

DECISION AND ORDER

Decision Issue Date Wednesday, June 23, 2021

PROCEEDING COMMENCED UNDER Section 53, subsection 53(19), Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): Seyfeddin Hosseini; Seyedreza Jazayeri

Applicant(s): Hosseini Homes Corporation

Property Address/Description: 386 & 388 Willowdale Ave

Committee of Adjustment File

Number(s): 20 119088 NNY 18 MV (A0125/20NY); 20 119096 NNY 18 MV (A0124/20NY); 20 119082 NNY 18 CO (B0005/20NY); 20 119105 NNY 18 MV (A0126/20NY)

TLAB Case File Number(s): 20 191381 S45 18 TLAB; 20 191382 S45 18 TLAB; 20 191387 S53 18 TLAB; 20 191390 S45 18 TLAB

Hearing date: Friday, March 19, 2021

Deadline Date for Closing Submissions/Undertakings: May 15, 2021

DECISION DELIVERED BY S. Gopikrishna

REGISTERED PARTIES AND PARTICIPANTS

Applicant	Hosseini Homes Corporation
Appellant	Seyedreza Jazayeri
Appellant	Seyfeddin Hosseini
Appellant's Legal Rep.	Amber Stewart
Expert Witness	Franco Romano

INTRODUCTION AND BACKGROUND

Hosseini Homes Corporation is the owner of 386& 388 Willowdale Ave, located in Ward 18 (Willowdale) of the City of Toronto. To combine the two lots and sever them into three lots, and build a detached home on each of the three lots, Hosseini Homes applied for variances to the Committee of Adjustment (COA). The COA heard the application on August 20, 2020, and refused the application in its entirety.

On September 9, 2020, the Applicant, Hosseini Homes Corporation, filed an Appeal with the Toronto Local Appeal Body (TLAB), which ordered a Hearing on March 19, 2021.

MATTERS IN ISSUE

The details of the requested Consent to Sever, and the requested variances are recited in the Attachment attached to this Decision

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan for the Greater Golden Horseshoe for the subject area ('Growth Plan').

Consent – S. 53

TLAB must be satisfied that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Act and that the application for consent to sever meets the criteria set out in s. 51(24) of the Act. These criteria require that " regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Variance – S. 45(1)

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

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

At the Hearing held on March 19, 2021, the Appellant was represented by Ms. Amber Stewart, a lawyer, and Mr. Franco Romano, a planner. It is important to note that there were no other Parties, nor Participants involved in this Appeal.

Mr. Romano was sworn in, and recognized as an Expert Witness in the area of land use planning. The highlights of his evidence are as follows:

The Subject Sites, No. 386 and 388 Willowdale Avenue, are located within the former municipality of North York- the Sites The Subject Sites are located at the northwest corner of Willowdale Avenue and McKee Avenue, o the east of Yonge Street, between Sheppard Avenue and Finch Avenue. Willowdale Avenue is a minor arterial road with TTC bus service, dedicated bike lanes and a north-south orientation. McKee Avenue is a local road with an east-west orientation. The Site is designated *Neighbourhoods* by the Official Plan, RD under Zoning By-Law 569-2013, and R4 under former North York City By-Law 7625. The permitted lot frontages under By-Laws 569-2013, and 7625 are 12 m and 15 m respectively, while the permitted lot areas are 370m² and 550m² respectively. However, the neighbourhood consists of a lot fabric that contains an intermingling of lot sizes, ranging in lot frontage from 7.62m to 42.52m, and ranging in lot area from 283.35 sq. m to 1285.51 sq. m.

The Subject Site development proposal asks for a consent to sever the two properties into three parts for the purpose of creating three residential lots that front onto McKee Avenue. Mr. Romano stated that similar proposal (where lots have been combined before being severed) have been undertaken in recent years for numerous similarly situated corner lots, along Willowdale Avenue in proximity to the Subject Site, and provided examples of the same through references to properties at the corner of Willowdale Avenue and Norton Avenue, Parkview Avenue, Empress Avenue, Princess Avenue, Hillcrest Avenue and Elmwood Avenue.

According to Mr. Romano, the “lots with residences”, in this community have a “prevailing modest-sized character” (which he interpreted to mean “ranging from 7.62m to less than 18m”) According to Mr. Romano, 95% of lots within the geographic neighbourhood, and 100% of lots within the immediate neighbourhood, have up to three storeys, and occupy the front to central portion of lots, with side yards of less than 1.8m occurring frequently (100% of lots within the immediate context which is illustrative of the geographic neighbourhood). This represents an overall variety which is materially consistent, but has no overall detailed uniformity. The curvilinear road network and adjoining lot fabric contribute to the variation found within the overall physical form. As

one moves through either the immediate, adjacent or geographic neighbourhood areas, there is a diversity of lot sizes and house design and styles.

Mr. Romano noted the Planning Department's Report recommending refusal dated August 12, 2020, as well as Reports issued by the Transportation Department dated August 10, 2020, and the Report from the Engineering and Construction services dated May 12, 2020. He also noted that Urban Forestry Staff provided two memoranda, dated August 6, 2020, and August 12, 2020, and noted that the proposal was revised to address Urban Forestry's concerns, through reducing and redesigning the driveway layout in order to not go through the City tree within the McKee Avenue boulevard.

The geographic neighbourhood study area chosen for this proposal, is bounded by the interior of Hollywood Avenue to the south, Finch Avenue East to the north, Dudley Avenue to the west, and Longmore Street to the east.. The Dudley Avenue and Longmore Street boundaries have continuous linkages which place Willowdale Avenue, a minor arterial road, within the centre. The north-south boundaries place the Subject Site in a central location with the southern boundary where the commercial zoning along Willowdale Avenue commences and the northern boundary at the Finch Avenue dividing feature.

Mr. Romano then discussed how the proposal related to the higher level Provincial Policies. After reviewing a number of policies (1.2.1, 2.2.1, 2.2.2, 2.2.6, 4.2, 5.1, 5.2), Mr. Romano concluded that the proposal conforms to, and does not conflict with, the Settlement Area, Delineated Built Up Area policies of the **2020 Growth Plan** by implements intensification policies that achieve the objective of complete communities, that optimize land use and infrastructure.

Mr. Romano then explained how the proposal was consistent with the City of Toronto's Official Plan.

As stated earlier, the Subject Site has a *Neighbourhoods* Official Plan designation. The Official Plan (OP) contains policies which recognize that neighbourhoods are not static, and acknowledge that change within neighbourhoods will occur over time, and that such change should respect and reinforce the existing physical character of an evolving neighbourhood. The neighbourhoods policies do not require replication of existing physical character, but require new development to fit the general physical patterns found within the neighbourhood. After drawing attention to the importance of the geographic neighbourhood, and immediate contexts, as discussed by OPA 320, Mr. Romano also interpreted "existing" as not being a singular point in time. These policies recognize that different patterns can be found within the neighbourhood, , even in the context of OPA 320's references to geographic neighbourhood and immediate contexts. He opined that the proposal exhibits physical characteristics, including lot size, lot configuration, site design and built form features, which manifest themselves in a manner that respects and reinforces the physical patterns within these areas.

Mr. Romano asserted that the proposal achieves an appropriate form of development as is envisaged by the policy context, which includes the "Healthy Neighbourhoods and

“Urban Structure” policies in Section 2.3.1 which refer to the low-rise nature of this area and how :

“Neighbourhoods will not stay frozen in time. The neighbourhoods where we grew up and now raise our children help shape the adults and the society we become. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood

According to Mr. Romano, this proposal conforms to the “Built Form” Policies, as stated in Chapter 3.1.2 which refer to building siting, servicing and design matters to ensure that development is compatible and minimizes impacts.

With respect to housing, this proposal takes into account that the City’s goal of accommodating new single family detached dwellings, as part of an overall approach to maintain and achieve a housing mix, plan for growth and complete communities. The opportunity for this type of gentle intensification proposal primarily exists within the City’s Neighbourhoods, and it is supported and/or permitted under policies 3.2.1.1, 3.2.1.2 and 4.1.5b of the OP

The discussion of the fit between the proposal, and Section 4.1.5 of the OP, established that the components pertinent to the proposal under consideration are: 4.1.5(b), (c), (d) and (f). The evidence offered established the following in terms of how the proposal satisfied the components of 4.1.5 identified above:

- ***Prevailing Lot sizes and configuration:*** As stated earlier, the “prevailing” lot size is “modest-sized” ranging from 7.62 to less than 18m (95% of lots within geographic neighbourhood and 100% within the immediate context). Lots smaller than 15m are well represented (48.5% of the lots within the geographic neighbourhood and 14% of lots within the immediate context). There are 103 different lot frontage numeric measurements within the geographic neighbourhood. The patterns illustrate an intermingling of lot sizes which, individually and together, qualitatively and quantitatively, contribute to the physical form of the lot size character, respect and reinforce a modest sized lot size.

The proposal, which will result in lots with frontages in the range of 12.87m - 13.11m lot frontage will fit in well with what already exists in the community. This information was supported by a review of COA decisions of houses within six blocks of the Subject address.

- ***Prevailing heights, massing, scale, density and dwelling type of nearby residential Properties:*** Within the immediate context, 64% of dwellings are at least 2 storeys. The proposed building height of two storeys conforms and meets the general intent and purpose. The proposed dwelling with an integrated garage is well represented within the Subject Site’s physical contexts. Massing of

residential buildings are within the zoning regulations, oriented towards the front and central portion of the lot. Similar or very different massing relationships co-exist. The proposed massing conforms and is within the parameters established by the applicable planning instruments, including the zoning by-laws for massing. Density of residential buildings is low, containing one, two and more dwelling units per building and lot. Dwelling size and floor space index is low to modest. The proposed density and dwelling unit size and FSI will contribute appropriately to the prevailing character.

