourhood study area as well as the immediate context of 18 lots on Larstone Avenue. Mr. Romano concluded that in the neighbourhood study area and in the immediate context of the 18 lots on Larstone Avenue, the heights of residential buildings are low rise, one to two storeys and in uniform or articulated formats. He concluded that the proposed building height of two storeys in an articulated format conforms and meets the general intent and purpose of the Official Plan.

Mr Romano concluded that the proposal meets the first test under s. 45(1) of the Planning Act and maintains the intent and purpose of the Official Plan. He testified that in his opinion the proposal contains physical characteristics, including site design and built form features that are compatible to, respect and reinforce the Subject Site's physical contexts. He asserts that the proposal will contribute to the overall physical form prevailing characteristics in a manner that appropriately satisfies all Official Plan considerations while implementing Provincial Policies and creating no unacceptable adverse impacts.

He opined the proposal satisfies all Official Plan considerations while implementing Provincial Policies and creating no unacceptable adverse impacts

Prior to outlining the proposal, Mr. Romano illustrated for me the correction to the previously referenced error on the plans submitted to the COA. The dimension written on the site plan is correctly 11.78m from the rear wall of the ground floor to the property line, while it is labelled as 13.00m (as seen on page 26 and then on page 35 of the witness statement marked as Exhibit A). He re-confirmed that this adjustment would not trigger the need for a rear yard setback since the By-law allows requires a rear yard setback of 8.95m. The rear yard setback requirement set by the By-law is determined in this case by a calculation of 25% of the lot depth.

Mr. Romano provided testimony regarding the second test under under s. 45(1) of the Planning Act; that the proposal maintains the general intent and purpose of the Zoning By-laws. The Subject Site has a detached residential zoning – RD pursuant to the City's harmonized zoning by-law 569-2013 and R2 pursuant to the former Etobicoke zoning code. Both by-laws permit low scale residential uses.

Mr. Romano described the proposal and noted all of the variances requested (itemized above in the Introduction section). He illustrated that the exterior walls are not uniform, there are a series of "step backs and setbacks" on the exterior of the proposed building. The variances are requested to facilitate good design and he testified that there are

relatively few variances, some of which reflect measurements taken from projections on the second floor and the rear terrace or porch. He noted that comparable conditions can occur as-of-right under the applicable Zoning By-laws and that the difference between the proposal, existing conditions and the planned context will generate similar privacy, overlook, setback and the like relationships which do not amount to significant adverse impacts.

Mr. Romano addressed a diagram in his Witness Statement (Exhibit A, Attachment D, page 38) which marks building length and depth. He showed that the first floor has a front to rear wall measurement of 16.34m. The second floor has an articulated footprint with front and rear window projections that bring the Building Length measurement to 17.5m whereas the By-law allows 17m for Building Length. Both first and second floor measure less than the 19m the By-law allows for Building Depth (which is measured from the front yard setback to the rear wall).

Mr. Romano then identified the 20.8m that the zoning examiner determined as the proposed Building Depth and indicated that it starts at the projection into the front yard to the end of the steps in the rear yard. He commented that rear steps are not usually included in the calculation of Building Length and Depth; typically, the measurement ends at the rear wall. I asked Mr. Romano for the Zoning By-law definition of depth, and whether that includes underground.

Mr. Romano addressed Building Height and explained that the Etobicoke By-law is still in effect and therefore both By-laws, the harmonized By-law and the former By-law are noted in the variance to maximum permitted height for a flat roofed building. The floor to ceiling heights are typical of new construction today.

Mr. Romano referred to a diagram in his Witness Statement to illustrate that if a sloped roof was overlayed over the proposed design, with all of the exact same design features, they would fit into the By-law height requirement without any adjustment and would comply with the 9.5m height that the By-law allows for a sloped roofed dwelling.

Aside from the canopy which extends over the stairs, the rear deck conforms to the By-law, and the height, width and length of the deck are permitted.

Mr. Romano noted that the occupants of numbers 6, and 10 Larstone Ave, the abutting neighbours, as well as those at 11 Larstone Ave., wrote letters to the COA in support of the application. There were letters of objection to the COA, including from the Appellant and the Participant in the Hearing.

