

DECISION AND ORDER

Decision Issue Date Monday, April 25, 2022

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): CITY OF TORONTO

Applicant(s): URBANSCAPE ARCHITECTS INC.

Property Address/Description: 37 BOUSTEAD AVENUE

Committee of Adjustment File

Number(s): 20 146465 STE 04 MV (A0403/20TEY)

TLAB Case File Number(s): 21 106712 S45 04 TLAB

Hearing date: Wednesday, March 23, 2022

Deadline Date for Closing Submissions/Undertakings:

DECISION DELIVERED BY TLAB Chair D. Lombardi

REGISTERED PARTIES AND PARTICIPANT

Appellant	City of Toronto
Appellant's Legal Rep.	Sara Amini
Appellant's Legal Rep.	Gabriela Dedelli
Applicant	Urbanscape Architects Inc.
Party	Reza Mohyadini Benam
Party's Legal Rep.	Russell Cheeseman
Expert Witness	TJ Cieciura
Expert Witness	Bruna Nigro

INTRODUCTION AND BACKGROUND

This is an appeal of the Toronto and East York Panel of the City of Toronto (City) Committee of Adjustment's (COA) approval, with conditions, of an application for variances for the property known as 37 Boustead Avenue (subject property).

The subject property is located in the 'High Park-Swansea' neighbourhood of the former City of Toronto, and more specifically on the south side of Boustead Avenue, between Indian Road and Roncesvalles Avenue.

It is designated *Neighbourhoods* in the City Official Plan (OP) and is zoned R (d0.6)(x290) under Zoning By-law 569-2013. The 'R' zoning represents a residential zone that permits a maximum floor space index of 0.6 times the area of the lot, with a Special Exemption 290. The Special Exemption applies to a list of specific municipal addresses of which the subject property is not one.

The purpose of the application before the COA was to alter the existing two-storey detached dwelling on the subject property, by constructing a rear three-storey addition, a full third-storey addition and a rear second-storey balcony. In addition, interior alterations were to be performed to construct an additional secondary suite for a total of four units within the dwelling. Six variances were sought and approved related to: the FSI of the building, building depth, alteration to the front wall, size of the secondary suite and the front yard parking.

On December 10, 2020, the COA had approved all six (6) of the requested variances on the following condition:

The front yard parking pad and driveway shall be constructed with permeable pavers, to the satisfaction of Toronto Building Inspection Services, Toronto and East York District and the Manager, Permits and Enforcement Parking, Transportation Services, Toronto and East York District (with respect to the portion on the municipal boulevard).

The matter was appealed to the Toronto Local Appeal Body (TLAB) by the City (Appellant) although it was only concerned about two variances: both related to parking. One variance permitted front yard parking (Variance 2). The other variance permitted one parking space in the front yard which was, therefore, not zoning compliant, while three zoning compliant spaces were required (Variance 6).

The TLAB set a Hearing date for May 3, 2021. At that Hearing, only the two variances related to front yard parking were contested and, by Decision and Order dated May 14, 2021, the presiding Member dismissed the Appeal and approved all the requested variances with conditions.

The City subsequently filed a Review Request (Request) with the TLAB, made under Rule 31 of the Tribunal's Rules of Practice and Procedure (Rules). In a Decision

and Order issued on November 2, 2021, TLAB Vice-Chair Bassios found sufficient grounds established under Rule 31.17 c) of the current 'in-force' Rules to grant the remedy requested in the Review Request which was to cancel the May 14th Decision and order a new '*de novo*' Hearing of the application.

However, an additional request for a 'stay' of the final Decision until such time as the determination of the Request for Review was made was not granted by the Review decision-maker.

As a result, the Decision dated May 14, 2021, was cancelled and TLAB staff were directed to schedule and give *Notice of Hearing* for a '*de novo*' Hearing of the application. The Tribunal set the date for that Hearing as March 23, 2022.

On the scheduled day of the hearing of this matter, the following persons attended:

- Russell Cheeseman, legal counsel for the Owner (Reza Mohyadini Benab), and Expert Witness T.J. Cieciora (Land Use Planning);
- Gabriela Dedelli and Sara Amini, legal counsel representing the Appellant (City of Toronto).

In his opening statement, Mr. Cheeseman provided an update regarding the matter for the presiding Member. He acknowledged and reiterated that at the initial appeal hearing of this application the only issue in dispute in the matter was the variance for the front parking pad.

He advised that after that hearing event and the issuance of the May 14, 2021, final Decision and Order, the Owner applied for and received a building permit to alter the existing dwelling as proposed in the application without, however, constructing the front yard parking pad. Unfortunately, prior to commencing alterations, the existing dwelling experienced extensive fire damage and there was some question as to whether the structure could be rebuilt.

However, the Owner has now been assured that the dwelling can be reconstructed in the manner that it is seeking to do so through the proposal before the Tribunal.

In the interim and understanding that the key issue in dispute continued to be the City's opposition to the proposed front yard parking pad, Mr. Cheeseman advised that the Owner engaged in discussions with the City and, as a result, has agreed to eliminate the front yard parking pad variance that was part of the original proposal before the COA. This has also resulted in a revision to Variance 6 given that the Owner is now providing zero parking spaces, whereas the previous application had proposed one to be located within the front yard.

Ms. Dedelli also acknowledged that the Owner and the City had engaged in successful discussions regarding the elimination of the proposed front yard parking pad and advised that based on the revised plans filed with the TLAB, the City is no longer opposing the approval of the amended application and revised list of variances.