- ***Prevailing building type(s):*** The proposed dwellings are Detached Residential, which is what the community is zoned for under By-Law 569-2013, and which is the prevailing type of dwelling in the community, based on the statistics submitted to the TLAB
- ***Prevailing location, design and elevations relative to the grade of driveways and garages;*** The proposed driveway and parking are at grade, located on private property accessed from the front of the lot. According to Mr. Romano, 77% of the dwellings on the Street have an integral garage.
- ***Prevailing patterns of rear and side yard setbacks and landscaped open space:*** The prevailing patterns of rear yard setbacks are such that they are in excess of the zoning requirement. The immediate context illustrates a variety of side yard setbacks, which are found within the neighbourhood. Within the immediate context, the side yard setback is less than 1.8m for virtually all of the residences. However, this width is adequate for permitting access, maintenance and adequate separation, all of which satisfy the intent of the side yard setback provision. The rear and side-yard setbacks therefore conform, and meet the general intent and purpose of the OP.

Mr. Romano reiterated that other policies contained in 4.1.5 (e.g. heritage) are not pertinent to this proposal. On the basis of this evidence, Mr. Romano concluded that the proposal maintained the intent and purpose of the Official Plan.

He then discussed how the proposal maintained the intent and purpose of the Zoning By-Laws.

The Subject Site has a detached residential zoning – RD pursuant to the Toronto harmonized zoning by-law 569-2013, and R4 pursuant to the former North York zoning by-law. Both bylaws permit low scale detached residential uses.

The overall general intent and purpose of the Zoning By-laws is to achieve an orderly, compatible form of low rise detached residential housing, which Mr. Romano asserted was being maintained in this case. The proposal achieves a detached residential building, a permitted building type., and exhibits a conventional physical form of low-scale residential in a manner that is appropriately sited, designed and sized to respect, reinforce and be compatible with the Subject Site's physical context.

Speaking to the variance respecting the lot frontage, Mr. Romano said that the proposal achieves a modest sized lot size that will fit in well with the intermingling of lot sizes, including lots that are close to the general zoning requirement. He emphasized again that lots with the proposed frontage are well represented within the Subject Site's physical contexts, and will not introduce any new pattern into the community.

Speaking next to the variance respecting the Lot Coverage, Mr. Romano said that the proposed lot coverage meets the general intent and purpose to ensure that an appropriate amount of the lot is covered such that there is space left over for other features such as amenity, servicing and setback components. In this case, the proposed lot coverage provides for ample open space on the lot ensuring that the proposal is not an overdevelopment.

Commenting on the variance respecting the main wall height, Mr. Romano said that the proposed main wall height meets the general intent and purpose of the By-Laws to limit the height of main walls, such that the resulting low-rise residential building would fit well into the context. Mr. Romano said that the intent of the By-Law is to minimize the extent to which walls may rise to create "inappropriate upper levels" (such as third storeys in areas where two storeys are regulated, or disproportionate flat roofs where pitched roofs are encouraged). In this proposal, the proposed dwellings have a low rise wall height, that is also varied in height with the associated eaves reference point of measurement maintaining an appropriate low rise, two storey height level in this area.

Addressing the overall height of the buildings, Mr. Romano said that the proposed numeric roof height variance meets the general intent and purpose to achieve a low profile, low-rise residential building. He pointed out that the proposal maintains a hip roof with gabled components, where the bulk of the roof is by-law compliant with a centrally located ridge, or peak sloping down towards the side eaves. This minimizes the roof bulk, and that the two proposed buildings satisfy the height performance standards.

Mr. Romano next addressed the exterior side yard setback which would impact only the east lot. The proposal meets the general intent and purpose to provide for adequate space to facilitate sightlines at the corner, spatial separation, access, maintenance and servicing. There is ample open sightline in this instance in particular because there is ample space to the travelled portion of the road (including the bike lanes). There is appropriate and adequate space on both sides of the dwelling.

Speaking next to the variance respecting the parking space access from the front lot line, the proposal meets the general intent and purpose to ensure that access is context suitable for the lot. The proposed parking is from the local road along the front lot line, contains no corner lot encumbrances and is in keeping with other similarly sited parking spaces.

Based on the above evidence, Mr. Romano concluded that the proposal satisfied the test of maintaining the purpose and intent of the By-Law.

He next spoke to how the test satisfied the test of minor.

Mr. Romano said that while the proposal results in a development that occupies more space on the lot than is of right, the siting and built form condition fits will into the community, particularly within the geographic neighbourhood, and immediate contexts. He asserted that the proposal will not cause any unacceptable adverse impacts such as shadowing, privacy, overlook or any related to site development features. The order of magnitude of the minor variance request is reasonable, maintains a compatible detached residential land use, that can be suitably accommodated on the Subject Site.

Based on this evidence, Mr. Romano concluded that the proposal satisfied the test of minor.

He next spoke to how the proposal satisfies the test of appropriate development. He said proposal will introduce a compatible lot size, site design and built form features which are within the planning context, existing context, and are desirable for the appropriate use and development of the land. The proposal will contribute to the mix of housing choices in a manner that reflects and reinforces the Subject Site's physical character.

Based on this evidence, Mr. Romano concluded that the proposal satisfied the test of appropriate development, and that all the four tests were fulfilled.

Mr. Romano next spoke to the tests under Section 51(24) of the Planning Act, and how the proposed severance met the tests

51(24)(a) – The proposal properly implements matters of provincial interest including Section 2 of the Planning Act, the Provincial Policy Statement and Growth Plan. By way of editorial comment, this discussion appears at the beginning of the Evidence Section, and is consequently not repeated here.

51(24) (b) – The proposal is not premature, because municipal services are readily available to accommodate the residential development. There is no outstanding planning instrument or physical characteristic or other attribute which would render the consent premature. The proposal is within the public interest to accommodate a gentle intensification that is reflective of and represented elsewhere within the Subject Site's physical contexts.

51(24) (c) – the proposal conforms to the Official Plan and is reflective of and represented elsewhere in adjacent plans of subdivision. By way of an editorial comment, the evidence has been recited earlier in this Section, and is not consequently recited here.

51(24) (d) – the lands are physically suitable for the proposed residential development as they have been used for same. Further, the proposed site design reflects a context-appropriate and sensitive development that is also complementary and compatible with

the Subject Site's surroundings. There is nothing being proposed that is new or unsuitable within the Subject Site's physical contexts.

51(24)(e) – the local road network is available and adequate to service the proposed residential development.

51(24)(f)– the dimensions of the proposed lots are compatible and similar with the dimensions of other lots in adjacent plans of subdivision. The rectangular shape of the proposed lots is also consistent with the rectangular lot shapes of other lots in adjacent plans of subdivision.

51(24)(g) – there are no restrictions or impediments to development including no easements, rights of way etc. To the extent that the zoning is imported in this criterion, the applicable zoning has been implemented in a manner where some regulations are compliant and others are not compliant – which is a condition that is reflective of the Subject Site's physical contexts where other lots have the same complying/non-complying condition although perhaps differently constituted, regardless of zone requirements.

51(24)(h) – to the extent the natural features apply, the proposal minimizes impacts by integrating the dwellings in areas reasonably anticipated to have buildings and thereby appropriately mitigating impacts.

51(24)(i) – services are available and adequate, including schools.

51(24)(j)– the proposed development will utilize modern materials that will optimize the land usage and energy etc. efficiencies

Based on this evidence, Mr. Romano concluded that the proposal met all the tests provided in Section 51(24) of the Planning Act, and recommended that the Severance request be approved.

I thanked Ms. Stewart and Mr. Romano for their presentation, and reserved my Decision. Ms. Stewart was instructed to submit a recitation of the variances and the severances, as well as updated Elevations and Plans, with the Revision dates added. An Interim Order was sent out on April 30, 2021 reminding the Appellants to submit the updated documents by May 15, 2021. The updated Plans and Elevations, and the requested recitations were submitted to the TLAB on May 6, 2021.

ANALYSIS, FINDINGS, REASONS

The Appeal respecting 386-388 Willowdale looks to combine two lots and then sever them into three lots, with a detached dwelling to be built on each of the three severed lots. While there are a number of variances common to all three lots, Lot C (the

easternmost lot), has variances requesting for vehicular access to the parking lot, from the front lot line, and a side yard setback

As noted earlier, there were no Witnesses other than Mr. Romano, who was qualified as an Expert Witness in the area of land use planning. Mr. Romano's evidence focused on how the requested variances meet the four tests under Section 45.1 of the Planning Act, followed by a discussion of how the requested severances met the tests under Section 51.24 of the Planning Act.

I agree with Mr. Romano that the dwellings proposed to be built on the severed lots satisfy the higher level Provincial Policies by focusing on the intensification aspect.

Mr. Romano discussed how the proposal satisfied the 4 tests under Section 45.1 of the Planning Act. He demonstrated how the proposal to sever existing lots, and build houses with integral garages was part of an evolving growth pattern, such that it respected the eclectic nature of what already existed in the community. He then demonstrated how the built form was consistent, and respected what is seen in the community as it has evolved over the last five years. He then discussed how the requested variances for the proposed buildings were consistent with the prevailing height, dwelling type, side-yard setbacks that existed in the community. Based on the statistics provided in the evidence, with specific reference to 100% of the lots in the immediate context having frontages between 7.62m, and 18 m) I am in agreement with Mr. Romano that the variance requests for the frontage, and area, respect the prevailing type of frontage and lot size area.

On the basis of his discussion regarding Policies 2.3.1, 3.1.2, and 4.1.5, I find that the proposal satisfies the test of maintaining the intent and purpose of the Official Plan.