Mr. Romano concluded that, in his opinion, the proposal creates no unacceptable adverse impact. He opines as follows: "While the proposal results in a site development that occupies some different space on the lot, the proposed building siting and built form condition is one that is modest, reasonable and to be anticipated in the redevelopment of this Subject Site, particularly within its geographic and localized neighbourhood

contexts. This form of evolution has, and continues to be, part of the ongoing physical character. The proposal will not cause any unacceptable adverse impacts such as shadowing, privacy or overlook or any related to site development features. All of the proposed windows are located in areas where windows and other places that permit overlook are permitted to be located as-of-right, such as platforms including elevated platforms at or above the second storey. Further, the porch and terrace are in areas that are permitted to have the same or similar features, resulting in the same or similar outcomes relating to privacy, overlook et cetera. The proposal is in keeping with the stable and not static nature of the Subject Site's physical contexts."

Mr. Romano concludes that the proposal maintains the general intent and purpose of the Zoning By-laws.

Mr. Romano provided a project decision summary table of COA decisions and concluded that the proposed variances are in keeping with the numeric range of approvals found within the Subject Site's physical contexts and beyond. It was his opinion that the order of magnitude of the requested variances is reasonable, maintains a compatible detached residential land use, site design and built form that can be suitably accommodated on the Subject Site within physical contexts which exhibit compatible and complementary characteristics.

The proposal, therefore, in his opinion meets the third test under s. 45(1) of the Planning Act; that the variances are minor.

Mr Romano concluded with the final test under s. 45(1) of the Planning Act; that the variances are desirable for the appropriate development or use of the land. He concluded that it is his opinion that the proposal will achieve reasonable, appropriate and compatible site design and built form features which are within the public interest and are desirable for the appropriate use and development of the land. Additionally, he asserted that the proposal would contribute to the mix of housing choices in a manner that reflects and reinforces the Subject Site's physical character.

Mr Romano opined that the requested variances, individually and cumulatively, met all four tests, and are consistent with the Provincial Policy Statement and the Growth Plan.

Ms. Jens, in her cross examination, questioned the application of the City of Toronto Zoning By-law instead of the Etobicoke By-law. She contested the way in which the building height has been depicted for this application, emphasizing that the building height, or soffit height in the case of a pitched (sloped roof) dwelling is 6.5m under the Etobicoke Zoning Code. Ms. Jens questioned Mr. Romano's identification of the building length as the distance from the front wall to the rear wall on the ground floor and pointed out that the definition of building length includes the underground component, and that is consistent with how the zoning examiner has identified it. She

further raised the potential implication for the rear yard setback, if as she asserts, the rear wall is, indeed, the outside wall of the underground storage room.

Ms. Jens, In her testimony, presented photographic evidence showing estimated heights of other homes in the neighbourhood, comparing their estimated heights with the height of the proposal on the subject property. She also showed a marked-up photograph annotating the estimated floor heights of 12 Larstone Avenue, which is the only two storey dwelling on Larstone Avenue. Ms. Jens referenced a photograph taken from her Master Bedroom window, with a sketch of the outlines of the proposal marked on it, including roof and window heights, as viewed from her bedroom window. (Ms. Jens does not live on Larstone Avenue, her home is adjacent to the property that backs on to the rear of the subject property).

Ms. Jens testified that there are no flat roofs higher than 22 ft in the neighbourhood and it is not fair to compare pitched roof houses with flat roofed houses. She does not oppose a second floor, but she is opposed to variances for what she describes as cosmetic reasons, not functional reasons, and added that the proposed variances, in combination, create a big building, a 'really huge building', that will not fit with the neighbourhood.

Mr. Jens, a Participant, made a statement and supported his wife's concerns.

ANALYSIS, FINDINGS, REASONS

The position of the Appellant in this case, in summary, is that the scale of this new home is not in keeping with the neighbourhood character, that it is a much larger home and is incongruous with the size and scale of the other homes in the area which are mostly bungalows. I can understand this concern and appreciate this proposal is indeed larger than almost all of the homes in the neighbourhood. The planned future context for the area, however, as expressed in the Zoning By-law, allows for two storey detached dwellings. It is the maximum/minimum allowances under the Zoning By-law that are baseline for the variances.

It is evident that this neighbourhood is beginning to experience the 'second generation construction' that has already passed over many other parts of the City of Toronto. I concur with Mr. Romano's evidence that the Official Plan does not contemplate that a neighbourhood stay frozen in time and that some physical change will occur over time.

