

DECISION AND ORDER

Decision Issue Date Monday, July 26, 2021

PROCEEDING COMMENCED UNDER Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): XIN CHEN

Applicant(s): MEMAR ARCHITECTS INC

Property Address/Description: 50 WIMPOLE DR

Committee of Adjustment File

Number(s): 20 222888 NNY 15 MV

TLAB Case File Number(s): 21 127566 S45 15 TLAB

Hearing date: July 22, 2021

Deadline Date for Closing Submissions/Undertakings: July 23, 2021

DECISION DELIVERED BY S. GOPIKRISHNA

REGISTERED PARTIES AND PARTICIPANTS

Name	Role	Representative
Memar Architects Inc.	Applicant	
Qi Wang	Owner/Party	Sarah Hahn/Mercedeh Arbab
Xin Chen	Appellant	Gui Chen/Daisy Sun
Jonathan Benczkowski	Expert Witness	

INTRODUCTION AND BACKGROUND

Qi Wang is the owner of 50 Wimpole Drive, located in Ward 15 (Don Valley West) of the City of Toronto. Qi Wang applied for variances to the Committee of Adjustment (COA) to construct two storey additions to the front and rear of the existing dwelling.

The COA heard the application on February 25, 2021, and approved the application with modifications, and imposed conditions. On March 16, 2021, Xin Chen, who owns the neighbouring property at 56 Wimpole Ave, appealed the COA decision to the Toronto Local Appeal Body (TLAB).

The TLAB scheduled an electronic Hearing to hear the Appeal on July 22, 2021.

MATTERS IN ISSUE

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

1. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013

The permitted maximum lot coverage is 25% of the lot area. The proposed lot coverage is 29.5% of the lot area.

2. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013

On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75% of the required front yard landscaping must be soft landscaping. The existing front yard soft landscaping area is 60 %.

3. Section 11.2.6, By-law No. 7625

The maximum permitted building height is 9.5m. The proposed building height is 9.8m.

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

At the Hearing held on July 22, 2021, the Appellant, Ms. Chen represented herself, while Ms. Daisy Sun provided interpretation into English, where necessary. The Applicant was represented by Ms. Sarah Hahn, a lawyer, and Mr. Jonathan

Benczkowski, a planner. The Appellant was not in attendance at 9:30 AM, resulting in my making a decision to adjourn for 15 minutes, in the hope that the Appellant would be able to join us if they were late. At 9:45 AM, the Appellant joined the Hearing

At the beginning of the Hearing, the Appellant asked a few questions, including the approximate duration of the Hearing, and when she could speak. After I explained that she could speak after the Applicants presented their case, the Appellant asked if she could speak about her concerns at the very beginning of the Hearing. Mr. Benczkowski stated that listening to the Appellant's stating at the beginning may be useful, because they could be answered straight away, and allayed were possible.

The Appellant, Ms. Chen, explained her concerns, asked questions of Mr. Benczkowski, and stated her opposition over and over again about her opposition to some of the variances for the better part of an hour. At 10:30 AM, I asked Mr. Benczkowski to proceed with his evidence, as originally planned, and asked Ms. Chen to wait to provide the rest of her evidence, after Mr. Benczkowski completed his evidence.

By way of an editorial comment, the Appellant's corpus of evidence is presented below, though some of it was given before Mr. Benczkowski completed his evidence, and some of it was given after Mr. Benczkowski's completion of evidence.

The Appellant's objections were as follows:

- They were not given a chance to speak at the COA Proceeding on February 25, 2021, because of a technical glitch.
- Most of the houses in the vicinity of the Subject Property were "7000 sq. ft.", on large lots, and even if one assumed a family size of 10 members, "each family member would have at least 700 sq. ft." to themselves. Consequently, there was no need to further develop the existing house, and make it even bigger than it is, as proposed by the Applicants
- There would be a loss of sunlight for the Appellant's property, because of the proposed roof height of 9.8 metres, versus the permitted height of 9.5 m, measured under the former City of North York By-law 7625. The Appellant opined that the Applicant must submit a "shadow study" so that the former could be assured that there would be no impact on their house, by way of loss of sunlight, shadows and privacy.
- There were privacy concerns as a result of the three proposed windows (one in the bathroom, one in a walk in closet, and a third off a hallway) on the second floor, and two windows (in the garage) and a door on the first floor, facing the Appellant's property. The Appellant wanted a row of pine trees planted along the fence between the two properties to address their stated privacy concerns.
- There were concerns about the environmental impact over what the Appellants deemed to be over-development on the neighbouring property.

Mr. Benczkowski was affirmed, and recognized as an expert in the area of land-use planning. The highlights of Mr. Benczkowski's evidence are presented below:

50 Wimpole Drive presently has a two-storey detached brick dwelling on it. Parking is presently located along the eastern side wall of the dwelling with the access doors not facing Wimpole Drive. The property is designated RD – Residential Detached, (f30.0; a1100)(x73) under Zoning By-law 569- 2013 - City of Toronto. Overlay maps permit a maximum height of 11m (3 Storeys) and permit a coverage of 30%. Under the former City of North York Zoning By-law 7625 the property is zoned R2. He pointed out that there are no variances requested to any setback provision, building length, building depth or height of the proposed dwelling as per Zoning By-Law 569-2013. He added that the proposed coverage request does not encroach into the rear, or side yards of either adjacent dwelling

Mr. Benczkowski emphasized that the proposed front yard soft landscaping request is an improvement from the existing layout and the large front driveway is in keeping with the front yards of properties in the neighbourhood. The request for an increase in building height is a modest 0.3m, and relief is only required under the former City of North York Zoning By-law. Mr. Benczkowski went to great lengths to explain the difference between how height is measured under the former City of North York By-Law 7625– the height of a building under By-Law 7625 is measured from the “crown of the road. In this case, the actual height of the building would be less than 9.5 metres if measured from the ground, if the proposal were approved- the extra height being “technical” as a result of measurements being made from the crown of the road, as opposed to the actual height of the building.

The study area reviewed by Mr. Benczkowski is bounded by Wimpole Drive to the north, Old Colony Road to the south, the natural feature just past Forest Heights Boulevard to the east, and the residential dwellings facing Bayview Avenue to the west. The properties in the study area all have the same Zoning By-law designation – RD Residential Detached, (f30.0; a1100) under Zoning By-law 569- 2013 - City of Toronto.

There is considerable diversity in the style of dwellings in terms of the built form. Original dwellings were often bungalows, while newer replacement dwellings throughout the study area are larger, both in terms of habitable space, as well as massing. Newer dwellings typically have an integral garage, and feature either flat roof architectural styles, or have small pitched mansard style roofs. This is a neighbourhood that is seeing considerable regeneration of the housing stock over the last 10 or so years.

The Property is designated Neighbourhoods in the Official Plan (OP), which permits low-rise residential uses up to four storeys in height.

Applying Policy 2.3.1 of the OP, Mr. Benczkowski stated that ‘Neighbourhoods are low rise , low-density residential areas that are considered to be physically stable.’ He explained how the proposed development respected, and reinforced the existing physical character of buildings, streetscapes and open space patterns in his Study Area. He then explained how Built form policy 3.1.2 (3) requires ‘New development’ to be “massed and its exterior façade designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.” He emphasized that the test is not one of no impact, but ensuring that the impact is acceptable given the site’s existing physical context.

Mr. Benczkowski then explained how he used development criteria for Neighbourhoods, as set out in Section 4.1 (5) of the OP to evaluate if the proposed development met the intent of the Official Plan, to respect and reinforce the existing physical character of the neighbourhood.. The qualitative aspects of a proposal in totality, representing the physical form of development, must be assessed against the character of the neighbourhood as a whole. He specifically addressed which components of Policy 4.1.5 were pertinent, and how:

4.1.5 (c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties – In this neighbourhood, the prevailing characteristic in terms of heights, massing is dependent on the age of construction. Newer homes are larger in scale and often feature prominent roof lines. The height and massing of the building is in keeping with the adjacent dwellings on both the east and the west side. The dwelling is below the Zoning By-law provision under 569-2013 of 11m.