The specific performance standards for each variance requested were identified, and discussed in detail by Mr. Romano. The evidence helped explain the siting of the houses, and how they would not change the streetscape, nor cause any negative impacts on the privacy of the neighbours. On the basis of this evidence, I find that the proposal meets the test of maintaining the intent and purpose of the Zoning By-Laws.

The evidence provided by Mr. Romano assures me that the houses to be constructed will not result in any adverse impact on its neighbouring houses. On the basis of this evidence, I find that the proposal meets the test of minor.

There is no new built form being introduced in the community as a result of these dwellings, as a result of which I find that the proposal satisfies the test of appropriate development.

As a result, I find that the requested variances satisfy the 4 tests under Section 45.1 individually and collectively

The evidence also demonstrated that the proposal would result in the creation of rectangular lots, as in the common in this community. The size and shape of the

proposed lots, as demonstrated in the statistics discussed earlier in the Evidence Section, are consistent with what exists in the community today, which means that Component (f) of Section 51.24 of the Official Plan is fulfilled. The earlier discussion recited in the Evidence Section demonstrates how the proposal satisfies the OP, which means that Section 51(24)(c) has been satisfied. The severance request does not conflict significantly with any of the other components of Section 51(24)..

On the basis of the above evidence, I find that the severance satisfies Section 51 (24), and may therefore be approved.

The conditions to be imposed on the approval of the variances,, as recommended by the Appellants, are recited below:

Conditions of Minor Variance Approval

1. The proposed dwellings shall be constructed substantially in accordance with the attached plans dated November 11, 2020:

a. **House A:** Site Plan (A01), Front Elevation (A06), Rear Elevation (A07), West Elevation (A08), and East Elevation (A09);

b. **House B:** Site Plan (A01), Front Elevation (A06), Rear Elevation (A07), West Elevation(A08), and East Elevation (A09);

2. The owner shall add a notation on the site plan drawings stating that “All portions of existing access driveways that are no longer required must be closed and restored with soft landscaping and full concrete curbs, to the satisfaction of Transportation Services”.

3. The applicant shall submit revised site plan(s) with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;

a. Illustrate the existing and proposed grades at all corners along the property boundary;

b. Revise the site plan to illustrate a positive slope of a minimum 2% to a maximum 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of McKee Avenue;

c. Show the footprint of the existing house and driveway. Label any portion of driveway to be removed within the right-of-way as to be restored with sod

d. The site plans must be revised to clearly indicate the restoration of the redundant portion of the former driveway and curb cuts with sod and raised concrete curb, all of which shall be designed to municipal standards;

e. Add the following notations to the Site Plan:

i. "The applicant is required to restore any redundant section of the existing driveways that are being closed with sod and a poured raised concrete curb within the municipal boulevard according to City of Toronto Design Standard;

ii. "The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality";

iii. "The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Right-of-Way and Management Section at (416) 395-7112 regarding municipal road damage deposit requirements;"

and

iv. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Section of the Transportation Services before excavating within or encroaching into the municipal road allowance".

4. The owner shall submit a complete application for a permit to injure or remove a City owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II , Trees on City Streets.

5. The owner shall submit a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III ,Private Tree Protection.

6. Where there is no existing street tree, the owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree.

The conditions to be imposed on the severance, as listed in Practice Direction 1 of the TLAB, are as follows:

(1) Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, in the form of a statement of tax account current to within 30 days of an applicant's request to the Deputy Secretary-Treasurer of the Committee of Adjustment to issue the Certificate of Official as outlined in Condition 6.

(2) Municipal numbers for the subject lots, blocks, parts, or otherwise indicated on the applicable registered reference plan of survey shall be assigned to the satisfaction of the Supervisor, Surveys, Engineering Support Services, Engineering and Construction Services.

- (3) One electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services.
- (4) One electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.
- (5) Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the Planning Act if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.
- (6) Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment issue the Certificate of Official.
- (7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions.

I note that the recommended conditions respecting the Severance, as submitted by the Appellants, have combined some of the required submissions from the list above into five conditions. While I appreciate the Appellant's efforts to provide a more concise listing of the conditions, I would err on the side of caution, and recite the list of conditions, as provided in Practice Direction 1.

It may be noted that the conditions to be imposed, as recited above, also appear in Attachment A, which recites the details of the Severance sought through this Appeal, listing of the variances requested for each of the three lots, and the Conditions that have imposed on the approval of the variances, as well as the severance.


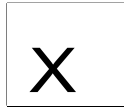
DECISION AND ORDER

1. The Appeal respecting 386-388 Willowdale Avenue is allowed, and the Decision of the COA dated August 20, 2020, respecting these addresses is set aside.
2. The details of the requested severances , and the variances that have been approved, are recited in the Attachment A attached to this Decision.
3. No other variances are approved.

Decision of Toronto Local Appeal Body Panel Member: S. Gopikrishna
TLAB Case File Number: 20 191381 S45 18 TLAB; 20 191382 S45 18 TLAB; 20
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4. The list of conditions to be imposed on the severance, as well as the conditions improved on the approval of the variances, are recited in Attachment A, attached to this Decision.

So orders the Toronto Local Appeal Body

S. Gopikrishna
Panel Chair, Toronto Local Appeal Body

386 and 388 Willowdale Avenue - Description of Proposed Consent, Variances and Imposed Conditions

ATTACHMENT A

THE CONSENT REQUESTED:

To obtain consent to sever each property into three parts for the purpose of lot additions to facilitate the creation of three new residential building lots fronting onto McKee Avenue. All parts described below are as set out in the Draft Reference Plan prepared by Mandarin Surveyors Limited, dated September 20, 2019.

Lot	Frontage	Part Nos. and Area	Total Lot Area
A	12.78 m	Part 1: 194.7 m ² Part 4: 202.1 m ²	396.8 m ²
B	12.78 m	Part 2: 194.7 m ² Part 5: 202.1 m ²	396.8 m ²
C	13.11 m	Part 3: 199.7 m ² Part 6: 207.3 m ²	407.0 m ²

388 Willowdale Avenue

CONVEYED - PART 1

Part 1 has a lot area of 194.7m² and will be added to Part 4 (severed from file # B0004/20NY) to create a new building lot with a frontage of 12.78m and a lot area of 396.8m². Parts 1 and 4 will be redeveloped with a new detached residential dwelling.

CONVEYED - Part 2

Part 2 has a lot area of 194.7m² and will be added to Part 5 (severed from file B0004/20NY) to create a new building lot with a frontage of 12.78m and a lot area of 396.8m². Parts 2 and 5 will be redeveloped with a new detached residential dwelling.

CONVEYED - Part 3

Part 3 has a lot area of 199.7m² and will be added to Part 6 (severed from file # B0004/20NY) to create a new building lot with a frontage of 13.11m and a lot area of 407.0m². Parts 3 and 6 will be redeveloped with a new detached residential dwelling.

386 Willowdale Avenue

Conveyed - Part 4

Part 4 has a lot area of 202.1m² and will be added to Part 1 (severed from file # B0005/20NY) to create a new building lot with a frontage of 12.78m and a lot area of 396.8m². Parts 1 and 4 will be redeveloped with a new detached residential dwelling.

Conveyed - Part 5

Part 5 has a lot area of 202.1m² and will be added to Part 2 (severed from file # B0005/20NY) to create a new building lot with a frontage of 12.78m and a lot area of 396.8m². Parts 2 and 5 will be redeveloped with a new detached residential dwelling.

386 and 388 Willowdale Avenue - Description of Proposed Consent, Variances and Imposed Conditions

Conveyed - Part 6

Part 6 has a lot area of 207.3m² and will be added to Part 3 (severed from file # B0005/20NY) to create a new building lot with a frontage of 13.11m and a lot area of 407.0m². Parts 3 and 6 will be redeveloped with a new detached residential dwelling.

386 and 388 Willowdale Avenue – Revised List of Variances

HOUSE ON THE WEST LOT

Parts 1 & 4 – House A (West Lot)

1. Chapter 10.20.30.10.(1), By-law No. 569-2013

The required minimum lot area is 550m².

2. Chapter 10.20.30.20.(1), By-law No. 569-2013

The required minimum lot frontage is 15m.

The proposed lot frontage is 12.78m.

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

The permitted maximum lot coverage is 30% of the lot area.

The proposed lot coverage is 32% of the lot area.

4. Chapter 10.20.40.10.(2), By-law No. 569-2013

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the side exterior main walls facing a side lot line is 8.3m.

5. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.1m.

HOUSE ON THE MIDDLE LOT

Parts 2 & 5 – House B (Middle Lot)

1. Chapter 10.20.30.10.(1), By-law No. 569-2013

The required minimum lot area is 550m².

2. Chapter 10.20.30.20.(1), By-law No. 569-2013

The required minimum lot frontage is 15m.

The proposed lot frontage is 12.78m.

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

The permitted maximum lot coverage is 30% of the lot area.

The proposed lot coverage is 32% of the lot area.

386 and 388 Willowdale Avenue - Description of Proposed Consent, Variances and Imposed Conditions

4. Chapter 10.20.40.10.(2), By-law No. 569-2013

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the side exterior main walls facing a side lot line is 8.15m.

5. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.11m.

HOUSE ON THE EAST LOT

Parts 3 & 6 – House C (East Lot)

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

The permitted maximum lot coverage is 30% of the lot area.

The proposed lot coverage is 32% of the lot area.

2. Chapter 10.20.30.10.(1), By-law No. 569-2013

The required minimum lot area is 550m².

The proposed lot area is 407m².

3. Chapter 10.20.30.20.(1), By-law No. 569-2013

The required minimum lot frontage is 15m.

The proposed lot frontage is 13.11m.

4. Chapter 10.20.40.70.(6), By-law No. 569-2013

The required minimum side yard setback from a side lot line abutting a street is 3.0m.

The proposed side yard setback for the east lot line (corner lot line), is 1.829m.