Therefore, the Owner has amended the Application and is seeking the following five (5) variances before the TLAB to accommodate the revised proposal now before the TLAB.

1. Chapter 10.10.40.40.(1)(A) Bylaw 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (221.96 m²).

The three-unit detached dwelling will have a floor space index of 0.9 times the area of the lot (332.6 m²).

2. Chapter 10.10.40.30.(1)(A) Bylaw 569-2013

The maximum permitted building depth for a detached dwelling is 17.0 m.

The building depth of the three-unit detached dwelling will be 17.85 m.

3. Chapter 150.10.40.1.(2)(A) Bylaw 569-2013

An addition or exterior alteration to an existing building to accommodate a secondary suite is permitted if it does not alter or add to a front wall or roof that faces a street.

In this case, the front main wall and roof are being altered to accommodate the secondary suites at the upper levels.

4. Chapter 150.10.40.40.(1) Bylaw 569-2013

The interior floor area of a secondary suite, or all secondary suites where more than one is permitted, must be no more than 45% of the interior floor area of the dwelling unit within which it is located.

In this case, the interior floor area of all secondary suites is 73% of the interior floor area of the dwelling unit within which they are located (274 m²).

5. Chapter 200.5.10.1.(1) Bylaw 569-2013

A minimum of three zoning compliant on-site parking spaces are required to be provided for the three dwelling units.

In this case, 0 parking spaces will be provided in the front yard.

MATTERS IN ISSUE

This matter came before the TLAB as a settlement of the only outstanding matter in the filed Appeal, with support from all the Parties. The mandate of the TLAB in this situation is to be satisfied that the variances and conditions that were agreed to via the settlement discussions between the Applicant and the City meet the four tests of the *Planning Act*.

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

Mr. Cieciura provided evidence in support of the revised list of requested variances, summarized as follows:

- The subject property is currently occupied by a one-storey residential dwelling containing 3 units.
- The neighbourhood is characterized by a mix of two and three-storey houses with a variety of housing and architectural styles, including a mix of new developments as well as older existing dwellings.
- Recent COA variance approvals in the neighbourhood indicate that the area is experiencing redevelopment and modest intensification, a trend that will continue with the proposed application.
- The neighbourhood is characterized by both narrow and wide dwellings with tight side yard setback distances from abutting lot lines; most of the dwellings are almost the full width of the properties.
- The immediate and broader neighbourhood contexts include properties with front yard parking while others have garages at the rear accessed by a mutual driveway.
- The revised proposal will result in a compatible built form that is a common character, and which will 'fit' harmoniously within the immediate and broader neighbourhood contexts.
- The proposed additional unit is 'as-of-right', the 3rd storey is proposed to be within the roof area (attic), and the 2nd and 3rd storeys are set back from the street than the 1st floor, further mitigating the massing of the dwelling.
- The proposed three-storey dwelling will be similar in scale to the existing massing on the same block as the subject property and the proposed height is similar to what currently exists.

- Any shadowing impact on abutting properties from the proposed depth variance will not result in any undue adverse impacts not already contemplated by the zoning by-law.
- The subject property is within walking distance of higher-order transit including the Dundas West subway station, Bloor Go Station, and Up Express Station.

In support of his testimony, the Applicant entered into evidence five (5) documents which the TLAB identified with the following Exhibit identifiers: Exhibit 1 – Applicant's Combined Document Disclosure Book (Feb. 14, 2022); Exhibit 2 – Revised Site Plan Drawings (Mar. 14, 2022 & May 14, 2022); Exhibit 3 – New Zoning Examiner's Note (Mar. 22, 2022); Exhibit 4 – Revised List of Variances (Mar. 18, 2022); and Mr. Cieciura's Expert Witness Statement (Feb. 14, 2022).

ANALYSIS, FINDINGS, REASONS

This is an uncontested Hearing for the purposes of approving a revised set of variances that have been agreed to by the Parties as part of consensual discussions that resulted in the elimination of a proposed front yard parking pad.

I note that this case, as an informal settlement of the only outstanding issue in dispute, has no precedential value since any findings of fact are for the limited purpose of ensuring that the agreed-to outcome is not contrary to the *Planning Act*.

I accept Mr. Cieciura's evidence that the revised proposal is consistent with the PPS (2020) and conforms to the Growth Plan (2020) for the subject area.

The Four Statutory Tests

General Intent and Purpose of the Official Plan

The Official Plan requires that development and redevelopment within *Neighbourhoods* should be respectful of the existing neighbourhood context and should reinforce the existing physical character of buildings, streetscapes and open space patterns.

In his testimony, Mr. Cieciura focused on various sections of the OP including 2.3., 3.1.2. (Built Form), and more specifically on development criteria c) and d) in Policy 4.1.5 to substantiate his opinion that the proposal meets the first statutory test of s.45(1).

The proposal engages each, which warrants some brief attention in this Decision.

MASSING, SCALE, AND DENSITY

Mr. Cieciura stated that the proposal will result in a detached dwelling with an addition, compatible built form which he opined is a common character in the neighbourhood and one which would fit harmoniously within both the immediate and broader contexts. He asserted that the modifications to the front dormer/balcony will be similar to what already exists and that the bulk of the addition at the rear will not be fully visible from the street thereby maintaining the existing physical character of the building and streetscape (Photo study, Exhibit 1, p. 375).