4.1.5(e) -prevailing location, design and elevations relative to the grade of driveways and garages – The proposed driveway features a positive slope to access an integral garage for the proposed altered location of a three-car garage. The proposed location of the garage at 50 Wimpole Drive is in keeping with the prevailing location of other properties along Wimpole Drive that have integral garages that front onto the street. The proposal is in keeping with the criteria.

Mr. Benczkowski then discussed decisions issued by the COA within his study Area, over the last 10 years, which illustrated that many proposals had been approved for variances similar to what was requested by the Appellants, including a few which were simultaneously approved for variances respecting height, FSI, and landscaping, in excess of what was requested for by the Applicant.

Based on this evidence, Mr. Benczkowski concluded that the proposal satisfied the test of the Official Plan (OP).

Speaking to the test which speaks to upholding the purpose and intent of the By-Laws, Mr. Benczkowski specifically discussed each of the requested variances, as follows:

(i) **Coverage** – The general intent and purpose of lot coverage is to ensure that the building envelope is such that there is sufficient space for outdoor uses. The proposed addition to the east side of the building will have a 1.8m side yard setback which satisfies the Zoning By-law. The rear yard setback is maintained at a “generous 14.59m”. There is sufficient space for outdoor amenity uses, and the general intent and purpose is maintained.

(ii) **Front Yard Landscaping**- The general intent and purpose of the front yard landscaping requirement is to ensure that it is adequate to facilitate proper drainage of storm water. Mr. Benczkowski emphasized numerous times that the proposal would add an additional 57.82 sq.m. of front yard landscaping to what currently exists in the front yard today. He concluded that with the additional green space proposed, the general intent and purpose of the By-Law would be maintained.

(iii) Height (North York 7625) - The general intent and purpose of the wall height provision is to create a consistent built form as it relates to height. The existing dwelling is two-storeys ; the proposed additional roof height will be compatible with the immediate dwellings to the east and the west as well as those throughout the neighbourhood. Mr. Benczkowski again explained that the requested height was less than what was of right under the New Citywide By-law 569-2013, and was required only under the North York By-Law 7625, because of how the height was measured from the crown of the road.

Based on the above evidence, Mr. Benczkowski concluded that the proposal satisfied the test of upholding the intent, and purpose of the By-law.

Mr. Benczkowski then discussed how the proposal satisfied the test of minor. He said that given the proposed “modest addition to the dwelling”, any impacts resulting from shadowing “ will be minor in nature, and reflect the types of impact that already exist in the neighbourhood”. The proposed dwelling seeks approval for a two-storey dwelling with an integral garage facing the streetscape, which is the built form for newly constructed/renovated dwellings in the neighbourhood. He asserted that the proposal meet the test for a minor variance, both from a numerical and qualitative perspective. The proposed development does not push the limit for over-development, and will not create unacceptable impacts on adjacent neighbours or on the streetscape. Based on this discussion, Mr. Benczkowski concluded that the proposal fulfilled the test of minor

Lastly, Mr. Benczkowski discussed how the proposal would satisfy the test of appropriate development. He said that the size and scale of the renovated dwelling will result in a compatible built form with what already exists in the neighborhood, and will “only further respect and reinforce the stability of the neighbourhood”. The proposal will allow for a functional family home for the owners, and the requested variances will result in a development that is compatible with the surrounding area. Based on this evidence, Mr. Benczkowski concluded that the proposal satisfied the test of appropriate development.

Specifically addressing the concerns brought up by the neighbour, Mr. Benczkowski said that a shadow study was not required, because the proposed building was less than four storeys, and the City required shadow studies only if the proposed building were greater than four storeys. In addition to reiterating how the height of the house was less than what was of right under the Citywide By-Law 569-2013, Mr. Benczkowski spoke at some length about how the proposed height would not impact the Appellant’s house in any way, because how it would manifest itself only where the garage would be situated- this area is separated by more than 7 metres from the fence which separates the two properties. Any concerns regarding privacy, created by the new windows, and a single door facing the Appellant’s property, would be mitigated by the presence of an existing row of fully grown trees separating the two properties. Responding to the Appellant’s suggestion about the planting of perennial, pine trees on the separation between the two houses, Mr. Benczkowski stated that the City’s Forestry department would not approve the uprooting of the existing “superior” trees, by “inferior” pine trees, notwithstanding the latter’s being perennial. Lastly, he referred to the COA table to

demonstrate that many houses in the vicinity of the Property had been approved for larger, and bigger houses than what was proposed for the Site.

When discussing the conditions, I asked Mr. Benczkowski if the proposed window in the bathroom could be frosted, and he replied in the affirmative. He also stated that a standard condition, which required the proponent to build in substantial conformity with submitted Plans and Elevations, could be imposed on the approval. I asked the Appellants to submit any updated drawings, along with suggested language of conditions, thanked the Parties, and adjourned the Hearing.

On July 23, 2021, the Applicants sent updated drawings, and suggested languages for conditions to be imposed, if the proposal were approved, to the TLAB, which were then forwarded to me. These conditions are:

1. That construction occurs substantially in accordance with the Architectural Set of Plans dated Wednesday, May 26, 2021.
2. That proposed window on Plan A.10 dated Wednesday, May 26, 2021 identified as W1 have opaque or frosted glass.
3. That proposed window on Plan A.10 dated Wednesday, May 26, 2021 identified as W2 have opaque or frosted glass.

ANALYSIS, FINDINGS, REASONS

It is important to note that the Appellant stated that they could not raise any objections to the proposal when it was presented to the COA, because of a technical glitch. I acknowledge their appreciation of the TLAB about being provided with a forum to express their thoughts and perspectives.

Before analyzing the evidence, it would be pertinent to briefly discuss the order in which evidence was presented before the TLAB in this Proceeding. While it is typical for the Applicant to present their evidence in a Hearing *de novo*, it is possible, where appropriate, for the Appellant to present their evidence first, even if they are not the Applicants. In this case, I consented to the Appellants asking to speak first, because neither Mr. Benczkowski, nor Ms. Hahn objected- Mr. Benczkowski suggested that it seemed like a good idea so that the Appellant's concerns could be allayed. However, at the end of close to an hour of hearing the Appellant repeat, and reiterate their objection to the height variance, and the need for a shadow study, I ruled that the Applicant present their evidence, followed by the Appellant, as would be expected.

On a go forward basis, I would advise that scenarios where the Appellant presents their evidence be approached cautiously, since an attempt to ask questions of the Applicant, cannot morph into a dialogue with the Appellant presenting options to the Applicant, requiring the latter to reply to these options. Such conversations should take place **before** (my emphasis) of the commencement of the Proceeding, and not at the

Hearing, which is not a forum for bargaining, or haggling between the Parties about the variances.

Before analyzing the evidence of Mr. Benczkowski, it is important to address the concerns of the Appellants. I agree with the former's evidence that shadow studies are not required by the City of Toronto, when the building in question has less than four floors- the proposal in question is a two storey building, with an integral garage. In any case, there is a 7+ m metre separation between the proposal, and the fence separating the Subject Property, from the Appellant's house. There are many fully grown trees close to the fence between the two properties on the Applicant's side of the property- it would be challenging to convince the Forestry Department of the merits of uprooting healthy trees, and replacing them with perennial trees, as per the Appellant's preference. I believe that the space between the houses, which is at least 7 m. on the Applicant's side of the property, in conjunction with the existing trees, should be adequate in terms of addressing the Appellant's concerns regarding privacy. With an abundance of caution, I have asked the Applicant to consider installing opaque glass, or frost the windows to be installed in the bathroom, and the walk in closet facing the Appellant's property. Given the number of applications, where variances for extra GFA and height have been approved in the Study Area, there is nothing to substantiate the Appellant's assertions that the proposal would result in overdevelopment, or that there would be "environmental" damage, if the proposal were to go forward.