5. Chapter 10.5.80.40.(3), By-law No. 569-2013

In the Residential Zone category, vehicle access to a parking space on a lot must: be from a flanking street that is not a major street on the Policy Areas Overlay Map.

The proposed parking is from the front lot line.

6. Chapter 10.20.40.10.(2), By-law No. 569-2013

The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the side exterior main walls facing a side lot line is 8.31m.

7. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.8m.

The proposed building height is 9.09m.

386 and 388 Willowdale Avenue - Description of Proposed Consent, Variances and Imposed Conditions

Conditions imposed on the Consent to Sever the Lots

- (1) Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, in the form of a statement of tax account current to within 30 days of an applicant's request to the Deputy Secretary-Treasurer of the Committee of Adjustment to issue the Certificate of Official as outlined in Condition 6.
- (2) Municipal numbers for the subject lots, blocks, parts, or otherwise indicated on the applicable registered reference plan of survey shall be assigned to the satisfaction of the Supervisor, Surveys, Engineering Support Services, Engineering and Construction Services.
- (3) One electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services.
- (4) One electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.
- (5) Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the Planning Act if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.
- (6) Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment issue the Certificate of Official.
- (7) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions

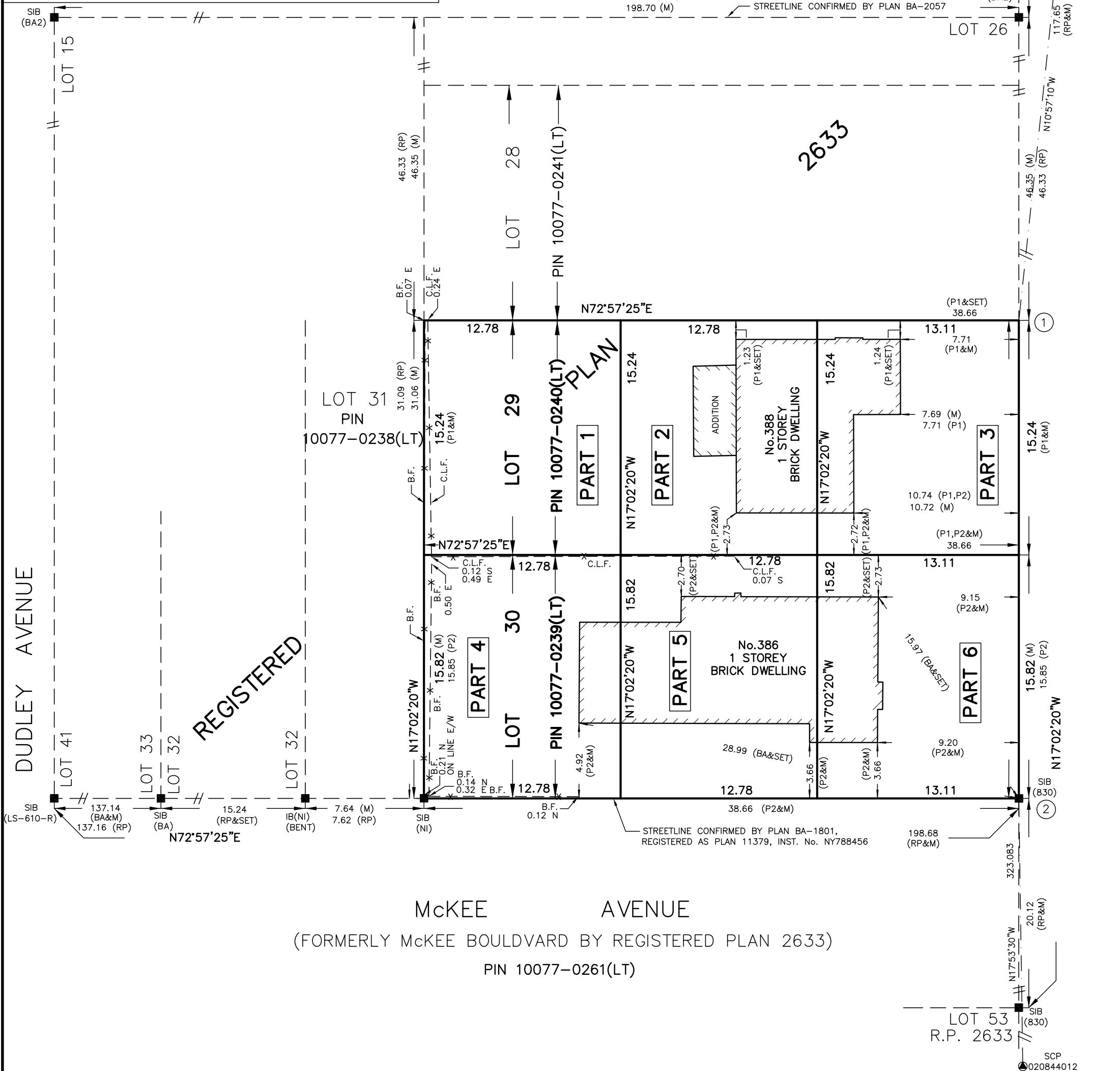
Conditions imposed on the Approval of the Minor Variances

1. The proposed dwellings shall be constructed substantially in accordance with the attached plans dated November 11, 2020:
 - a. **House A:** Site Plan (A01), Front Elevation (A06), Rear Elevation (A07), West Elevation (A08), and East Elevation (A09);
 - b. **House B:** Site Plan (A01), Front Elevation (A06), Rear Elevation (A07), West Elevation(A08), and East Elevation (A09);

386 and 388 Willowdale Avenue - Description of Proposed Consent, Variances and Imposed Conditions

2. The owner shall add a notation on the site plan drawings stating that "All portions of existing access driveways that are no longer required must be closed and restored with soft landscaping and full concrete curbs, to the satisfaction of Transportation Services".
3. The applicant shall submit revised site plan(s) with the following revisions and notations to the satisfaction of the Engineering and Construction Services and Transportation Services, at no cost to the City;
 - a. Illustrate the existing and proposed grades at all corners along the property boundary;
 - b. Revise the site plan to illustrate a positive slope of a minimum 2% to a maximum 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of McKee Avenue;
 - c. Show the footprint of the existing house and driveway. Label any portion of driveway to be removed within the right-of-way as to be restored with sod.
 - d. The site plans must be revised to clearly indicate the restoration of the redundant portion of the former driveway and curb cuts with sod and raised concrete curb, all of which shall be designed to municipal standards;
 - e. Add the following notations to the Site Plan:
 - i. "The applicant is required to restore any redundant section of the existing driveways that are being closed with sod and a poured raised concrete curb within the municipal boulevard according to City of Toronto Design Standard;
 - ii. "The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards at no cost to the municipality";
 - iii. "The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Right-of-Way Management Section at (416) 395-7112 regarding municipal road damage deposit requirements;" and,
 - iv. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Section of the Transportation Services before excavating within or encroaching into the municipal road allowance".
4. The owner shall submit a complete application for a permit to injure or remove a City owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.
5. The owner shall submit a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
6. Where there is no existing street tree, the owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree.

SPECIFIED CONTROL POINTS (SCP's)		
M.T.M. ZONE 10, NAD83 (CSRS)(ORIGINAL)		
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10		
POINT ID	NORTHING	EASTING
SCP 020844008	4848426.751	312469.857
SCP 020844012	4848042.230	312587.376
1	4848379.34	312479.03
2	4848349.65	312488.13
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



WILLOWDALE AVENUE
(FORMERLY WILLOWDALE STREET BY REGISTERED PLAN 2633)
PIN 10071-0162(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2019

Z. ZENG
ONTARIO LAND SURVEYOR

PLAN 66R-

RECEIVED AND DEPOSITED

DATE _____, 2019

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m ²)
1	29	2633	10077-0240(LT)	194.7
2				194.7
3				199.7
4	30		10077-0239(LT)	202.1
5				202.1
6				207.3

**PLAN OF SURVEY OF
LOTS 29 AND 30
REGISTERED PLAN 2633
CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)**

SCALE 1:250



METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES REGISTERED PLAN 2633
- P1 DENOTES PLAN OF SURVEY BY BAIRD & MUCKLESTONE, O.L.S. DATED JULY 21, 1954
- P2 DENOTES PLAN OF SURVEY BY BAIRD & MUCKLESTONE, O.L.S. DATED JUNE 13, 1955
- BA DENOTES PLAN BA-1801
- BA2 DENOTES PLAN BA-2057
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- OU DENOTES ORIGIN UNKNOWN
- NI DENOTES NOT IDENTIFIABLE
- SCP DENOTES SPECIFIED CONTROL POINTS
- 830 DENOTES SPECIFIED CONTROL POINTS

NOTES

BEARINGS ARE M.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 020844008 AND 020844012, M.T.M. ZONE 10, NAD83 (CSRS)(ORIGINAL)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987243

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14th DAY OF SEPTEMBER, 2019

SEPTEMBER 20, 2019
DATE

Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED

ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z.