The Appellant in this case acknowledges that the Zoning By-law allows for a two storey dwelling as-of-right and takes the position that the allowances under the By-law are generous enough, and that the combination of all the additional variances over and above what the By-law allows are excessive. The height of the proposed dwelling is at issue, especially in the context of the neighbourhood and in the aspect of overlook and

privacy resulting from this taller building where the currently existing structures are generally bungalows.

In this regard, I do not find that the variance for the height of the proposed dwelling will cause any further impact in terms of overlook and privacy than would be experienced from an as-of-right? proposal that would be compliant with the Zoning By-laws. The significant contributor to the overlook potential is the second floor on the proposal, which is permitted by the Zoning By-law. The viewpoint from the second-floor windows is not controlled or significantly affected by the additional height requested under this variance.

In considering the evidence tendered by Ms. Jens regarding existing heights in the neighbourhood, I recognize that she was not able to obtain exact measurements from other two storey homes in the broader neighbourhood and her evidence relies on her estimates taken from a vantage point on the street. Mr. Romano was able to cull the City of Toronto's records and provide detailed data on requests for variances submitted to the COA and, in this regard, I find the evidence of Mr. Romano more persuasive.

I do not find that the additional height requested - a 1.1m variance to the Etobicoke Zoning Code and/ or the 0.4m variance to the maximum height allowed under the harmonized, new Zoning By-law (By-law 569-2013) - to be inconsistent with other height variances granted in the broader neighbourhood and I find that it is unlikely to be the cause of adverse impacts. I note that the occupants of properties most immediately impacted by the additional height, the abutting neighbours at numbers 6 and 10 Larstone Ave., submitted letters of support to the COA and that there were no objections received from residents on Larstone Ave.

The second-floor projection and the wider front stairs at the front of the proposed dwelling that trigger the requirement for front yard setback variances are design features which enhance the design of the building, and I find them appropriate in this context. The extended canopy proposed over the rear deck is a design feature which is helpful in mitigating the outlook and privacy issues that have been raised, providing more of a view screen from and to the deck than if the canopy was limited in compliance with the Zoning By-law.

Along with the proposed height, the other major concern the Appellant expressed was that all the variances, when combined, would allow for an overly large structure that would be incompatible with existing homes in the neighbourhood. The variances for lot coverage, floor space index, building length and building depth, are, in combination, descriptors of proportionality, or size, of the proposed house on the subject property.

I note that variances for front yard, rear yard and side yard are often included with the aforementioned as indicators to assess potential "overdevelopment" of a site, but in this case the only variance to setbacks is a 0.7m variance for a second-floor projection into

the front yard. Floor space index and lot coverage are mathematical indicators of proportionality and are useful as descriptors when considered in concert with other indicators but considered alone, they are not readily discernable to a member of the public passing by on Larstone Ave. or to the surrounding neighbours.

I find that the concerns expressed for additional massing, incursion on privacy and height are, in the circumstances of the 'planned context' described by Mr. Romano and in respect of existing permissions, do not reach the threshold of creating undue adverse impact.

The issues of building length and building depth were the subject of testimony and discussion at the Hearing. Mr. Romano's evidence was that he considers the rear wall of the proposed building to be the main wall on the ground floor and he suggests that the Zoning Examiner calculated the variance required by taking the measurement from the back steps, which are not usually included in the building length and depth measurement.

Ms Jens contended that the definition of building length captures the underground component, and that since the underground storage room projects beyond the ground floor rear wall, the rear wall is in fact the outside wall of the underground storage room. This is consistent with how the Zoning Examiner has identified building length and depth. Ms. Jens further raises the potential implication for the rear yard setback, if as she asserts, the rear wall is the outside wall of the underground storage room. In this issue of what constitutes the building length and building depth of the proposed dwelling, I prefer the evidence of Ms. Jens.

The Zoning By-law defines building length and building depth as follows:

"Building Length means the horizontal distance between the portion of the front main wall of a building on a lot closest to the front lot line, and the portion of the rear main wall of the building closest to the rear lot line, measured along the lot centreline. If the main walls are not intersected by the lot centreline, the measurement is from the point on the lot centreline where a line drawn perpendicular to the lot centreline connects with the main wall".

"Building Depth means the horizontal distance between the front yard setback required on a lot and the portion of the building's rear main wall furthest from the required front yard setback, measured along a line that is perpendicular to the front yard setback line".