I find that there is no evidence to back any of the concerns asserted by the Appellant with respect to privacy, shadowing, overdevelopment, or environmental damage.

On the basis of the evidence provided by Mr. Benczkowski regarding Policies 2.3.1, 3.2.1, and 4.1.5 of the OP, I find that the proposal upholds the intent, and purpose of the OP. The evidence demonstrated that there is a significant improvement in the landscaping requirements, compared to the existing coverage. In addition, the proposed height, which exceeds the 9.5 m limit imposed by By-Law 7625, is well below the 11 m height permitted under By-law 569-2013. The excess 0.3 m request for height under By-Law 7625 is not a real increase in height; it is a technical variance, which is the consequence of how the By-law measures height from the crown of the road, and causes no demonstrable impact on the neighbouring properties. The requested FSI of 0.295 translates into 57.82 sq .m of extra living space, and is reasonable, given the sizes of other properties in the vicinity of the houses, based on the COA table- the proposal does not constitute overdevelopment. I find that the proposal satisfies the intent and purpose of the Zoning By-Laws 569-2013, and 7625.

I find that that the proposal does not cause any demonstrable, adversarial impact on the neighbouring properties, or the community in question, as a result of which it satisfies the test of minor. The proposal will result in a compatible built form with what already exists in the neighborhood, and will not destabilize the community in any fashion, thereby satisfying the test of appropriate development.

On the basis of the above analysis, I find that the proposal can be approved because it meets all the four tests under Section 45.1 of the Planning Act- the Appeal is consequently dismissed.

The conditions to be imposed on the proposal include building in substantial conformity with the drawings, labelled A1-A11, prepared by Memar Architects, dated May 26, 2021. With an abundance of caution, the Applicant is also asked to ensure that the proposed windows on Plan A.10, (dated Wednesday, May 26, 2021) identified as W1, and W2 have opaque or frosted glass.

I acknowledge that both Ms. Hahn, and Mr. Benczkowski did not oppose my suggesting that the bathroom window facing the Appellant's property be frosted; however, they disagreed with the need to frost the window in the walk-in closet. While I agree that windows in bathrooms are different from windows in walk-in closets, there is a commonality between the two in terms of privacy- the resident inside the house, and the neighbour on the outside, should both be reassured that there is no risk of being the cause, or being impacted by anything less than appropriate in either scenarios. With an abundance of caution, a condition is imposed, which requires the Applicant to ensure that both the bathroom, and walk-in closet windows, have frosted, or opaque glass.

DECISION AND ORDER

1. The Appeal dated March 16, 2021 respecting 50 Wimple Avenue, is dismissed, and the decision of the Committee of Adjustment, dated February 25, 2021 is confirmed herewith.
2. The following variances are approved:

1. Chapter 10.20.30.40.(1)(A), By-law No. 569-2013

The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 29.5% of the lot area.

2. Chapter 10.5.50.10.(1)(D), By-law No. 569-2013

On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75% of the required front yard landscaping must be soft landscaping.

The existing front yard soft landscaping area is 60 %.

3. Section 11.2.6, By-law No. 7625

The maximum permitted building height is 9.5m.
The proposed building height is 9.8m.

3. No other variances are approved.
4. The following conditions are imposed on the approval:
 1. That construction occurs substantially in accordance with the Architectural Set of Plans labelled A1-A11, prepared by Memar Architects, dated Wednesday, May 26, 2021. These Plans and Elevations are appended to this Decision as an attachment.

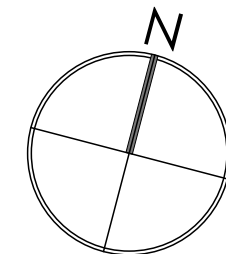
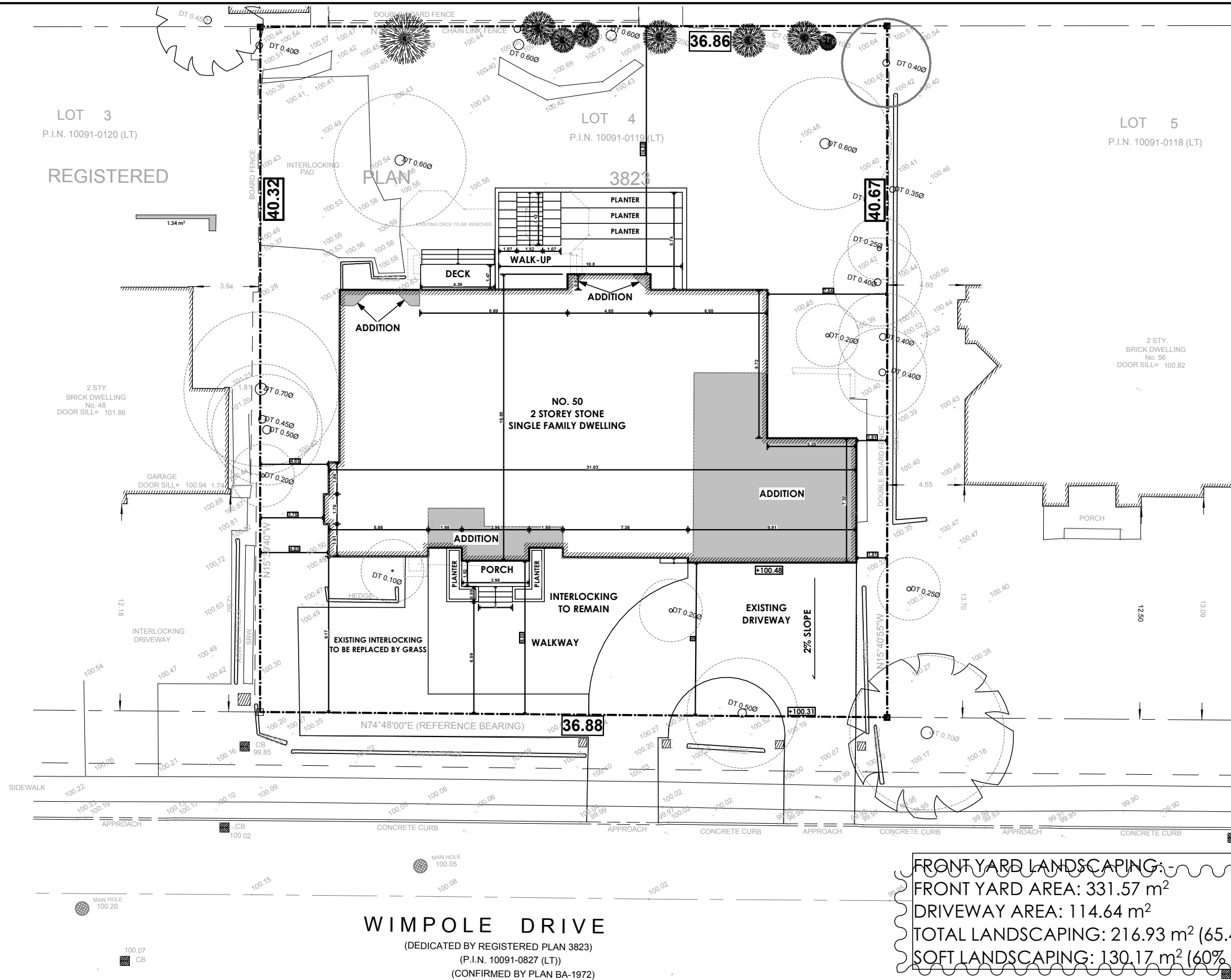
2. That proposed window on Plan A.10 dated Wednesday, May 26, 2021, identified as W1, have opaque or frosted glass.
3. That proposed window on Plan A.10 dated Wednesday, May 26, 2021 identified as W2, have opaque or frosted glass.