He provided data in Tab 4-4 of Exhibit 1 (Neighbourhood Research Table) which reflects decisions that support his opinion that the proposed massing and scale are similar to what currently exists within the neighbourhood and what is permitted by the zoning by-law. Furthermore, he noted that there are no variances for the number of storeys, building height, exterior main wall height, front, rear, and side yard setbacks. He also opined that the depth variance of 0.85 m maintains the majority of the performance standards associated with the building envelope.

Finally, he concluded that the area is experiencing modest regeneration and transition and the subject application reflects a continuing evolution of this neighbourhood in a sensitive and considered manner.

Based on the evidence provided and heard, I concur with Mr. Cieciura's opinion that the proposal fits within the prevailing heights, scale, and massing of dwellings on both the north and south side and with the neighbourhood in general. I accept his opinion that the proposed density is in keeping with the neighbourhood as a whole based on his evidence that the floor space index is within the range of previous variance approvals in the neighbourhood.

I concur with Mr. Cieciura that the proposal maintains the general intent and purpose of the Official Plan.

General Intent and Purpose of the Zoning By-law

Variance 1: Floor Space Index (FSI)

Mr. Cieciura advised that the general intent and purpose of the zoning by-law is to achieve development that is appropriate for and compatible with the neighbourhood and does not create any unacceptable, adverse impacts. With respect to the revised proposal before the TLAB, he submitted that the FSI is in large part to regulate the massing and built form by way of the amount of gross floor area which can be built on the property.

Previous variances for FSI that have been granted by the COA within proximity to the subject property including at 36 Boustead Avenue (1.04 times the area of the lot) and at 38 Boustead Avenue (0.92 times the area of the lot). Furthermore, Mr. Cieciura noted that the additional unit being proposed is 'as-of-right', it is accommodated within the roof area (attic) of the third storey, and the massing of the proposed dwelling is mitigated by stepping back the second and third storeys from the street.

I concur with Mr. Cieciora that the requested FSI and proposed development are compatible and in keeping with the character of the immediate context as well as the adjacent and broader contexts.

VARIANCE 2: Building Depth

Mr. Cieciora advised that the maximum building depth standard is in large part, to regulate the size and footprint of a dwelling relative to the required front yard setback as well as to maintain a consistent massing within the neighbourhood.

He noted that the proposed building depth of 17.85 m is only 85 cm more than the permitted building depth and that this is only for a portion of the dwelling as a result of the architectural feature within the front main wall as well a small 'bump-out' on the rear main wall. He also asserted that #36 Boustead Avenue was approved by the COA for a building depth of 17.75.

In his opinion, the proposed front and rear main walls will align with the existing and corresponding walls of both #35 & #39 Boustead in keeping with the building depths of existing dwellings in the neighbourhood. He concluded that the variance would have no further impact than what the zoning by-law already contemplates.

On the above basis, I find that the proposed increase in the building depth meets the general intent of the building depth performance standard as it is modest and will not result in any adverse impacts on adjacent properties.

VARIANCE 3: Addition or Alteration to Accommodate a Secondary Suite

Mr. Cieciora advised that, in his opinion, this provision in the Zoning By-law intends to maintain the neighbourhood character and streetscape while accommodating additional dwelling units sensitively.

He asserted that the zoning permits more density (i.e., duplex, triplex, fourplex, and apartment building) on the subject property than is being proposed but that any of those other built forms could not be accommodated in a manner consistent with the existing street/neighbourhood character. Therefore, he believes that the proposal will maintain the existing front main wall, with a third-storey addition above, thereby respecting and reinforcing the existing physical character as well as helping to preserve the existing streetscape along Boustead Avenue.

I accept Mr. Cieciora's opinion that the front main wall will be designed in a way to maintain the existing characteristics of the dwelling on the subject property and find that the variance meets the general intent and purpose of the Zoning By-law

VARIANCE 4: Interior Floor Area of a Secondary Suite

Mr. Cieciora advised that the intent of this performance standard is largely to encourage there to be a main dwelling unit on the subject property. Additionally, he noted that the standard pertains only to internal floor space distribution and that given that triplexes, fourplexes, etc. are permitted in this zone, which he submitted

demonstrates that even when the distribution of floor space within a dwelling unit is equal the property will continue to be occupied by the owner or someone with a vested interest in the property's maintenance and care.

I accept Mr. Cieciora's opinion that the variance meets the general intent and purpose of the By-law as the number of units is permitted 'as-of-right' in this area.

VARIANCE 5: Number of Parking Spaces

Mr. Cieciora advised that the existing dwelling on the subject property had a front yard parking pad located partially on the municipal boulevard although, legally, that did not constitute a permissible parking space. Due to the agreement reached with the City, the Owner has now eliminated the variance for a front parking pad and has revised the proposal to include 0 on-site parking spaces.

He noted that the City undertook an initiative in 2021 to review parking requirements for new developments and recently passed a Zoning By-law Amendment to Zoning By-law 569-2013 modifying those parking standards. He asserted that enacting the Amendment is an acknowledgement by the City that vehicular parking needs are diminishing and the City is intent on implementing a change in parking rates.

Considering that the subject property has easy access to and is within walking distance of higher-order public transit and there is on-street parking on Boustead Avenue, I agree that the transit-accessible nature of this site makes it reasonable for reduced parking and I accept Mr. Cieciora's opinion that the proposal meets the general intent and purpose of the by-law.

Desirable for the Development of the Land

The proposal represents a type of modest redevelopment and regeneration that has been occurring in the neighbourhood over time and, if approved, would not change the pattern, or built form of the planned context. Additionally, the proposal is an example of regeneration in the neighbourhood that will respect and reinforce the existing physical character of the area.