Section 10.5.40.20 of Zoning By-law 569-2013 identifies the portion of building to which the definition of building length applies; as follows "In the Residential Zone category, building length regulations apply to all main walls of a building **above and below ground**, excluding the footings for the building." Similarly, section 10.5.40.30 for building depth – "In the Residential Zone category, building depth regulations apply to

all main walls of a building **above and below ground**, excluding the footings for the building.” (My emphases).

In addition, the staff report that was received by the COA (included in Mr. Romano’s Witness Statement, (Exhibit A) states as follows:

“The application requests an increased building length of 21 .5 metres as measured under Zoning By-law No. 569-2013, whereas the maximum permitted building length is 17 metres. The increased building length applies to the basement located below grade, which extends 4 metres longer than the remainder of the dwelling. The proposed building length of the dwelling visible above grade is 16.34 metres on the ground floor and 17.5 metres on the second floor. In order to ensure that the increased building length is associated with the basement and below established grade only, Planning staff recommend that, should the Committee of Adjustment approve the application, the following condition be imposed: 1. The proposed development shall be constructed substantially in accordance with the Site Plan submitted November 28, 2019 and held on file by the Committee of Adjustment.”

Because of the error on the site plan originally submitted to the City and the COA, where the distance from the rear wall of the ground floor was dimensioned as 13.0m and has subsequently been corrected (to 11.78m) in the materials filed with the TLAB, Ms. Jens has raised the potential implication for the rear yard setback, given this adjustment. Ms. Jens references the basement drawing in Mr. Romano’s witness statement and says as follows: “You can see that the exterior wall of the underground seasonal storage room/ future pool equipment room extends 4.51m beyond the main wall at the ground level. If the rear wall of the basement level was to be considered the exterior wall, the rear yard setback would be implicated, i.e., $11.78 - 4.51 = 7.24\text{m}$. The By-law allows a rear yard setback of 8.95m.”

At this juncture, the matter of whether the proposal impinges upon the rear yard setback is not before me, as there has been no variance requested in this regard, and therefore no variance to the rear yard setback will be approved by means of this decision.

In conclusion, I find that the variances requested are reasonable in consideration of the future planned context of the neighbourhood and that the variances requested satisfy the statutory tests individually and cumulatively,

Therefore, I direct that they be approved subject to conditions that require that the proposed development be constructed substantially in accordance with the corrected site plan and drawings attached.

DECISION AND ORDER

The appeal from the decision of the Committee of Adjustment is allowed, in part. The requested variances set out on Schedule A, below, are approved subject to the conditions set out in Schedule B and the site plan and drawings set out in Attachment A. Any other variances that may appear on the plans but are not listed in the written decision are NOT authorized.

SCHEDULE A

REQUESTED VARIANCES TO THE ZONING BY-LAWS

1. Section 10.20.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (162.1 m²).

The new dwelling will cover 36% of the lot area (175.9 m²).

2. Section 10.20.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.45 times the area of the lot (221.1 m²).

The new dwelling will have a floor space index of 0.58 times the area of the lot (285.4 m²).

3. Section 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 7.7 m.

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Section 10.20.40.10.(4), By-law 569-2013**

The maximum permitted height for a flat roof dwelling is 7.2 m.

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A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering. The proposed canopy will encroach 1.1 m beyond the platform it is covering.