So orders the Toronto Local Appeal Body

X



S. Gopikrishna
Panel Chair, Toronto Local Appeal Body



NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
SITE PLAN
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

DRAWN BY
S.T.
CHKD BY
S.A.

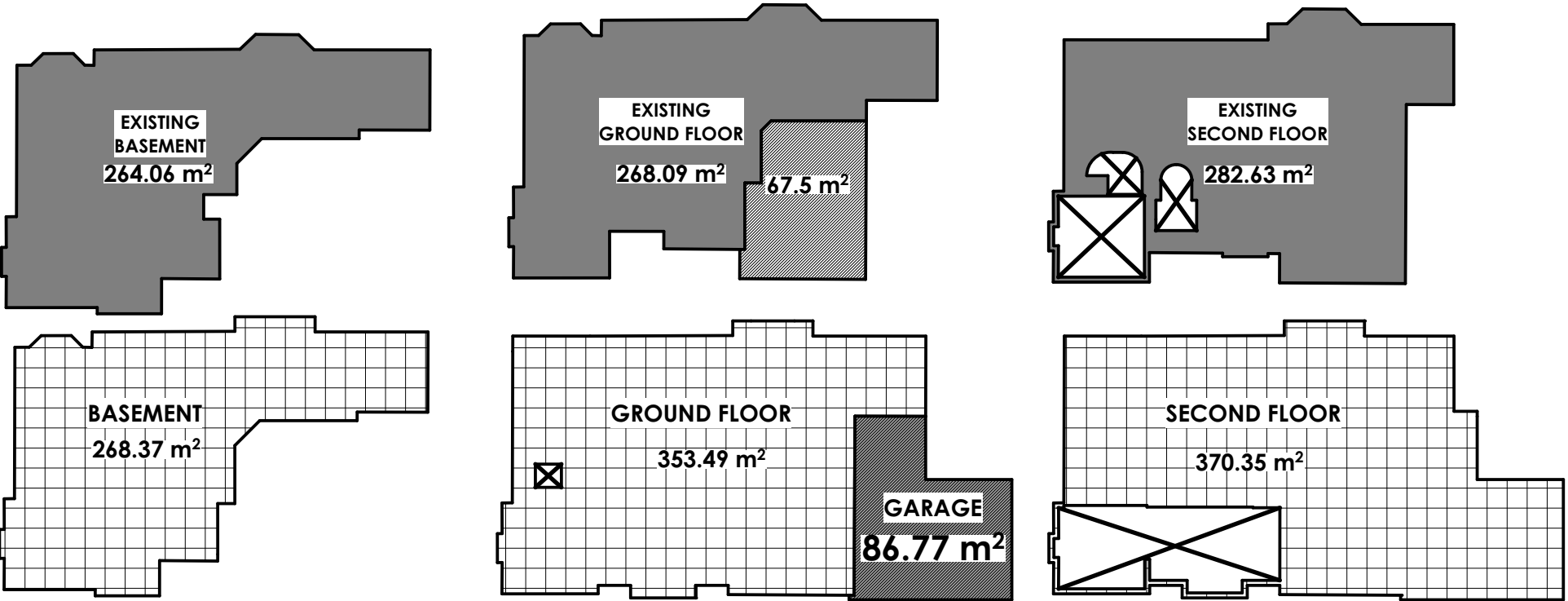
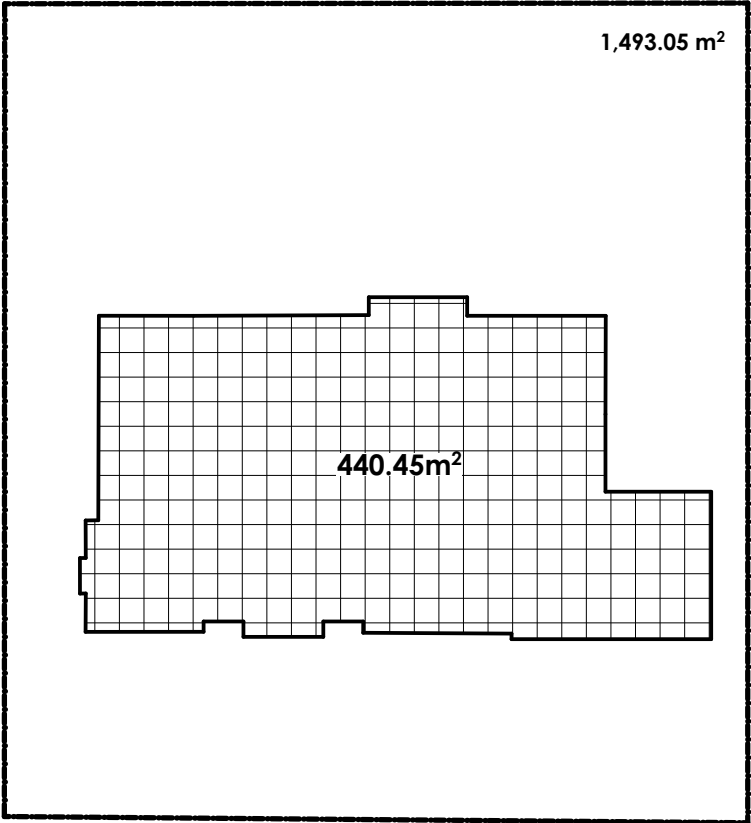
SCALE:
1:250
LAST MODIFIED ON:
Wednesday, May 26, 2021



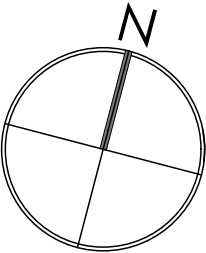
"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.01



LOT AREA: 1,493.05 m ²		LOT COVERAGE : 440.45 m ² (29.5%)				
GFA	BASEMENT	GROUND FLOOR AREA	SECOND FLOOR AREA	GARAGE	TOTAL GFA NOT INCLUDING BASEMENT	%
EXISTING	264.06 m ²	268.09 m ²	282.63 m ²	67.5 m ²	550.72 m ²	36.89 %
ADDITION	4.31 m ²	85.4 m ²	87.72 m ²	19.27 m ²	173.12 m ²	11.59 %
TOTAL	268.37 m ²	353.49 m ²	370.35 m ²	86.77 m ²	723.84 m ²	48.48 %

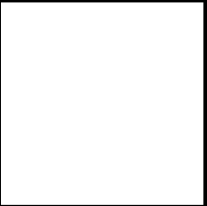


NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
AREA CALCULATIONS
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3



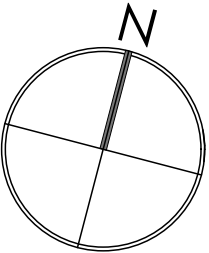
DRAWN BY
S.T.
CHKD BY
S.A.