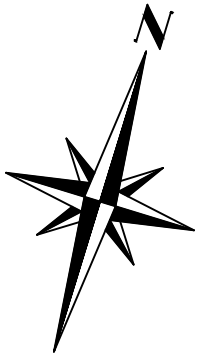
CAD No: 19-309RPLAN

JOB No: 2019-309

Proposed New House A or B GFA CALCULATION		
	sqf	sqm
Lot Area	4272.000	396.881787
G.F.A		
First Floor	1367.000	126.998
Second Floor	1367.000	126.998456
Total GFA	2734.000	253.997
Basment	955	88.722
Lot Coverage(30%)		
Allowable Lot Coverage	1281.600000	119.064536
Proposed Lot Covered	1367.000	126.998
Lot Covered %	31.999	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

Proposed New House C GFA CALCULATION		
	sqf	sqm
Lot Area	4382.420	407.140141
G.F.A		
First Floor	1402.000	130.250
Second Floor	1402.000	130.250062
Total GFA	2804.000	260.500
Basment	872	81.011
Lot Coverage(30%)		
Allowable Lot Coverage	1314.726000	122.142042
Proposed Lot Covered	1402.000	130.250
Lot Covered %	31.991	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

PART 1 - PLAN OF SURVEY OF
LOTS 29 AND 30
REGISTERED PLAN 2633
CITY OF TORONTO



DUDLEY AVENUE

SIB (US-610-R)

137.14 (BA&M)

137.16 (RP)

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

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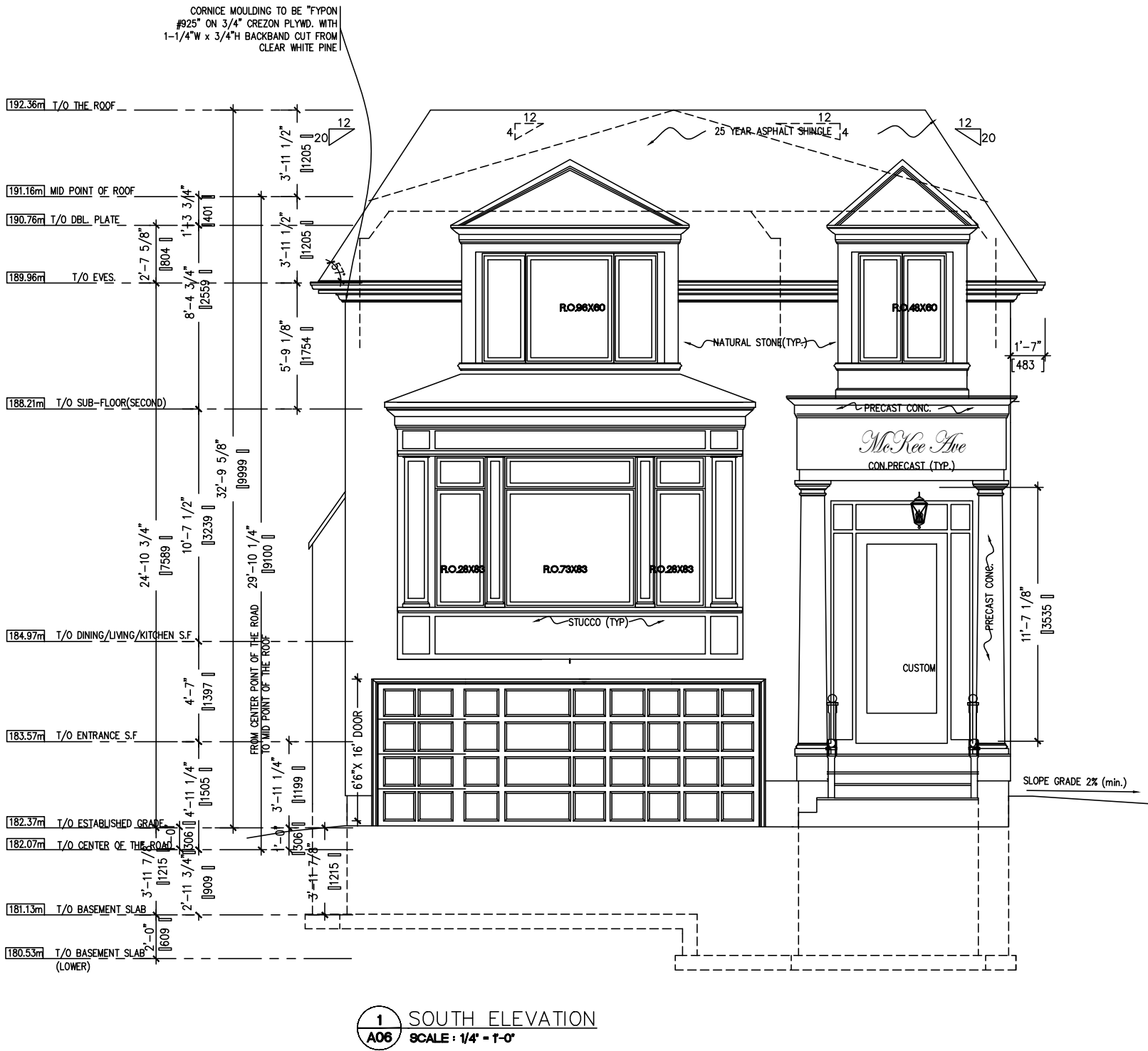
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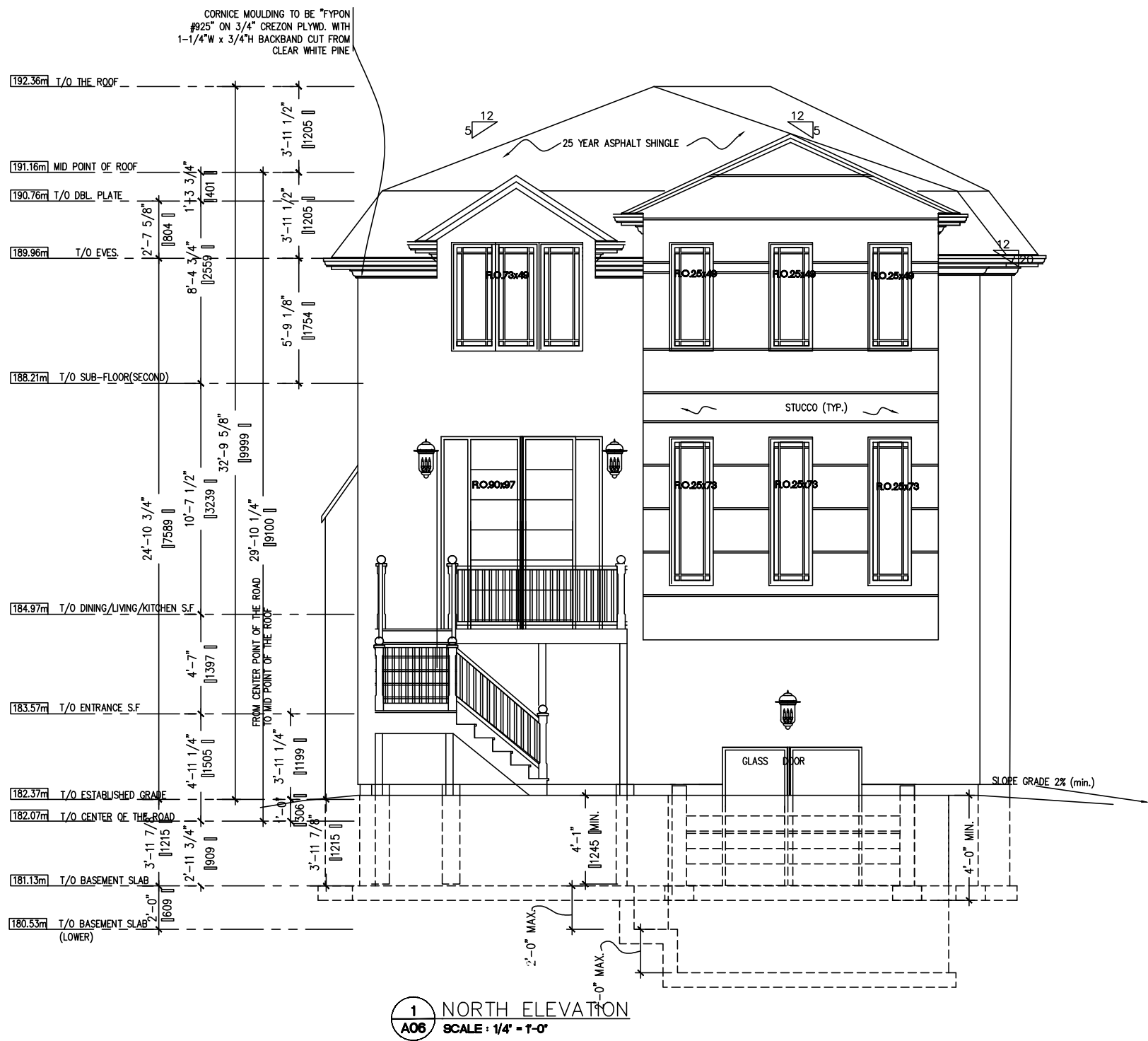
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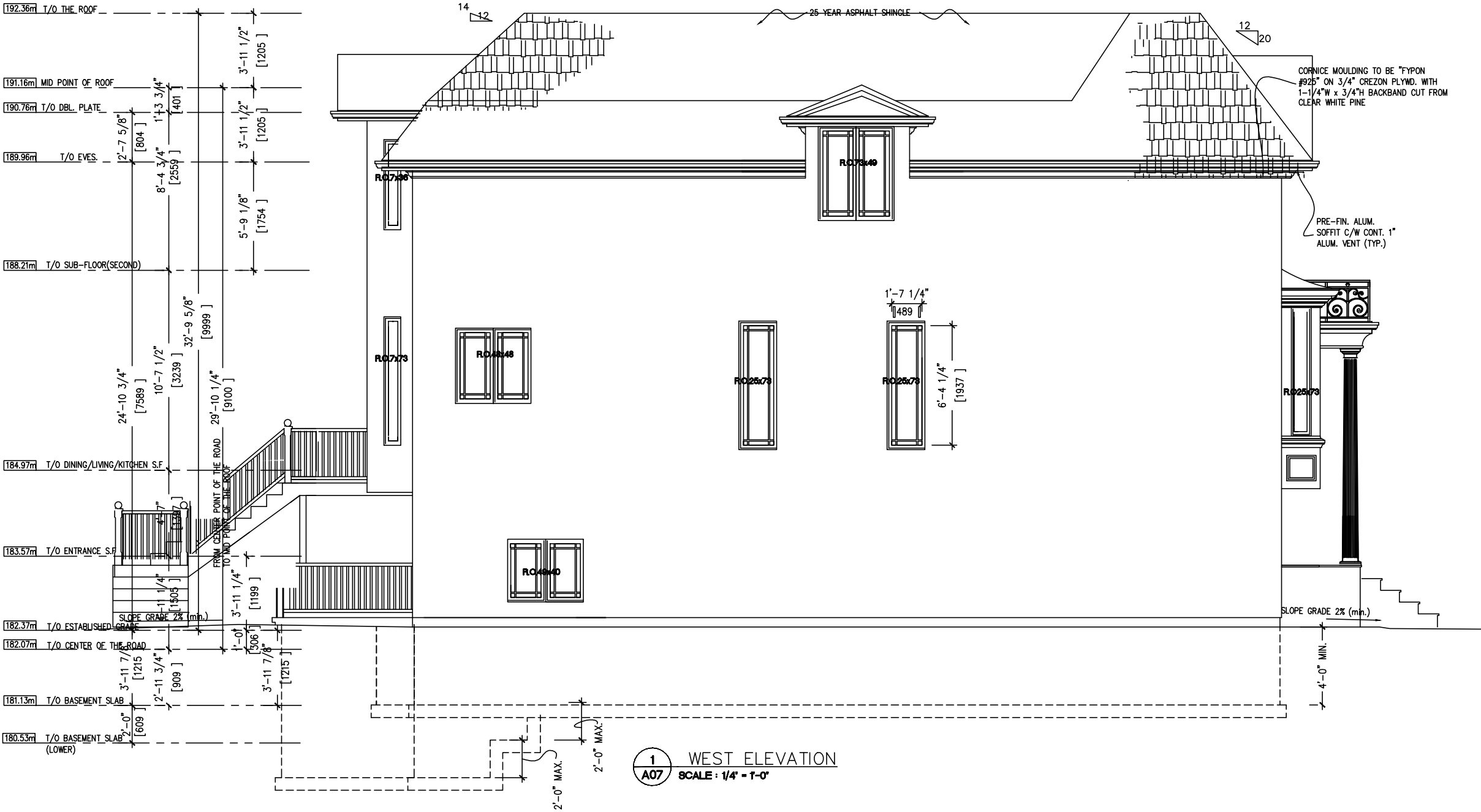
HOUSE A