SCHEDULE B

CONDITIONS OF VARIANCE APPROVAL

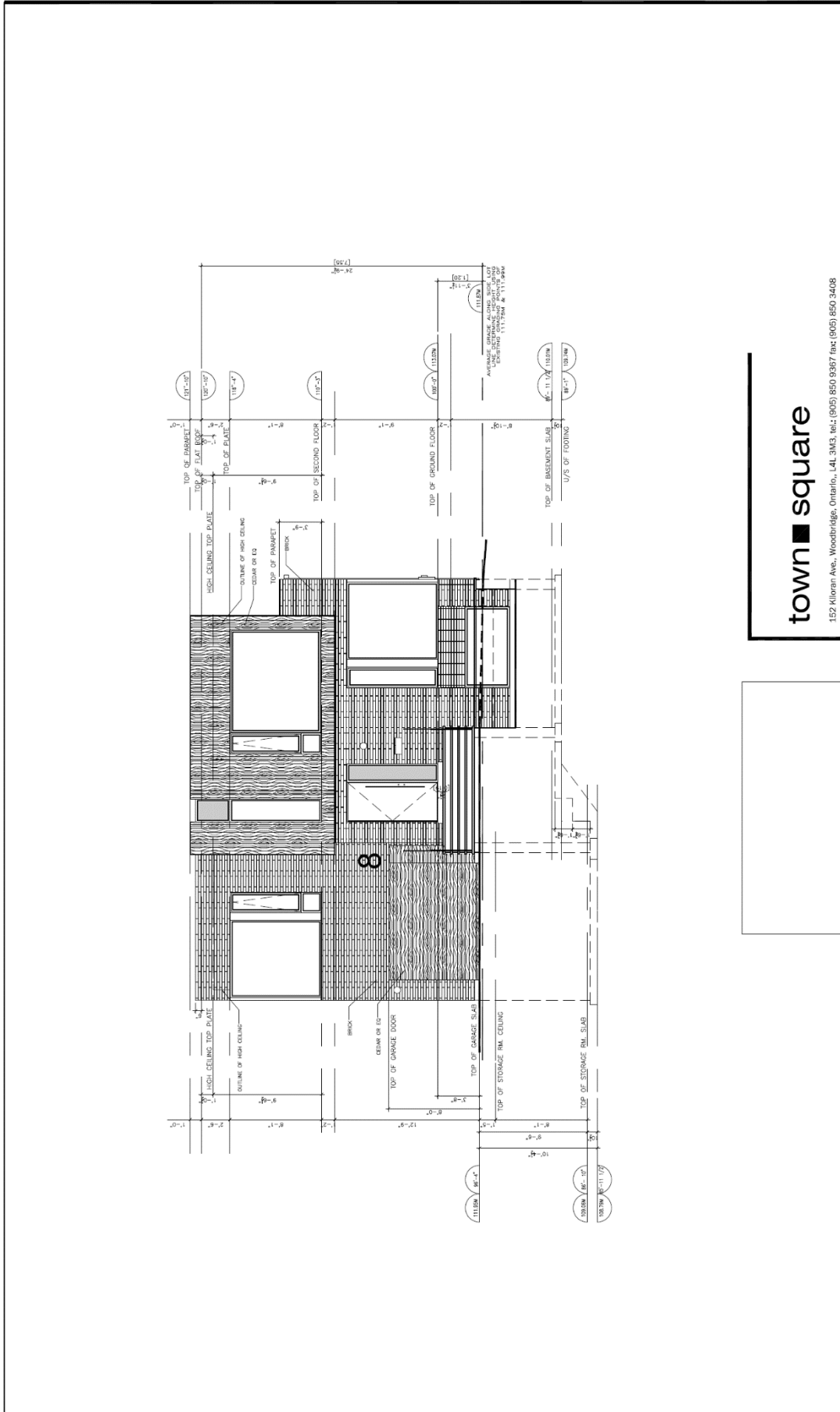
The decision is subject to the following condition(s):

1. The proposed development shall be constructed in compliance with the rear yard setback requirements of By-law 569-2013;
2. If required to achieve zoning compliance, the variances approved for building length and building depth in Schedule A shall be reduced so as to comply with the rear yard setback requirements of By-law 569-2013;
3. Subject to conditions 1) and 2) above, the proposed development shall be constructed substantially in accordance with the drawings and corrected site plan prepared by "town square", including drawings A1 (Site Plan revised January 14, 2020), and drawings A6 (East Elevation), A7 (South Elevation), A8 (West Elevation) and A9 (North Elevation), revised on November 19, 2019 and attached as ATTACHMENT A