SCALE:
1:375
LAST MODIFIED ON:
Wednesday, May 26, 2021

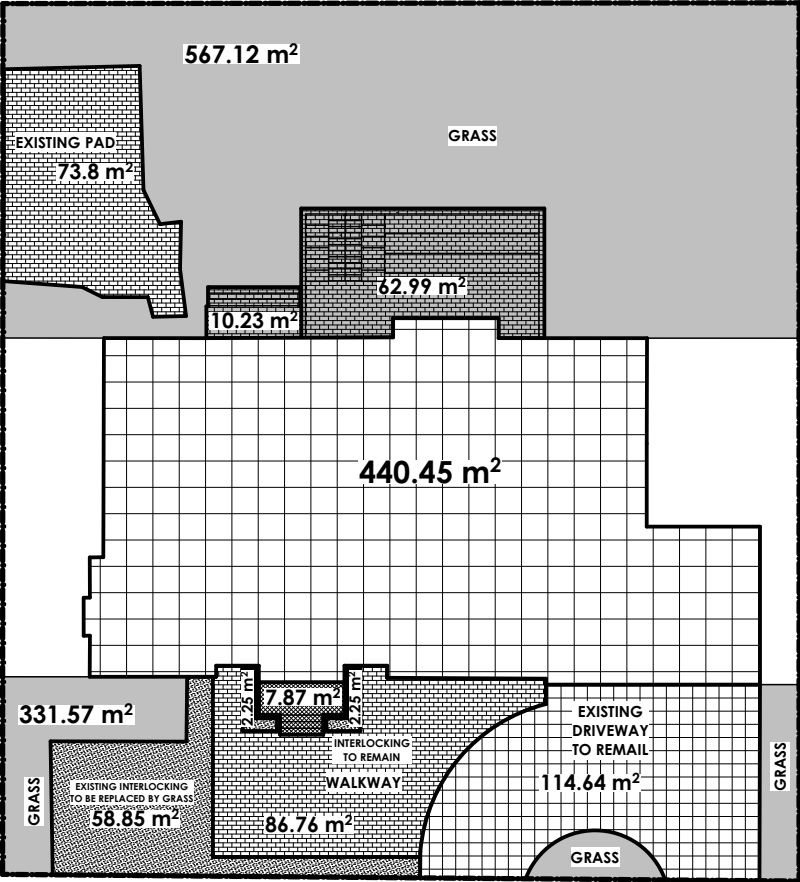


"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764





NOTES:



LANDSCAPING

LANDSCAPE	1	2	3	4	5
Min required	30%		Lot Frontage >/= 15m 60%	75%	50%
	total lot landscape/ lot area Driveway, high decks/porches are not landscape- sidewalk- short deck is landscape	front yard area from main wall to front property line excluding permitted projections	front yard landscape (2) Driveway, high Decks/porches are not landscape- sidewalk, stairs and porches are landscape	SOFT landscape of front yard (3) SOFT LANDSCAPE IS ONLY GRASS/SHRUB	Total Rear Yard Landscape Driveway, high Decks/porches are not landscape- sidewalk is landscape
Actual Site	935.91 m ²	331.57 m ²	216.93 m ²	130.17 m ²	567.12 m ²
	62.68%		65.43%	60 %	58.41 %

LOT AREA: 1493.05 m²
FRONT YARD AREA: 331.57 m² (NOT INCL. PORCH & STAIRS)

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
LANDSCAPE CALCULATIONS
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

--

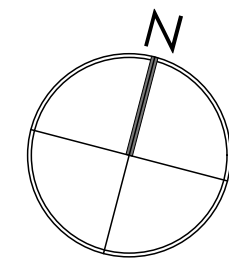
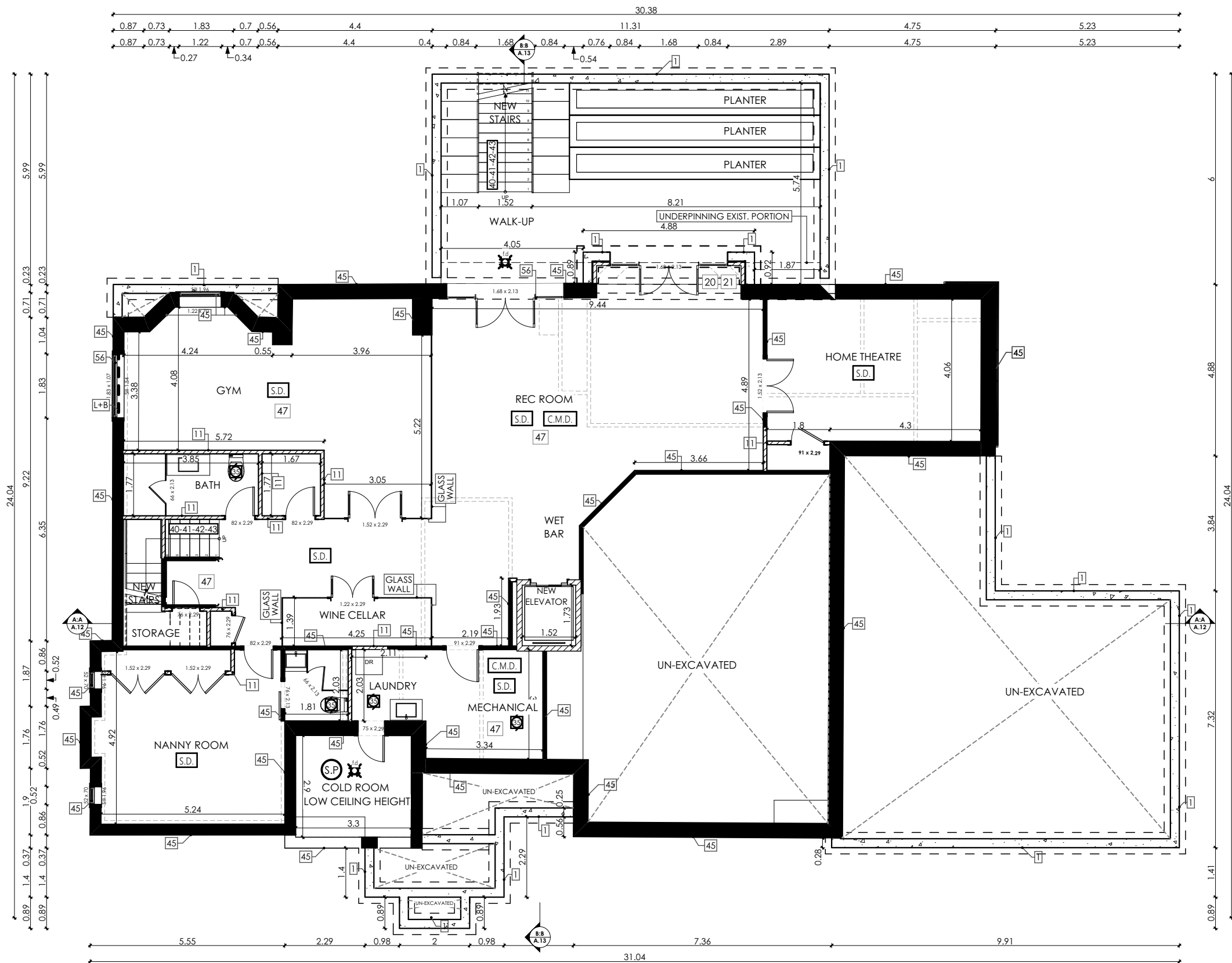
DRAWN BY
S.T.
CHKD BY
S.A.