I find that the proposal is desirable for the appropriate development of the land.

Minor

Mr. Cieciora submitted that the test for 'minor' is not a test of 'no impact' but, rather, an impact that rises to the level of being an unacceptable, adverse impact of a planning nature.

He asserted that the proposal would result in a built form that is compatible with the existing neighbourhood and opined that the variances being requested will not result in any undue or adverse impacts on the streetscape or the adjacent neighbours, including with respect to shadows, privacy, or overlook.

I agree with Mr. Cieciora that the application and proposed dwelling are consistent with previous approvals in the neighbourhood and concur that the requested variances are minor in nature.

Conclusion

I find that the proposal as revised meets the four statutory tests as set out in s.45(1) of the *Act*.

The revisions to the proposal since the COA approval have resulted in the elimination of one variance for a front yard parking pad, and the reduction in the magnitude of the variance for on-site parking. I find these changes to the requested variances to be minor and I am satisfied that further notice under s.45 (18.1.1) of the *Planning Act* is not required.

DECISION AND ORDER

The appeal is dismissed; the decision of the Committee of Adjustment dated December 10, 2020, is varied. The variances identified below as **ATTACHMENT A** are approved, subject to the Condition that follows.

ATTACHMENT A

1. Chapter 10.10.40.40.(1)(A) Bylaw 569-2013

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In this case, the interior floor area of all secondary suites is 73% of the interior floor area of the dwelling unit within which they are located (274 m²).

5. Chapter 200.5.10.1.(1) Bylaw 569-2013

A minimum of three zoning compliant on-site parking spaces are required to be provided for the three dwelling units.

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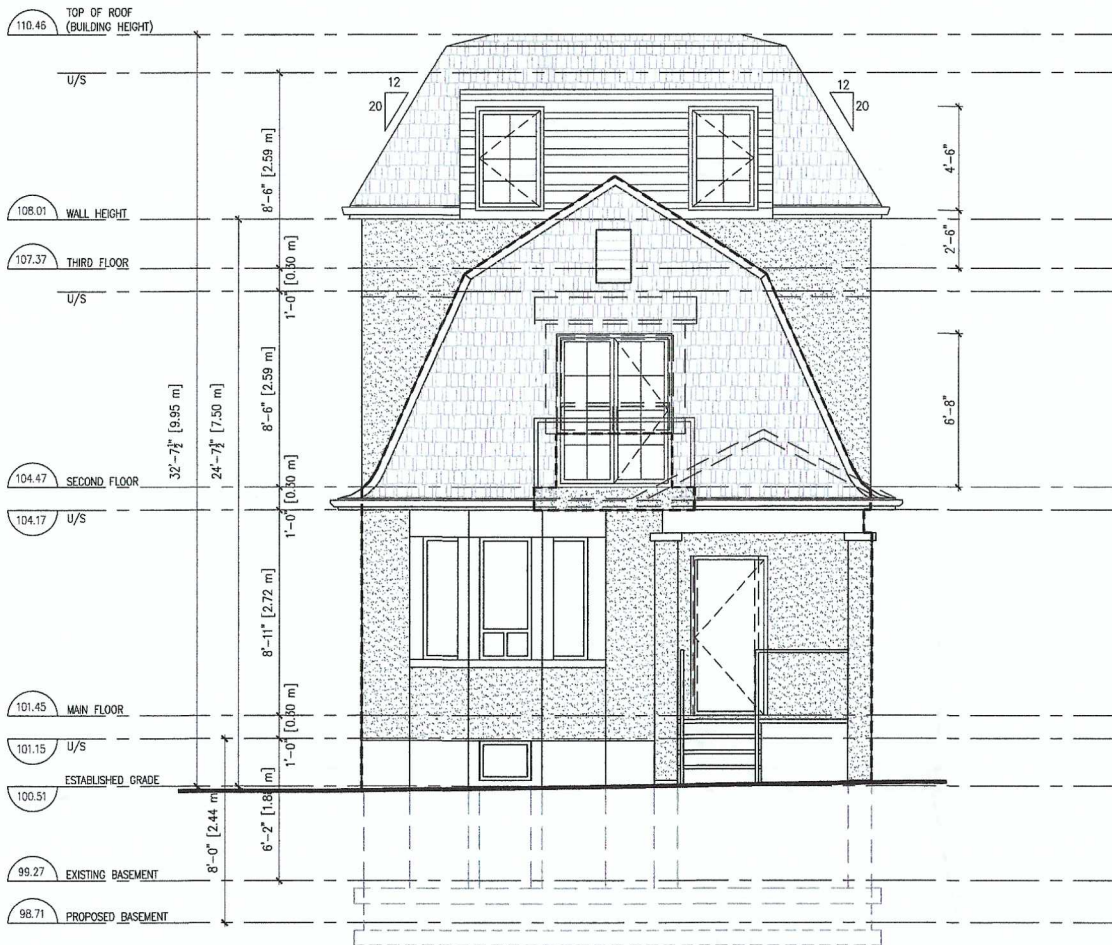
CONDITION OF APPROVAL

The proposed development will be constructed substantially in accordance with the Plans prepared by URBANSCAPE Architects, including Drawing A0.1 (Site Plan and Statistics), revision date March 14, 2022, and Drawings A2-1 Front (North) Elevation, A2-2 – Side (East) Elevation, A2-3 – Side (West) Elevation, and A2-4 – Rear (South) Elevation, all dated May 14, 2020, and attached to this decision as **ATTACHMENT B**. Any other variances that may appear on these plans that are not listed in this decision are **NOT** authorized.