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

 X

A. Bassios
Panel Chair, Toronto Local Appeal Body



town square

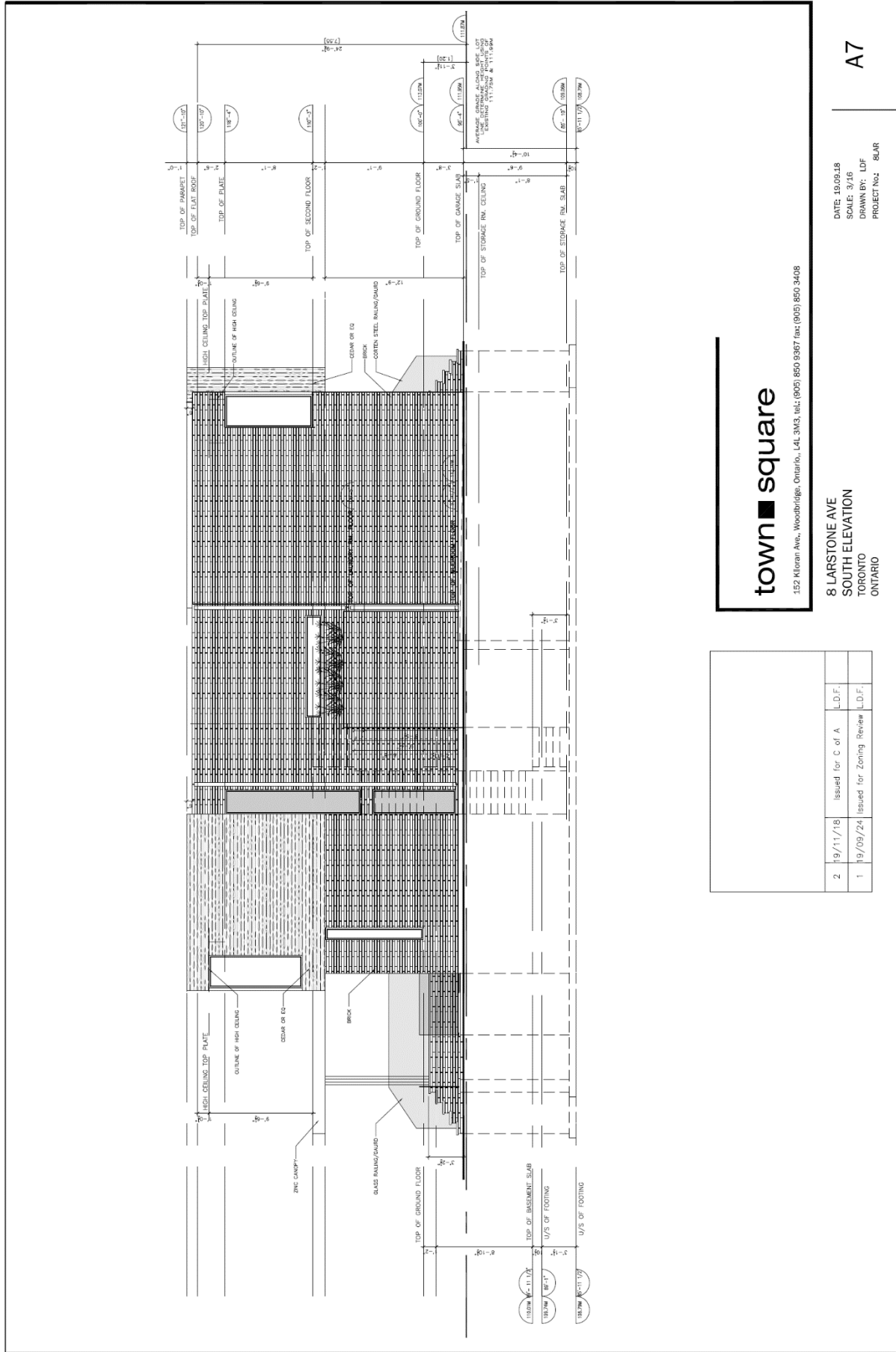
152 Kilaran Ave., Woodbridge, Ontario, L4L 3M3, tel: (905) 850 9387 fax: (905) 850 3408

8 LARSTONE AVE
EAST ELEVATION
TORONTO
ONTARIO

DATE: 19/09/18
SCALE: 3/16
DRAWN BY: LDF
PROJECT NO.: SLUR

AG

2	19/11/18	Issued for C of A	L.D.F.
1	19/09/24	Issued for Zoning Review	L.D.F.