SCALE:
1:350
LAST MODIFIED ON:
Wednesday, May 26, 2021





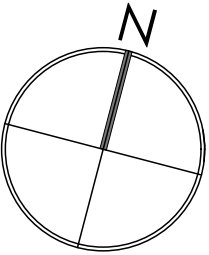
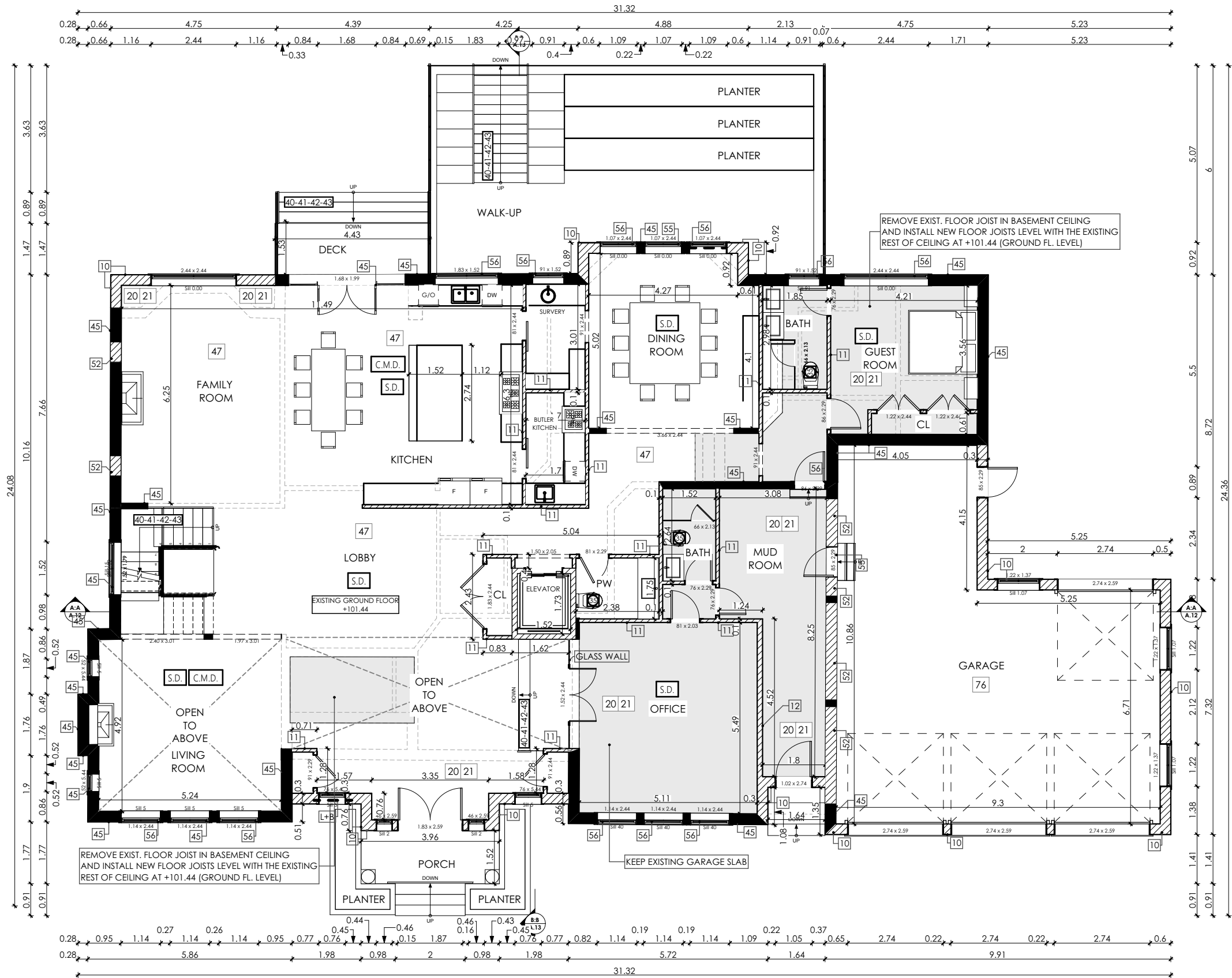
"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764







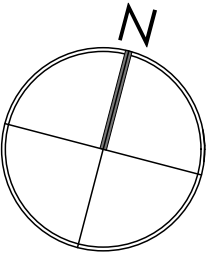
NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.	DATE:	ISSUED FOR:	DRAWING TITLE:	DRAWN BY S.T. CHKD BY S.A.	SCALE:	 <div>"Memar Architects Inc." 2323 Yonge St, Unit 503 Toronto, ON, M4P 2C9 T: 416-551-5764</div>		A.04
	5/26/2021	BUILDING PERMIT	BASEMENT		1:125			
			PROJECT TITLE/ADDRESS:		LAST MODIFIED ON:			
			50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3		Wednesday, May 26, 2021			

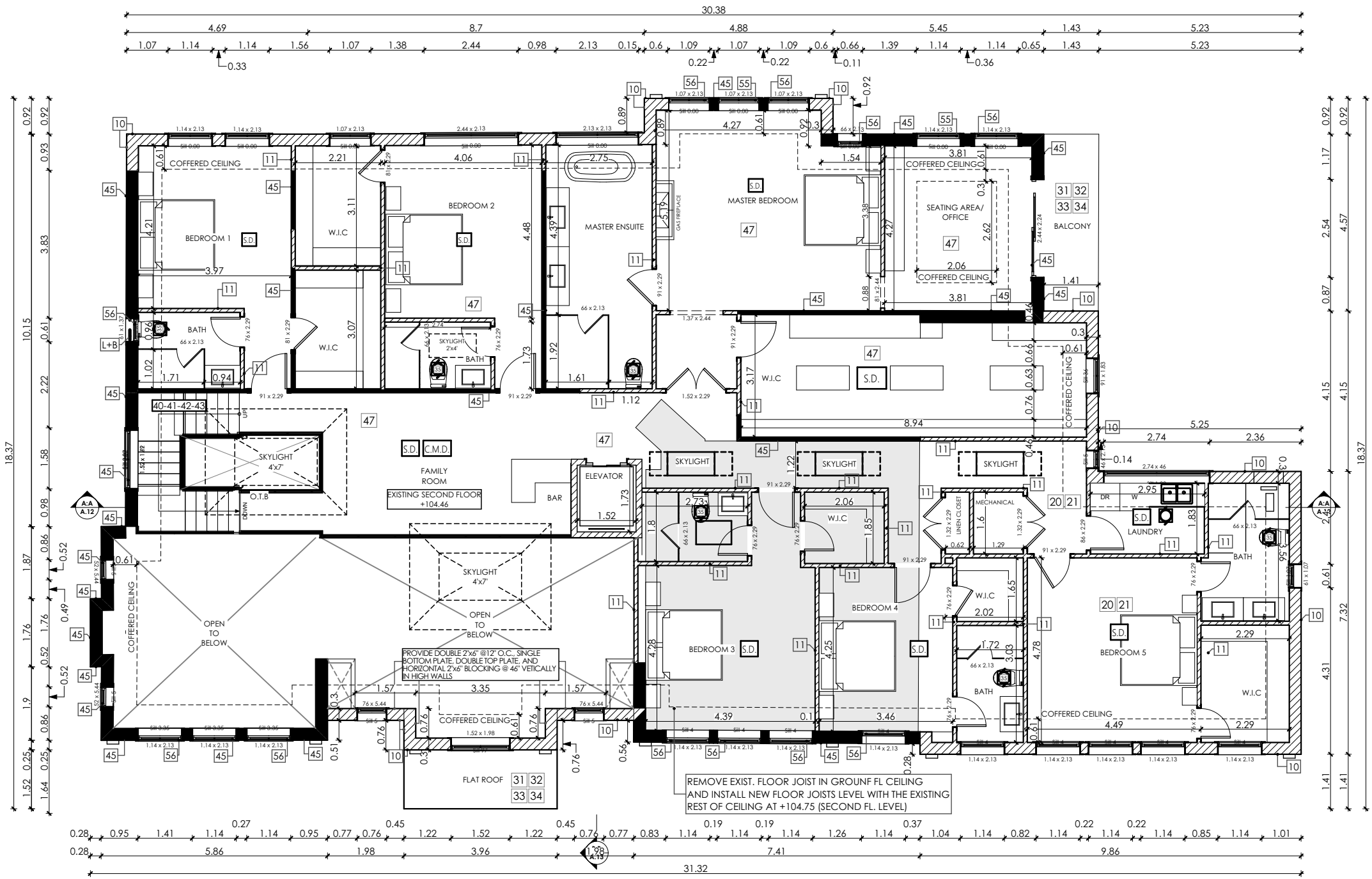


NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.	DATE:	ISSUED FOR:	DRAWING TITLE:	DRAWN BY	SCALE:	 <div>"Memar Architects Inc." 2323 Yonge St, Unit 503 Toronto, ON, M4P 2C9 T: 416-551-5764</div>	 <div>A.05</div>
	5/26/2021	BUILDING PERMIT	GROUND FLOOR	S.T.	1:125		
				CHKD BY	LAST MODIFIED ON:		
				S.A.	Wednesday, May 26, 2021		
			PROJECT TITLE/ADDRESS:				
			50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3				



NOTES:



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
SECOND FLOOR
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

DRAWN BY
S.T.
CHKD BY
S.A.