HOUSE A



HOUSE A



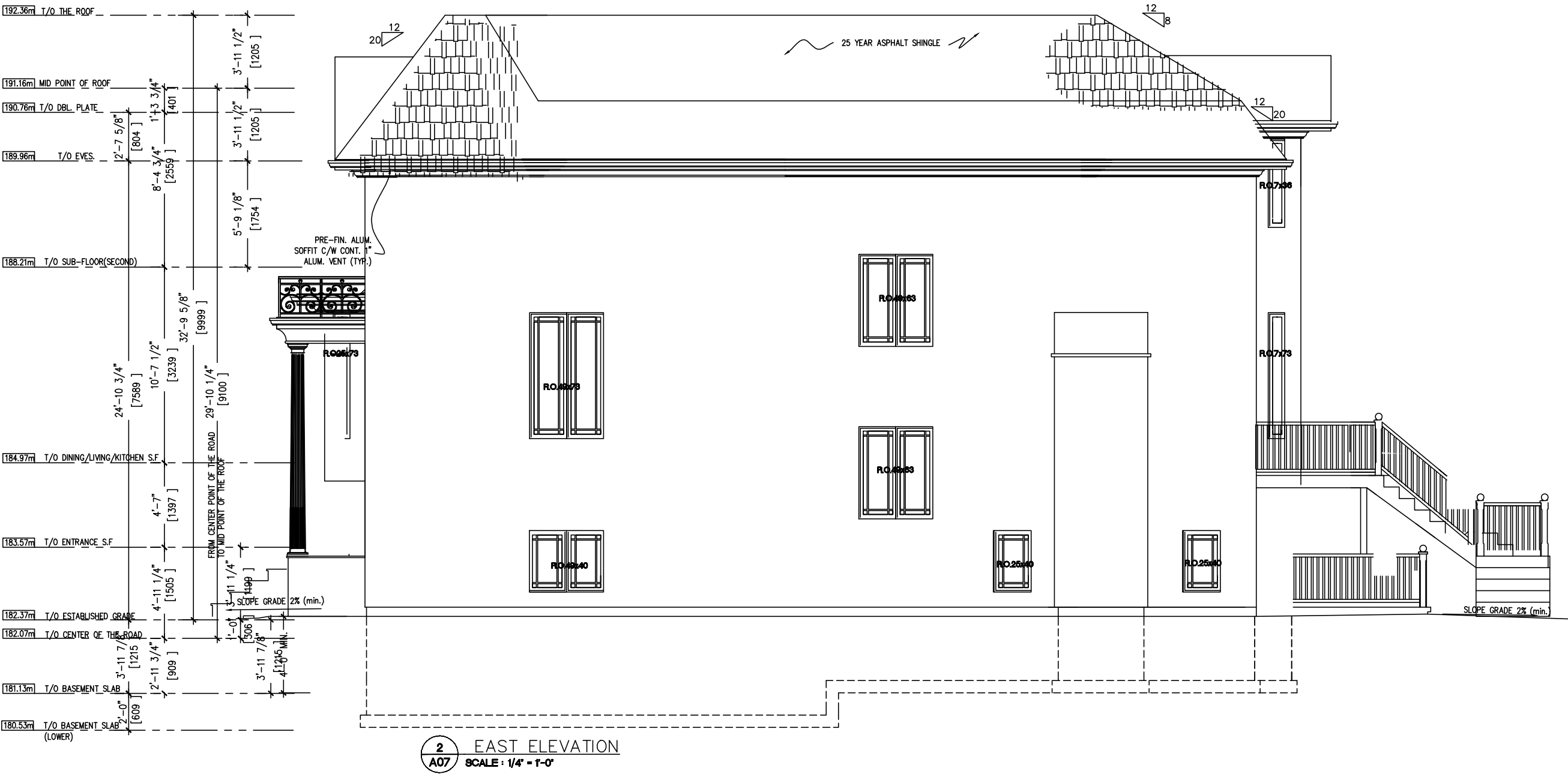
WEST ELEVATION

Revision Date: November 11, 2020

SCALE: 1:75

A08

HOUSE A



EAST ELEVATION

Revision Date: November 11, 2020

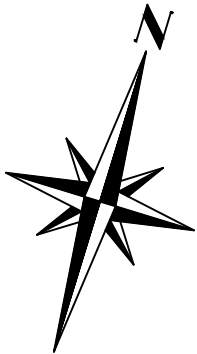
SCALE: 1:75

A09

Proposed New House A or B GFA CALCULATION		
	sqf	sqm
Lot Area	4272.000	396.881787
G.F.A		
First Floor	1367.000	126.998
Second Floor	1367.000	126.998456
Total GFA	2734.000	253.997
Basment	955	88.722
Lot Coverage(30%)		
Allowable Lot Coverage	1281.600000	119.064536
Proposed Lot Covered	1367.000	126.998
Lot Covered %	31.999	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

Proposed New House C GFA CALCULATION		
	sqf	sqm
Lot Area	4382.420	407.140141
G.F.A		
First Floor	1402.000	130.250
Second Floor	1402.000	130.250062
Total GFA	2804.000	260.500
Basment	872	81.011
Lot Coverage(30%)		
Allowable Lot Coverage	1314.726000	122.142042
Proposed Lot Covered	1402.000	130.250
Lot Covered %	31.991	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