town square

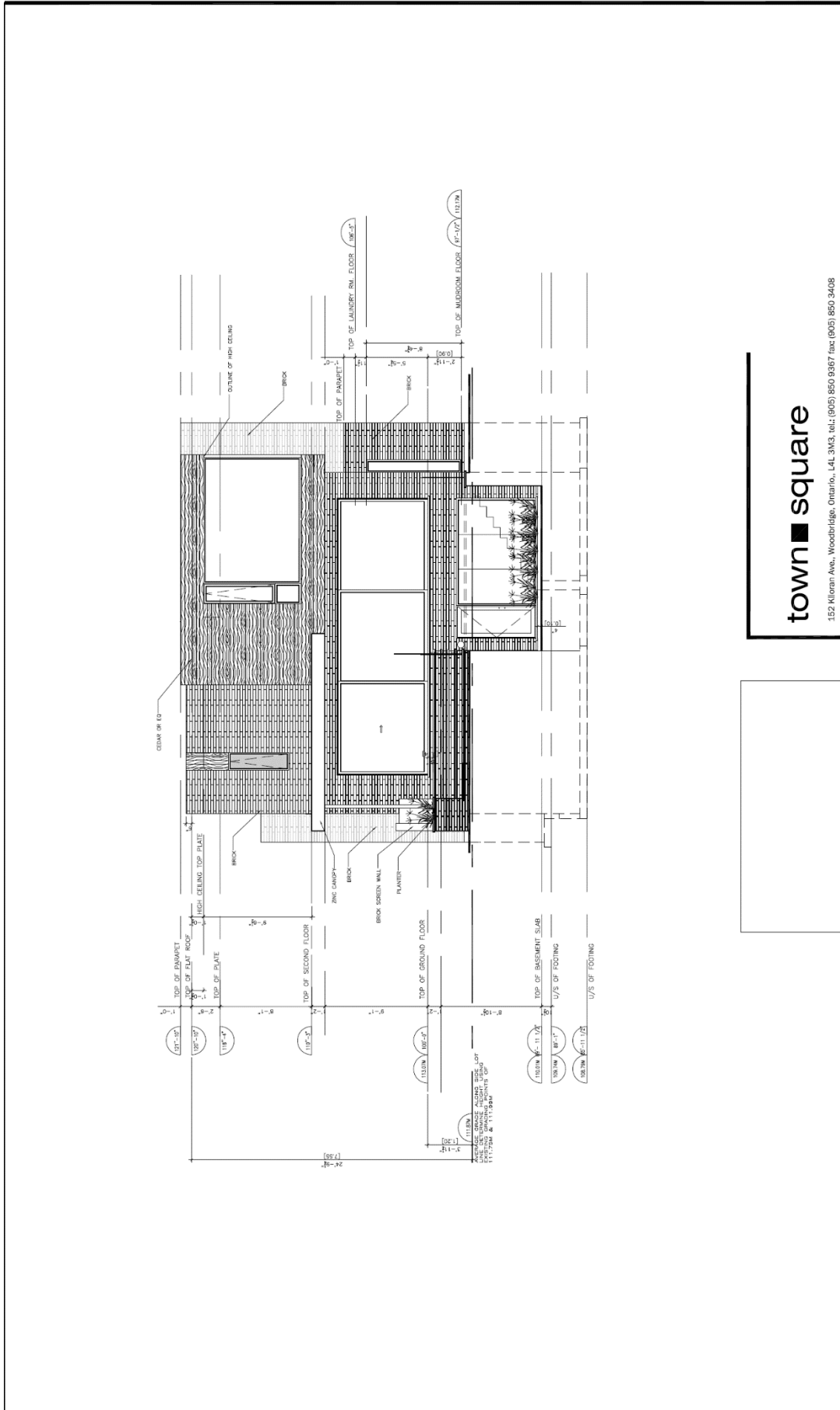
152 Kieran Ave., Woodbridge, Ontario, L4L 3M3, Tel: (905) 850 9367 Fax: (905) 850 3408

**8 LARSTONE AVE
SOUTH ELEVATION
TORONTO
ONTARIO**

DATE: 19/09/18
SCALE: 3/16
DRAWN BY: LDF
PROJECT NO.: BLAR

A7

2	19/11/18	Issued for C of A	L.D.F.
1	19/09/24	Issued for Zoning Review	L.D.F.