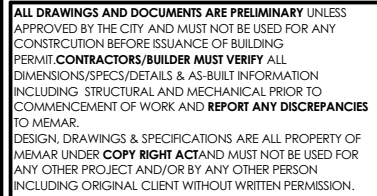
SCALE:
1:125
LAST MODIFIED ON:
Wednesday, May 26, 2021



"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.06



DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:	ROOF PLAN
PROJECT TITLE/ADDRESS:	50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

DRAWN BY	S.T.
CHKD BY	S.A.

SCALE:
1:125
LAST MODIFIED ON:
Wednesday, May 26, 2021

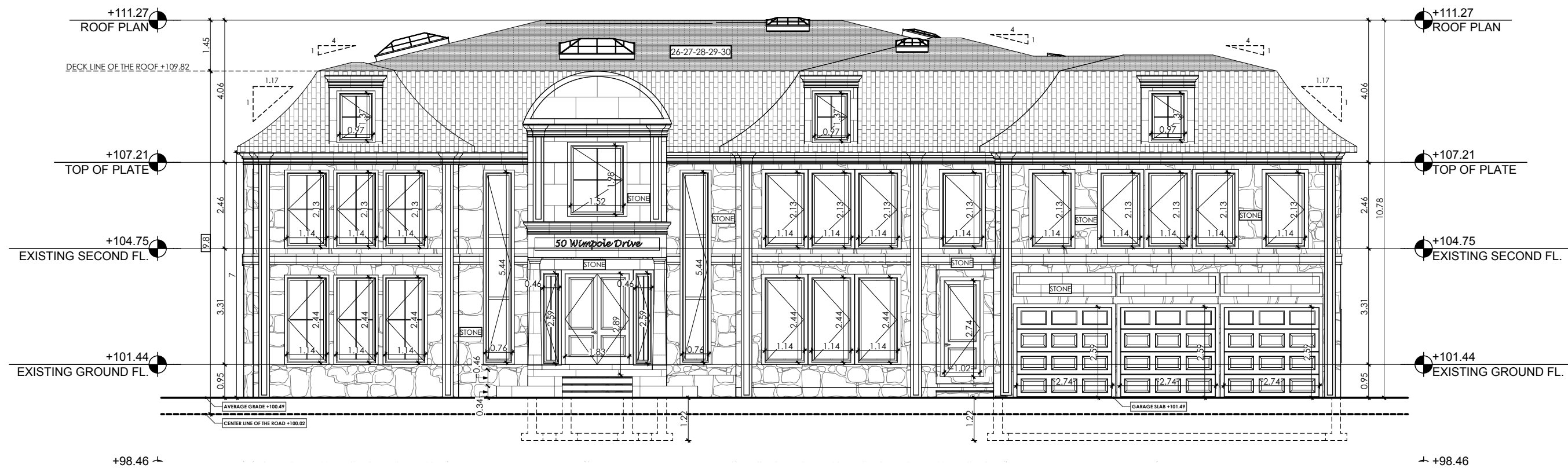


"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.07

NOTES:



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
SOUTH ELEVATION
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

--

DRAWN BY
S.T.
CHKD BY
S.A.

SCALE:
1:125
LAST MODIFIED ON:
Wednesday, May 26, 2021



"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.08

NOTES:



ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:

NORTH ELEVATION

PROJECT TITLE/ADDRESS:

50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

DRAWN BY

S.T.

CHKD BY

S.A.

SCALE:

1:125

LAST MODIFIED ON:

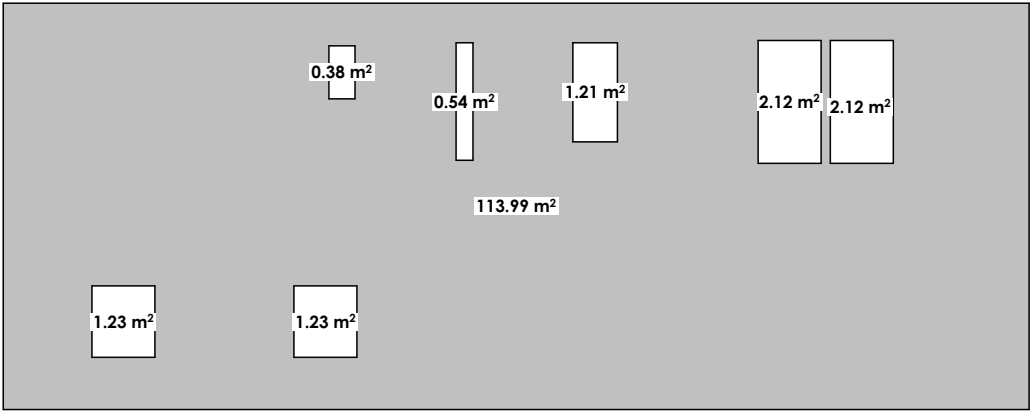
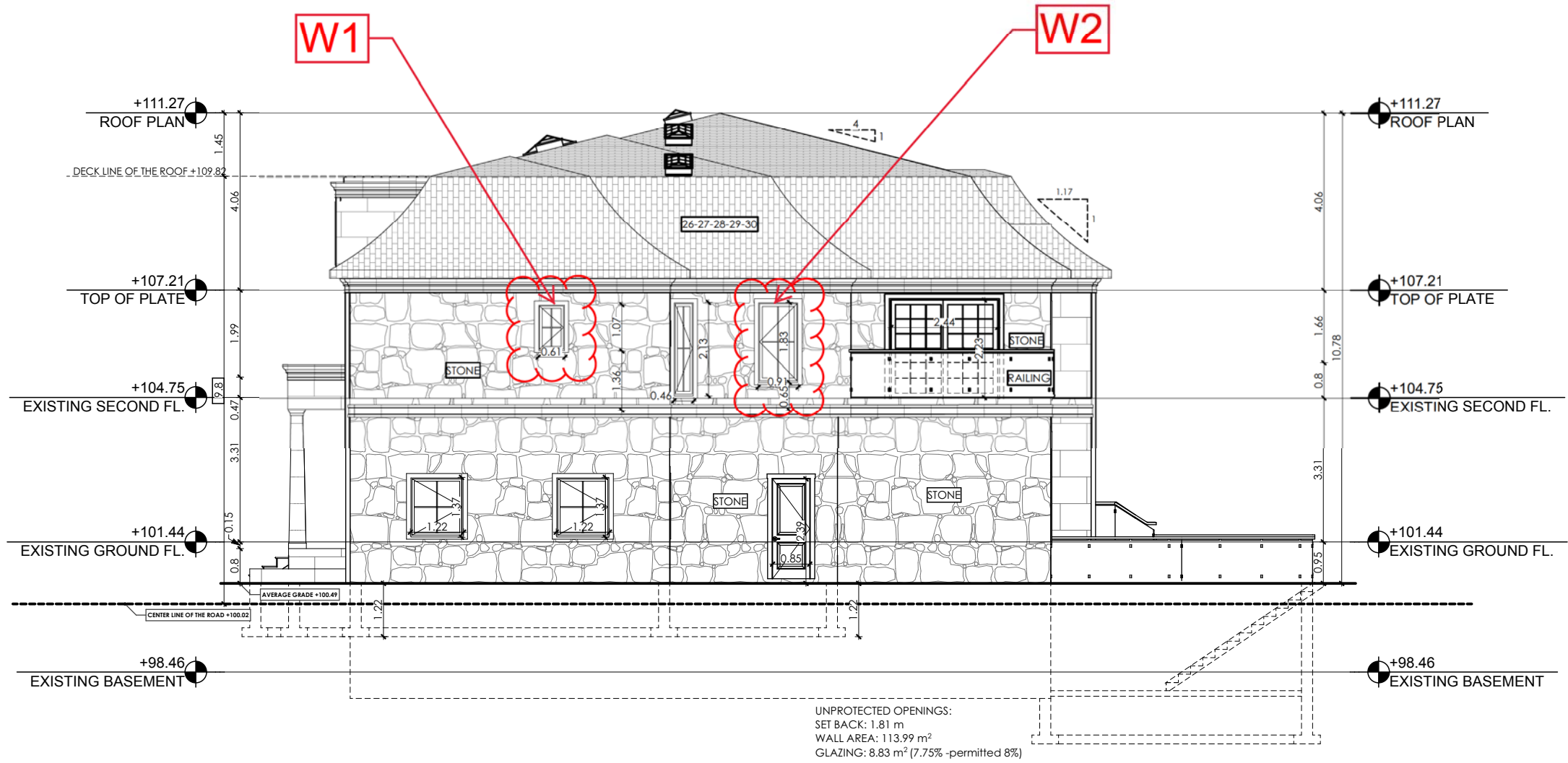
Wednesday, May 26, 2021