PART 1 – PLAN OF SURVEY OF
LOTS 29 AND 30
REGISTERED PLAN 2633
CITY OF TORONTO

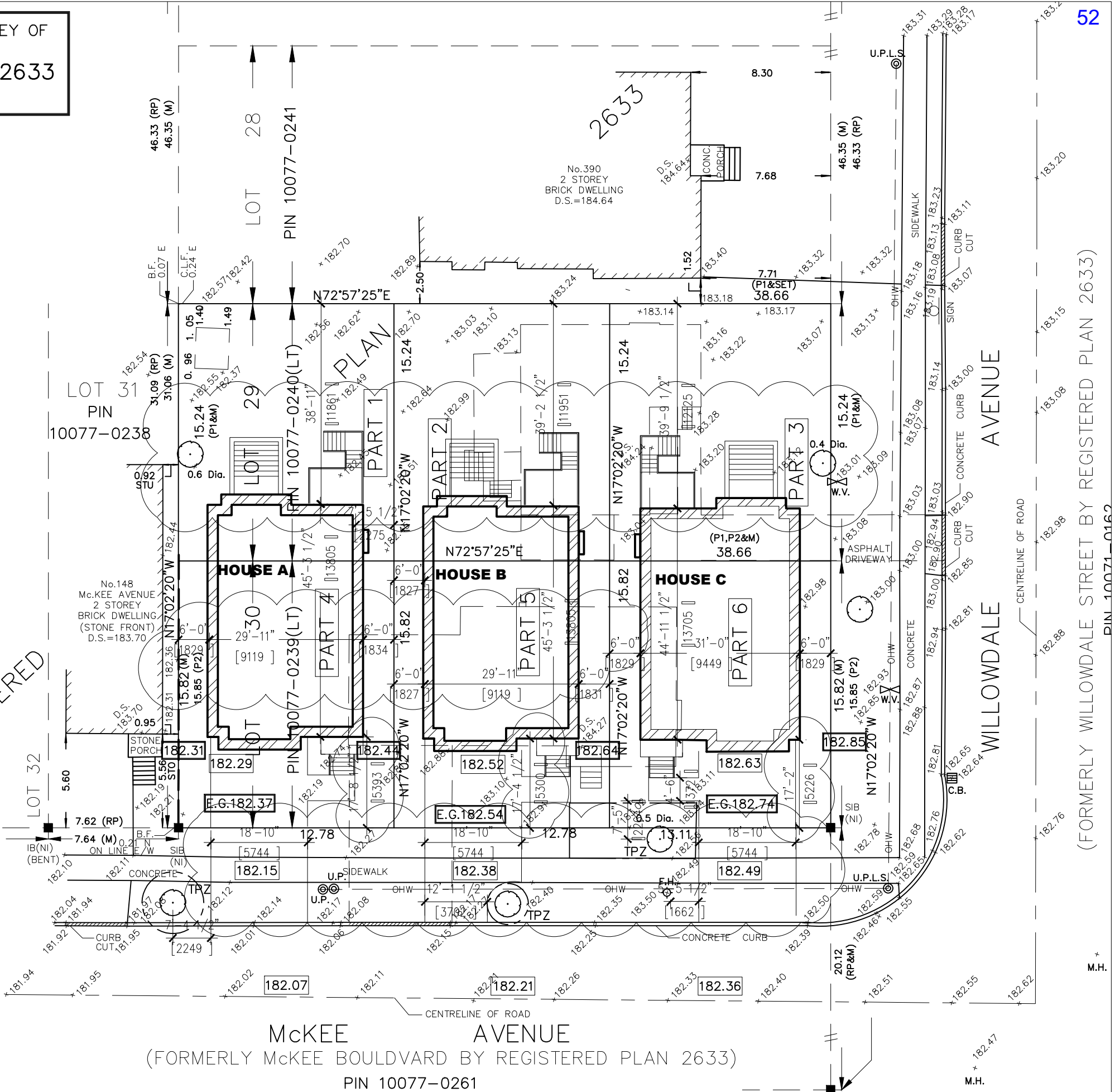


DUDLEY AVENUE

LOT 41
SIB (US-610-R) 137.14 (BA&M) 137.16 (RP)

LOT 33
SIB (BA) 15.24 (RP&SET)

REGISTERED

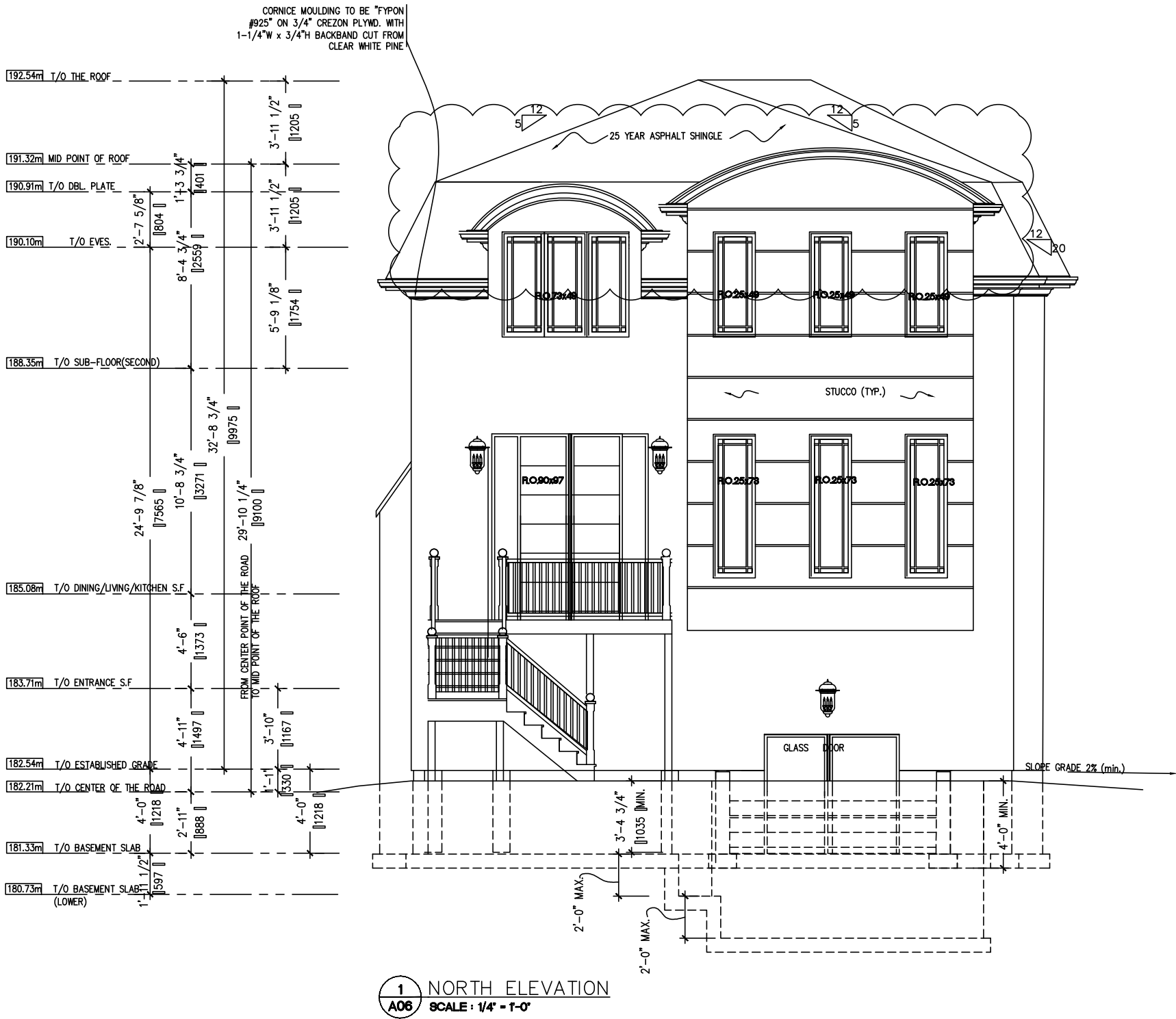


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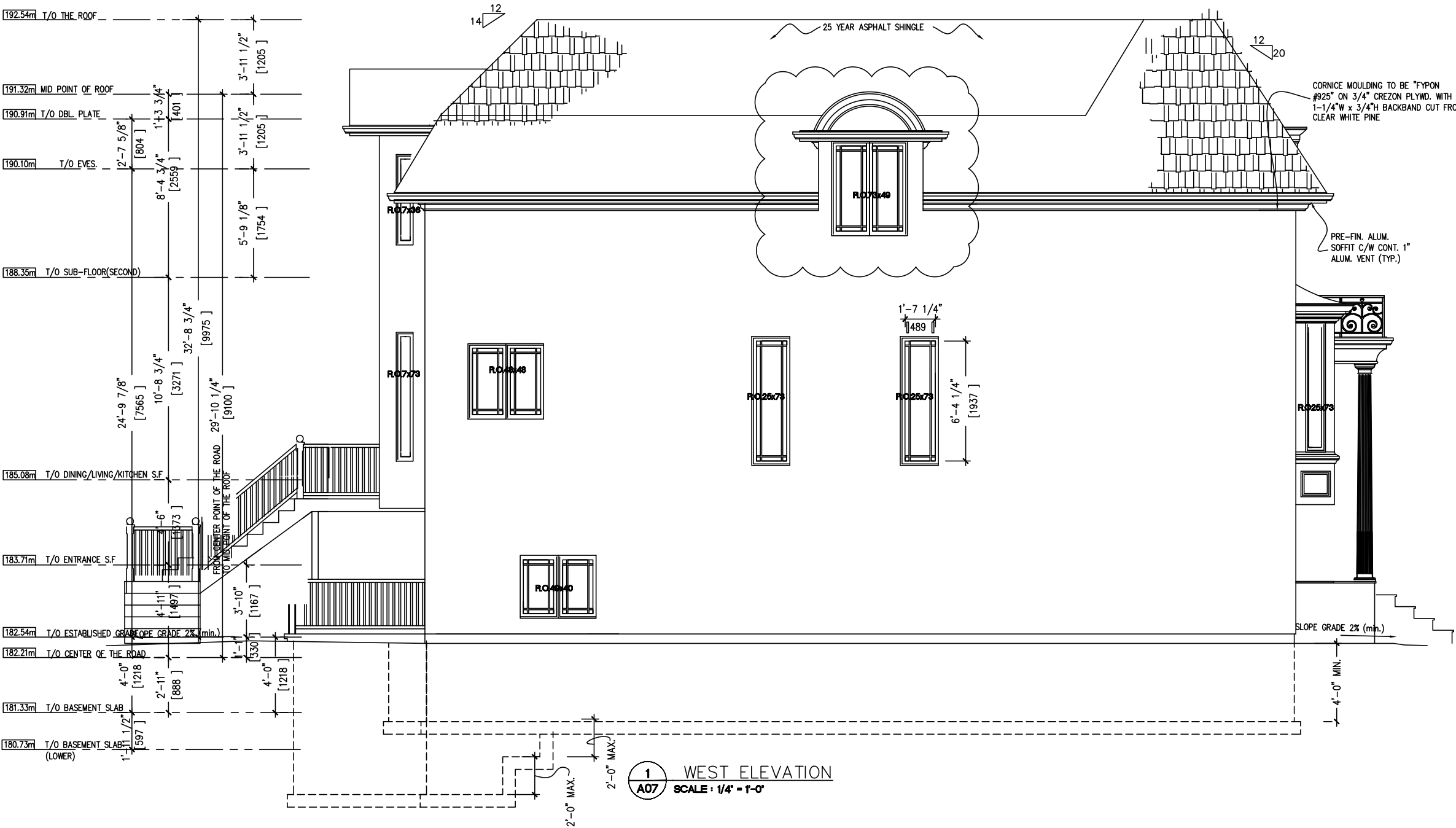
A01-TOP SITE PLAN
Revision Date: November 11, 2020