Attachments

X 

D. Lombardi
Panel Chair, Toronto Local Appeal Body
Signed by: dlombar



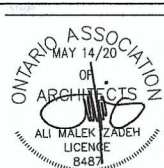
--- REMAINING PART OF ELEVATION

1 FRONT (NORTH) ELEVATION
SCALE 3/16"=1'-0"

	REMAINING ELEVATION		EXISTING ELEVATION		PERCENT OF REMAINED
	AREA SQ.FT.	AREA SQ.M.	AREA SQ.FT.	AREA SQ.M.	
FRONT NORTH ELEV.	455.78 SQ. FT.		518.89 SQ. FT.		
REAR SOUTH ELEV.	0	0	591.89 SQ. FT.		0%
SIDE EAST ELEV.	646.61 SQ. FT.	60.07 SQ. FT.	150037.67	96.80 SQ. FT.	0.62
SIDE WEST ELEV.	646.65 SQ. FT.	60.08 SQ. FT.	1062.73 SQ. FT.	98.73 SQ. FT.	0.61
TOTAL	1749.03 SQ. FT.	162.49 SQ. FT.	3215.44 SQ. FT.	298.72 SQ. FT.	0.54

2 REMAIN CALCULATION OF ELEVATION
A2-1

NO.	DATE	DESCRIPTION	BY
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2	2020-14-05	ISSUED FOR COA	CITY



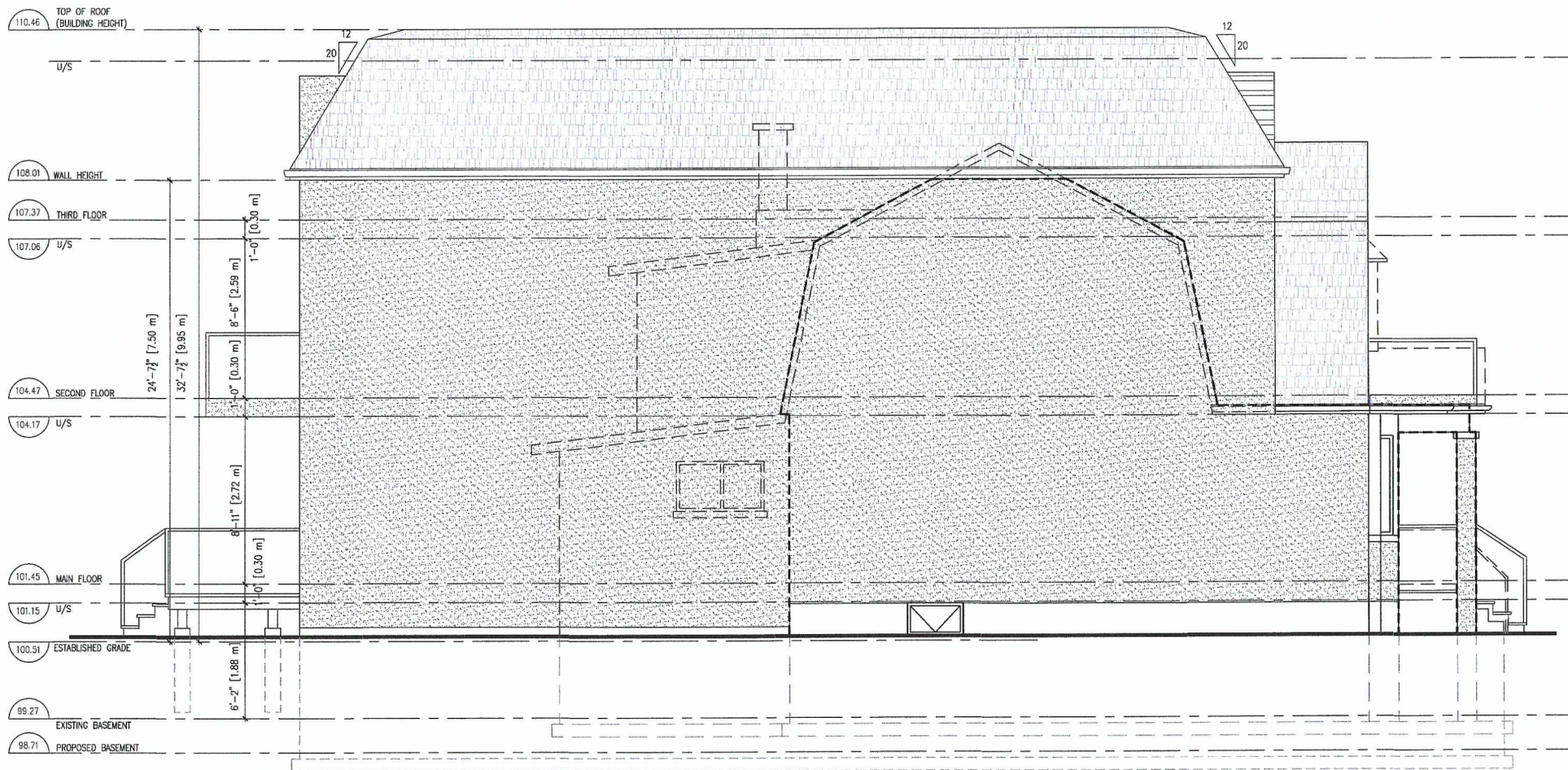
USG 289-19
FRONT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"
37 BOUSTEAD AVE.
TORONTO, ON M6R 1Y7