MEMAR
ARCHITECTS

"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.09



NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
EAST ELEVATION
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

--

DRAWN BY
S.T.
CHKD BY
S.A.

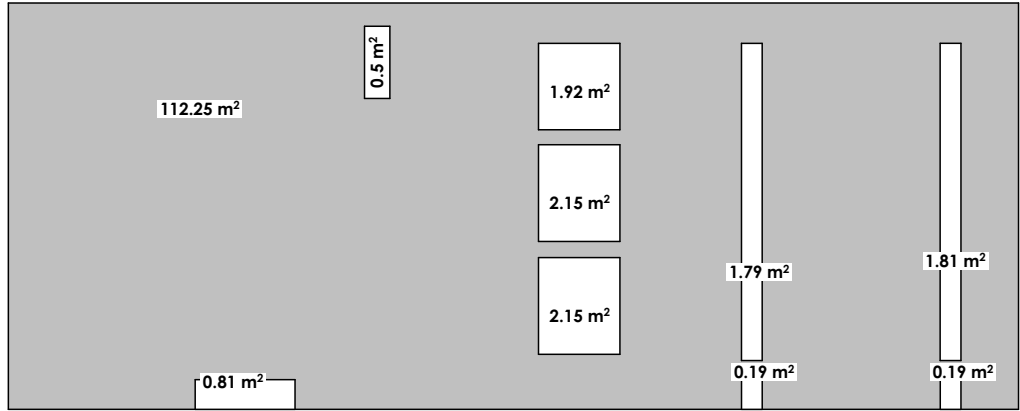
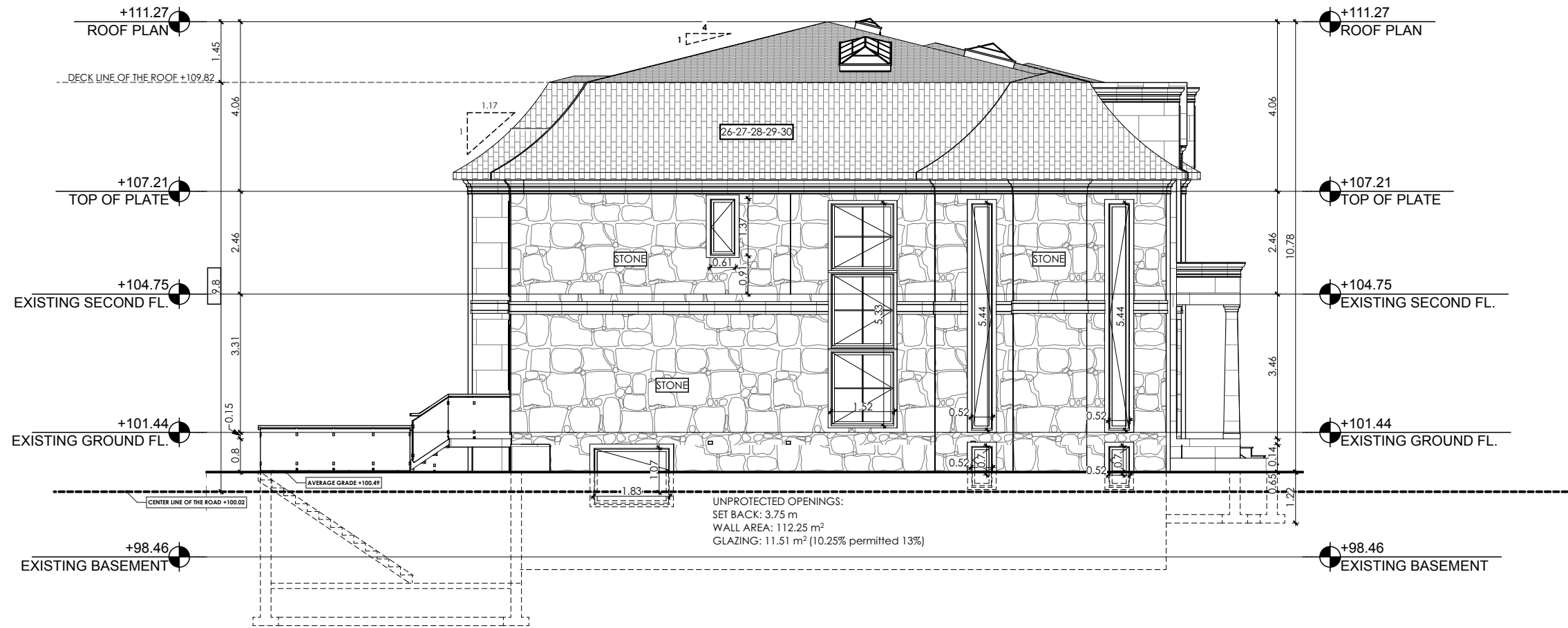
SCALE:
1:125
LAST MODIFIED ON:
Wednesday, May 26, 2021



"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.10



NOTES:

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY UNLESS APPROVED BY THE CITY AND MUST NOT BE USED FOR ANY CONSTRUCTION BEFORE ISSUANCE OF BUILDING PERMIT. CONTRACTORS/BUILDER MUST VERIFY ALL DIMENSIONS/SPECS/DETAILS & AS-BUILT INFORMATION INCLUDING STRUCTURAL AND MECHANICAL PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO MEMAR. DESIGN, DRAWINGS & SPECIFICATIONS ARE ALL PROPERTY OF MEMAR UNDER COPY RIGHT ACT AND MUST NOT BE USED FOR ANY OTHER PROJECT AND/OR BY ANY OTHER PERSON INCLUDING ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.

DATE:	ISSUED FOR:
5/26/2021	BUILDING PERMIT

DRAWING TITLE:
WEST ELEVATION
PROJECT TITLE/ADDRESS:
50 WIMPOLE DRIVE, NORTH YORK, ON M2L 2L3

--

DRAWN BY
S.T.
CHKD BY
S.A.

SCALE:
1:125
LAST MODIFIED ON:
Wednesday, May 26, 2021



"Memar Architects Inc."
2323 Yonge St, Unit 503
Toronto, ON, M4P 2C9
T: 416-551-5764



A.11