town square

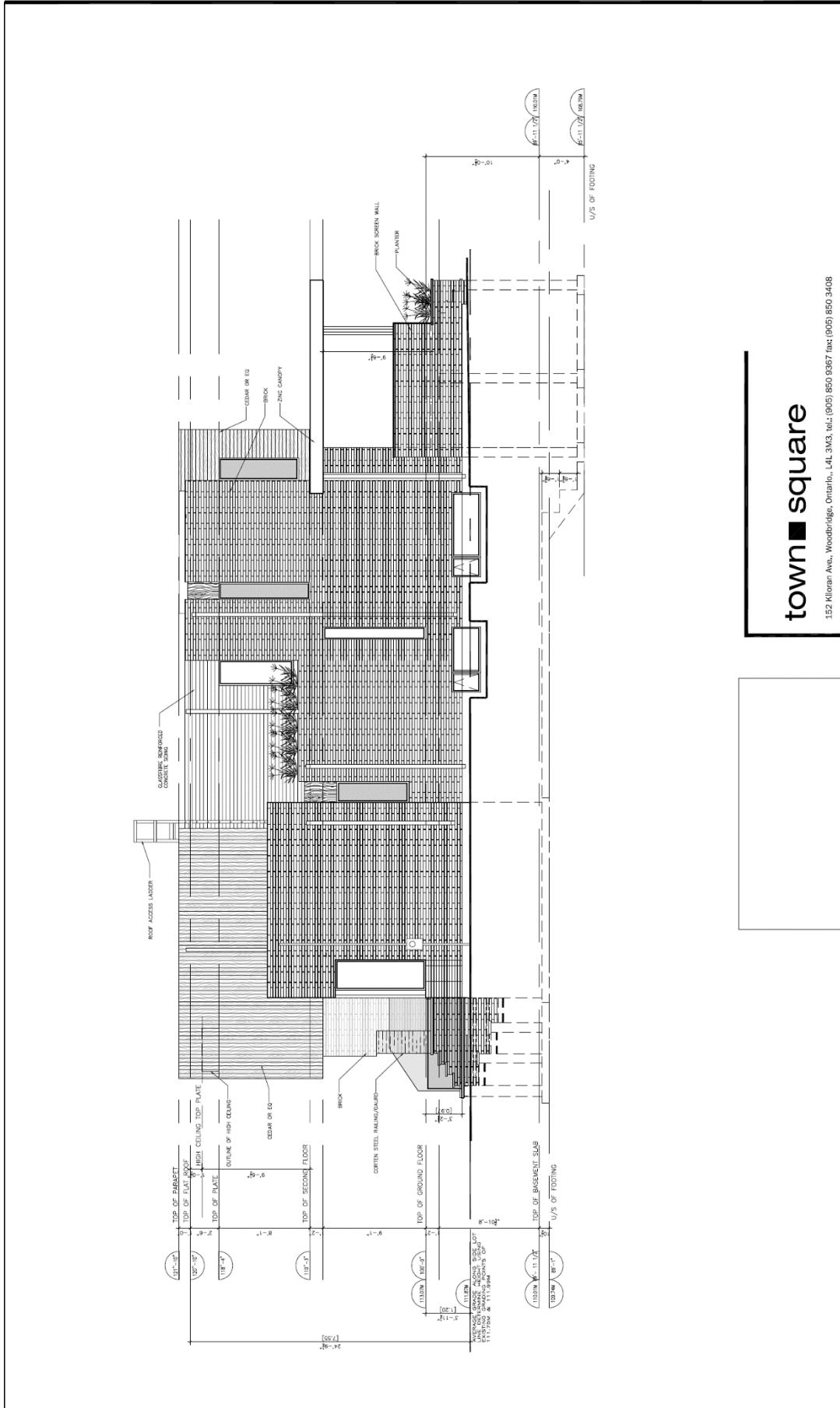
152 Kilmer Ave., Woodbridge, Ontario, L4L 3M3, Tel: (905) 850 9367 Fax: (905) 850 3408

**8 LARSTONE AVE
WEST ELEVATION
TORONTO
ONTARIO**

DATE: 19/09/18
SCALE: 3/16
DRAWN BY: LDF
PROJECT No.: 8LAR

2	19/11/18	Issued for C of A	L.D.F.
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A8



town square
 152 Kiloran Ave., Woodbridge, Ontario, L4L 3M3, tel.: (905) 850 9367 fax: (905) 850 3408

8 LARSTONE AVE
 NORTH ELEVATION
 TORONTO
 ONTARIO

DATE: 10.09.18
 SCALE: 3/16
 DRAWN BY: LDF
 PROJECT NO.: SLAR

A9

2	19/11/18	Issued for C of A	L.D.F.
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