A2-1

URBANSCAPE
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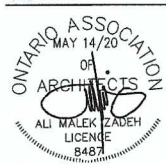


REMAINING PART OF ELEVATION

2
A2-2
SIDE (EAST) ELEVATION
SCALE 3/16"=1'-0"

NO.	DATE	DESCRIPTION	BY
1	2020-02-05	ISSUED FOR ZCC	CITY
2	2020-10-05	ISSUED FOR COA	CITY

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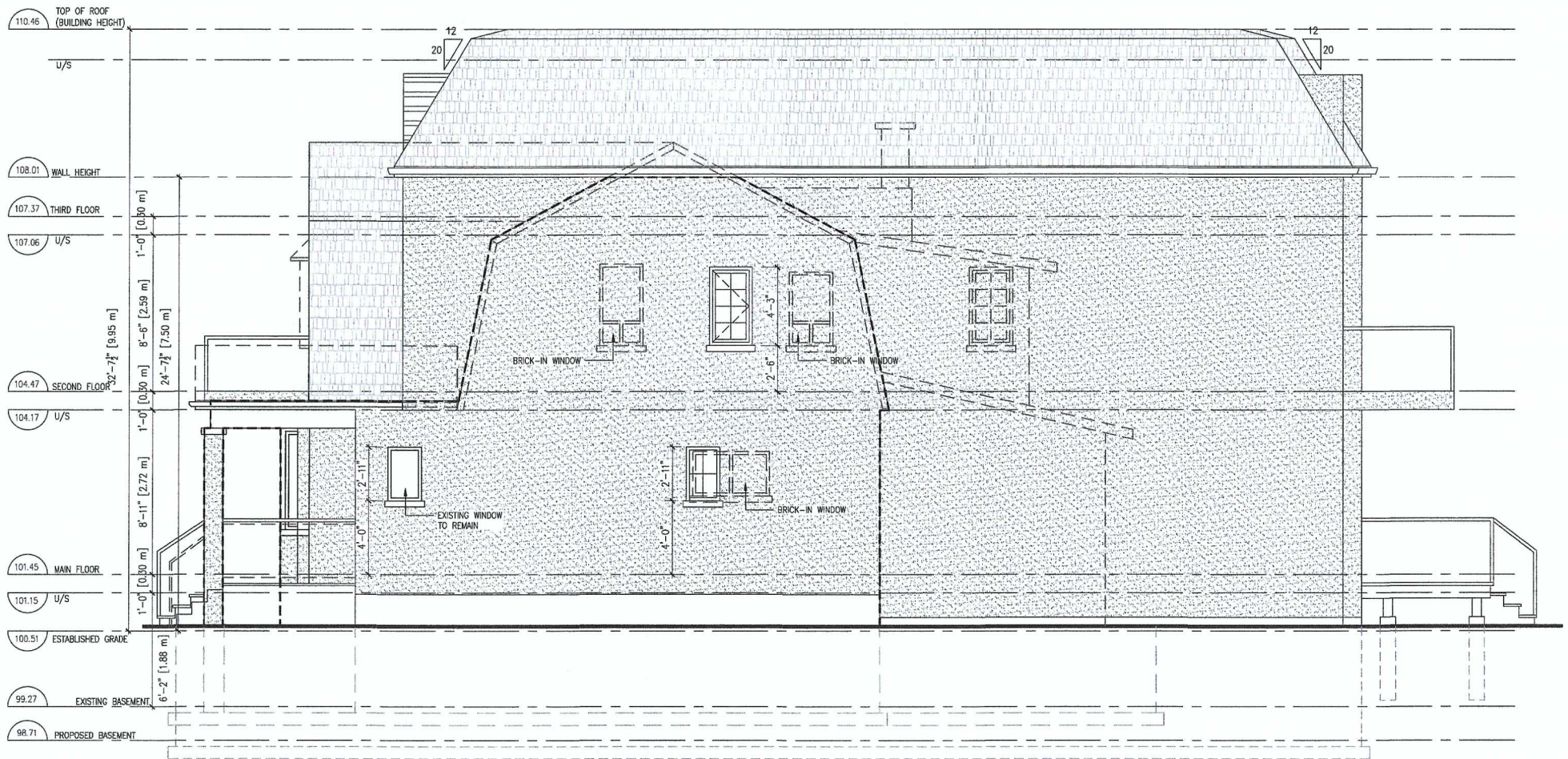
USG 289-19
SIDE (EAST) ELEVATION
SCALE: 3/16"=1'-0"

A2-2

37 BOUSTEAD AVE.
TORONTO, ON M6R 1Y7

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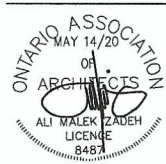


REMAINING PART OF ELEVATION

1 SIDE (WEST) ELEVATION
A2-3 SCALE 3/16"=1'-0"

NO.	DATE	DESCRIPTION	BY
1	2020-02-05	ISSUED FOR ZCZ	CITY
2	2020-14-05	ISSUED FOR COA	CITY

1. All drawings are the property of the Architect and shall remain confidential and not be used for any other purpose without the written consent of the Architect.
2. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.
3. The Architect is not responsible for any delays or interruptions in the completion of the project.
4. The Architect is not responsible for any changes or modifications to the drawings without the written consent of the Architect.
5. The Architect is not responsible for any costs or expenses incurred by the client in connection with the project.



PROJECT NO.	USG 289-19
PROJECT NAME	37 BOUSTEAD AVE. TORONTO, ON M6R 1Y7
DATE	MAY 14/20
SCALE	3/16"=1'-0"
REVISION	

A2-3

URBANSCAPE
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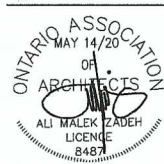
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REMAINING PART OF ELEVATION

1 REAR (SOUTH) ELEVATION
A2-4 SCALE 3/16"=1'-0"

NO.	DATE	DESCRIPTION	BY
1	2020-02-05	ISSUED FOR ZCZ	CITY
2	2020-14-05	ISSUED FOR CDA	CITY



USG 289-19

REAR (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"

A2-4

37 BOUSTEAD AVE.
TORONTO, ON M6R 1Y7

URBANSCAPE
ARCHITECTS

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BYLAW 569-2013

37 BOUSTEAD Ave.
TORONTO, ON M6R 1Y7

RENOVATION / ADDITION MULTI FAMILY HOUSE

SITE STATISTICS

ZONING DESIGNATION	R(DO.6)(x290)
EXISTING LOT AREA	369.93 SQ.M
EXISTING LOT FRONTAGE	7.62 M

	MAX. PERMITTED	PROPOSED
PSI	0.6 221.96 SQ.M [2389.15 SQ.FT]	0.9 332.6 SQ.M [3579.9 SQ.FT]

HEIGHT	MAX. PERMITTED	EXISTING	PROPOSED
SLOPED ROOF HEIGHT	10.0 M	8.08 M	9.95 M
MAIN WALL HEIGHT	7.50 M	7.50 M	7.50 M
FIRST FLOOR HEIGHT	1.20 M	0.94 M	0.94 M

SETBACKS	MIN. REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK/NORTH	6.06 M	6.06 M	6.06 M
REAR YARD SETBACK /SOUTH	7.50 M	29.2 M	25.76 M
INTERIOR SIDE YARD SETBACK/WEST	0.45 M	0.57 M	0.57 M
INTERIOR SIDE YARD SETBACK/EAST	0.45 M	0.32 M	0.32 M NEW 1940S

DRIVEWAY	MAX. PERMITTED	EXISTING	PROPOSED
DRIVEWAY WIDTH	6.00 M	3.07 M	3.07 M

GROSS FLOOR AREA CALCULATIONS	EXISTED	PROPOSED
GROUND FLOOR	92.16 SQ.M [992.02 SQ.FT]	113.5 SQ.M [1222 SQ.FT]
SECOND FLOOR	77.83 SQ.M [838.91 SQ.FT]	114.7 SQ.M [1234.7 SQ.FT]
THIRD FLOOR	0	104.4 SQ.M [1123.2 SQ.FT]
TOTAL	170.09 SQ.M [1830.83 SQ.FT]	332.6 SQ.M [3579.9 SQ.FT]
BASEMENT	62.24 SQ.M [670 SQ.FT]	113.51 SQ.M [1222 SQ.FT]

FRONT YARD LANDSCAPE CALCULATIONS

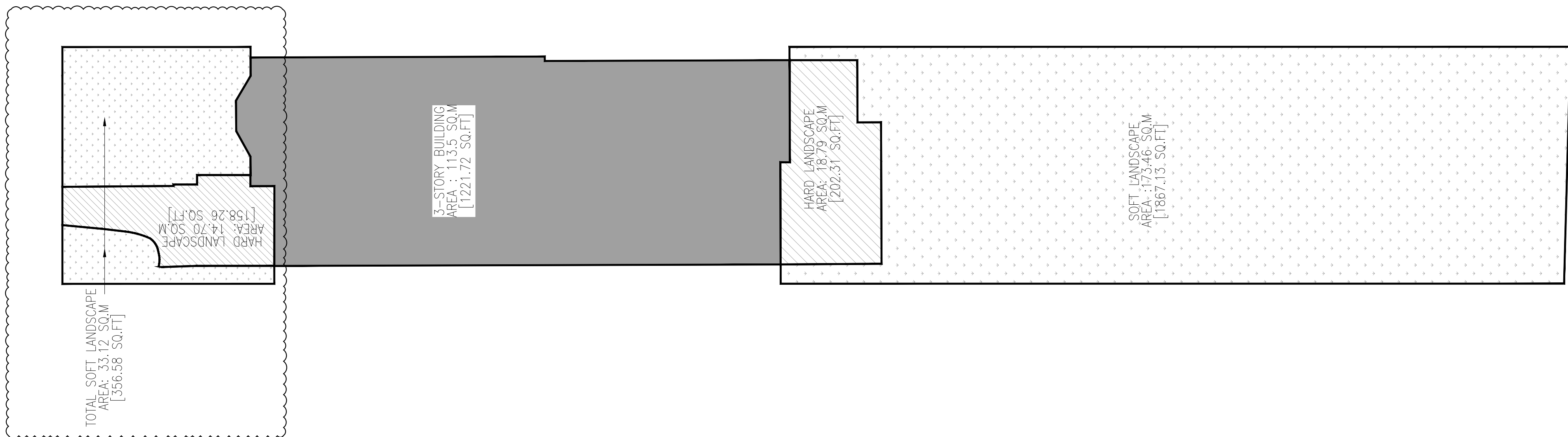
AREA OF FRONT YARD	47.84 SQ.M [514.94 SQ.FT]
AREA OF DRIVEWAY	0 SQ.M [0 SQ.FT]
AREA OF HARD LANDSCAPE	14.64 SQ.M [157.58 SQ.FT]

AREA OF FRONT YARD LANDSCAPE	47.84 SQ.M [514.94 SQ.FT]
AREA OF SOFT LANDSCAPE	33.12 Q.M [356.58 SQ.FT] - 69.23%

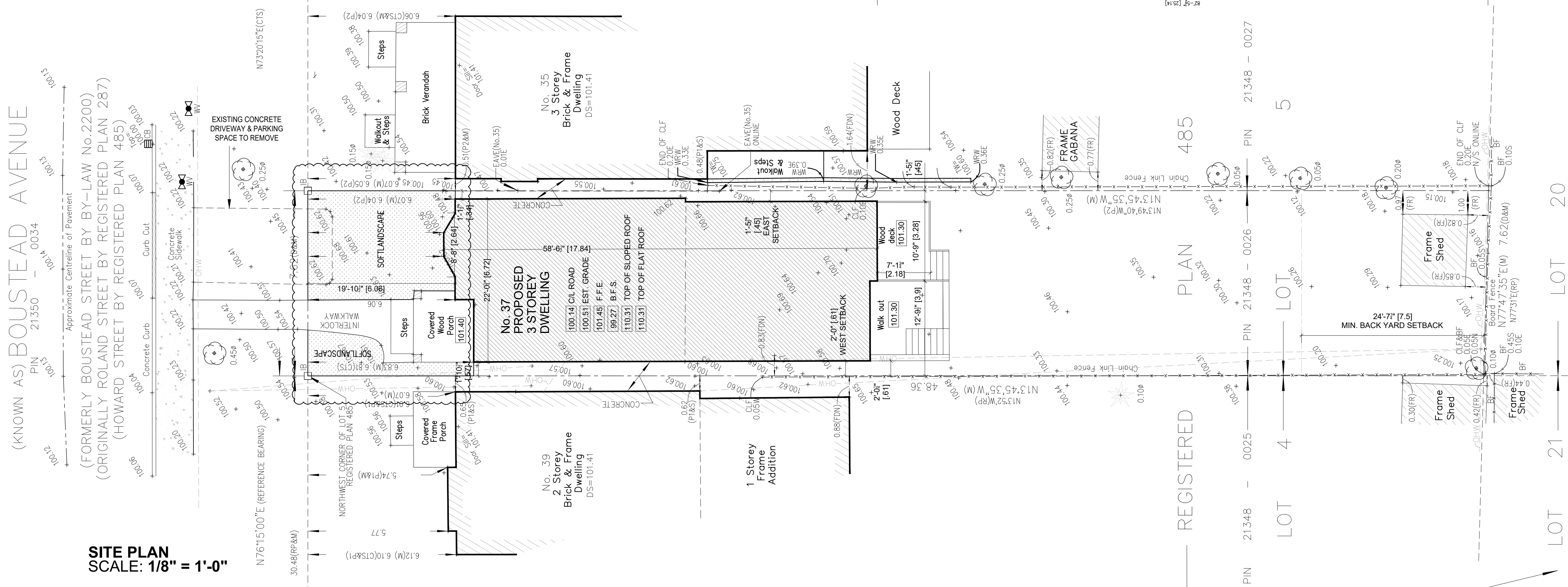
REAR YARD LANDSCAPE CALCULATIONS

AREA OF REAR YARD	192.28 SQ.M [2,069.7 SQ.FT]
AREA OF HARD LANDSCAPE	18.81 SQ.M [202.5 SQ.FT]

AREA OF SOFT LANDSCAPE	173.46 SQ.M [1867.13 SQ.FT] - 90.22%
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LANDSCAPE
CALCULATION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

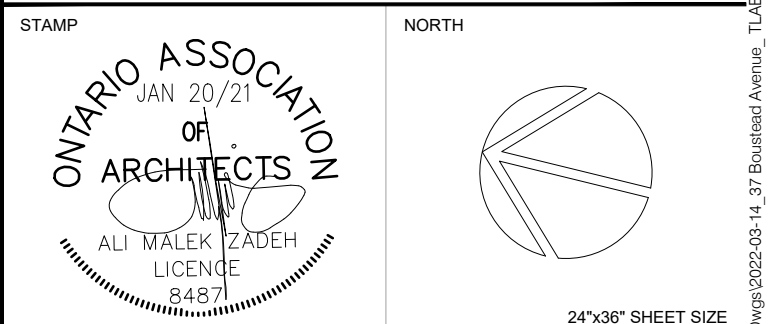
Toronto Local Appeal Body

EXHIBIT # 2

Case File Number: 21 106712 S45 04 TLAB
Property Address: 37 Boustead Ave
Date Marked and Produced: March 23, 2022

NO.	DATE	REVISION DESCRIPTION	NOTE
1	2020-02-05	ISSUED FOR ZCC	CITY
2	2020-05-14	ISSUED FOR COA	CITY
3	2021-01-20	ISSUED FOR ZONING CERTIFICATE	CITY
4	2021-06-15	ISSUED FOR PERMIT	CITY
5	2021-07-26	ISSUED FOR PERMIT, REVISED BY OBC NOTICE	CITY

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SITE STATISTICS SCALE: AS MENTIONED	USG 289-19
PROJECT 37 BOUSTEAD AVENUE TORONTO, ON M6R 1Y7	DWG NO. A0.1 1/20/2021 10:42 AM