HOUSE B



HOUSE B

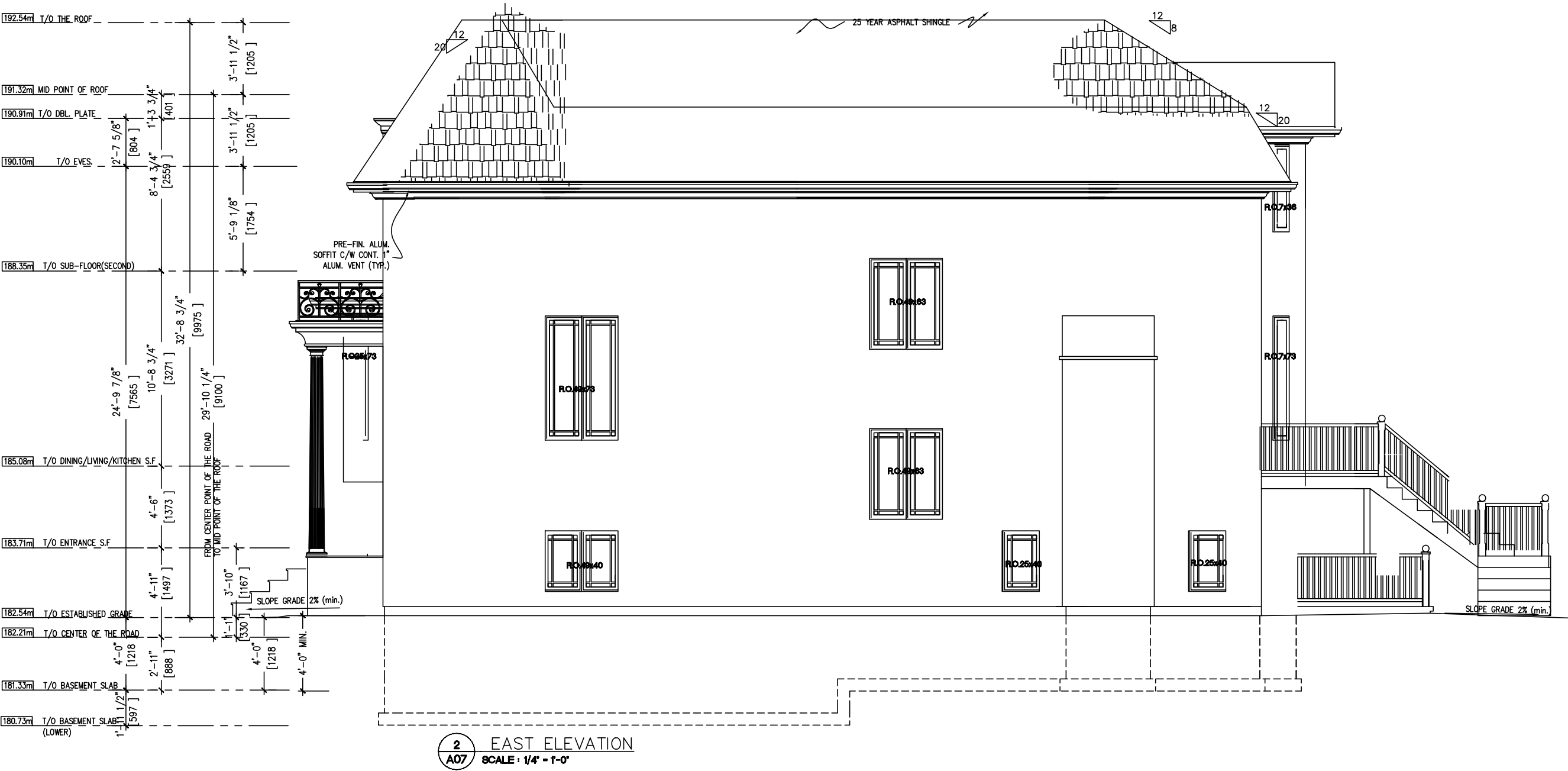


WEST ELEVATION

SCALE: 1:75

A08

HOUSE B



EAST ELEVATION

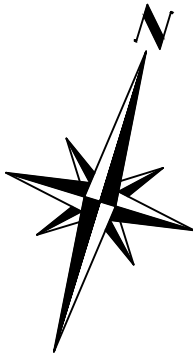
SCALE: 1:75

A09

Proposed New House A or B GFA CALCULATION		
	sqf	sqm
Lot Area	4272.000	396.881787
G.F.A		
First Floor	1367.000	126.998
Second Floor	1367.000	126.998456
Total GFA	2734.000	253.997
Basment	955	88.722
Lot Coverage(30%)		
Allowable Lot Coverage	1281.600000	119.064536
Proposed Lot Covered	1367.000	126.998
Lot Covered %	31.999	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

Proposed New House C GFA CALCULATION		
	sqf	sqm
Lot Area	4382.420	407.140141
G.F.A		
First Floor	1402.000	130.250
Second Floor	1402.000	130.250062
Total GFA	2804.000	260.500
Basment	872	81.011
Lot Coverage(30%)		
Allowable Lot Coverage	1314.726000	122.142042
Proposed Lot Covered	1402.000	130.250
Lot Covered %	31.991	
Front Yard Landscaping Calculation		
Front Yard Area	718.600	66.760
Driveway Area	336.500	31.262
landscape Req.	359.300000	33.380
(50% of total area)		
Landscape perposed	382.100	35.498
(Front Yard-Driveway)		
Soft Landscaping Req.	286.575	26.624
(75% of Landscape)		
Soft Landscape Perposed	289	26.849

PART 1 – PLAN OF SURVEY OF
LOTS 29 AND 30
REGISTERED PLAN 2633
CITY OF TORONTO



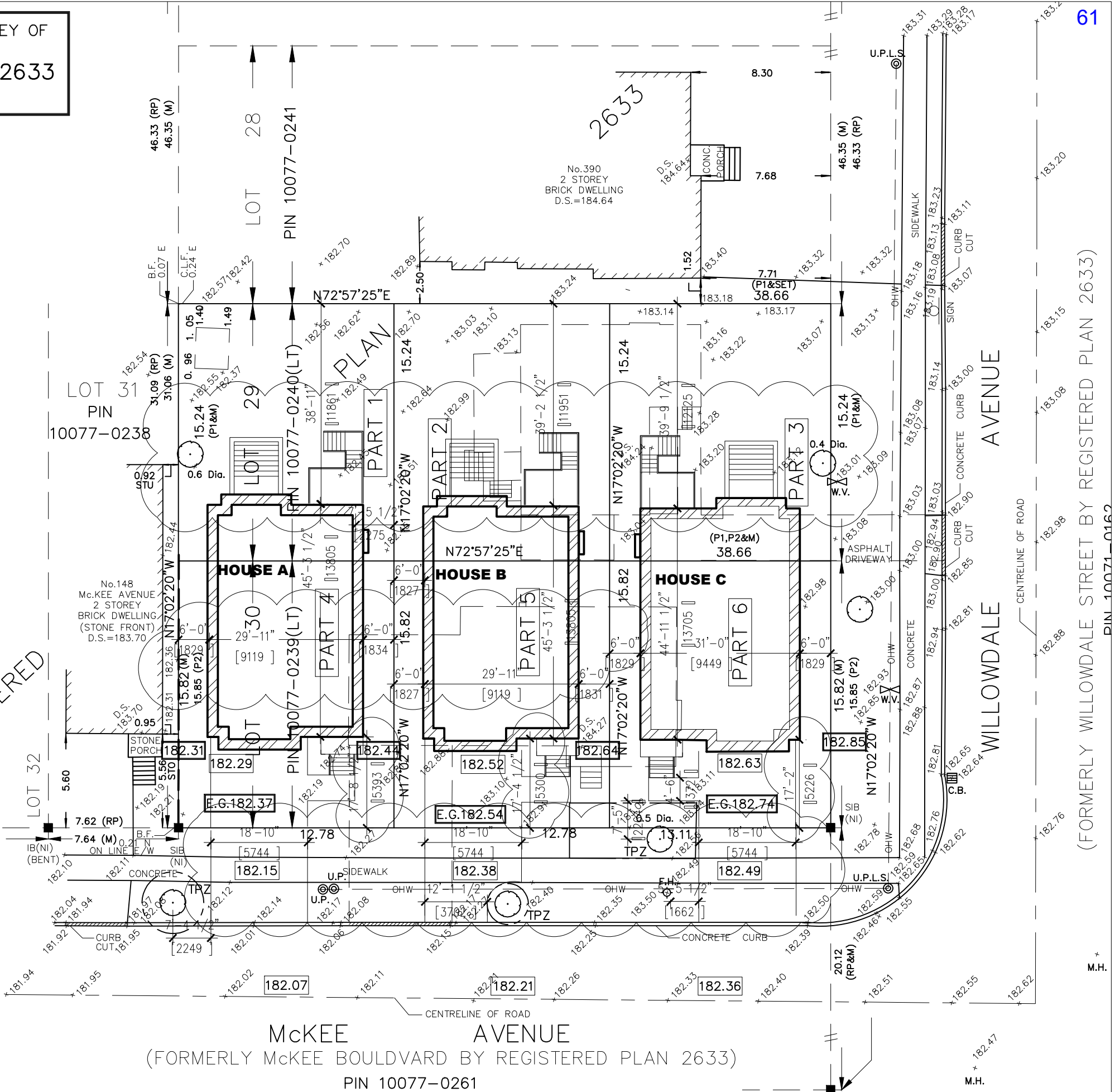
DUDLEY AVENUE

LOT 41
SIB (US-610-R)

LOT 33
SIB (BA)

LOT 32
SIB (BA)

REGISTERED

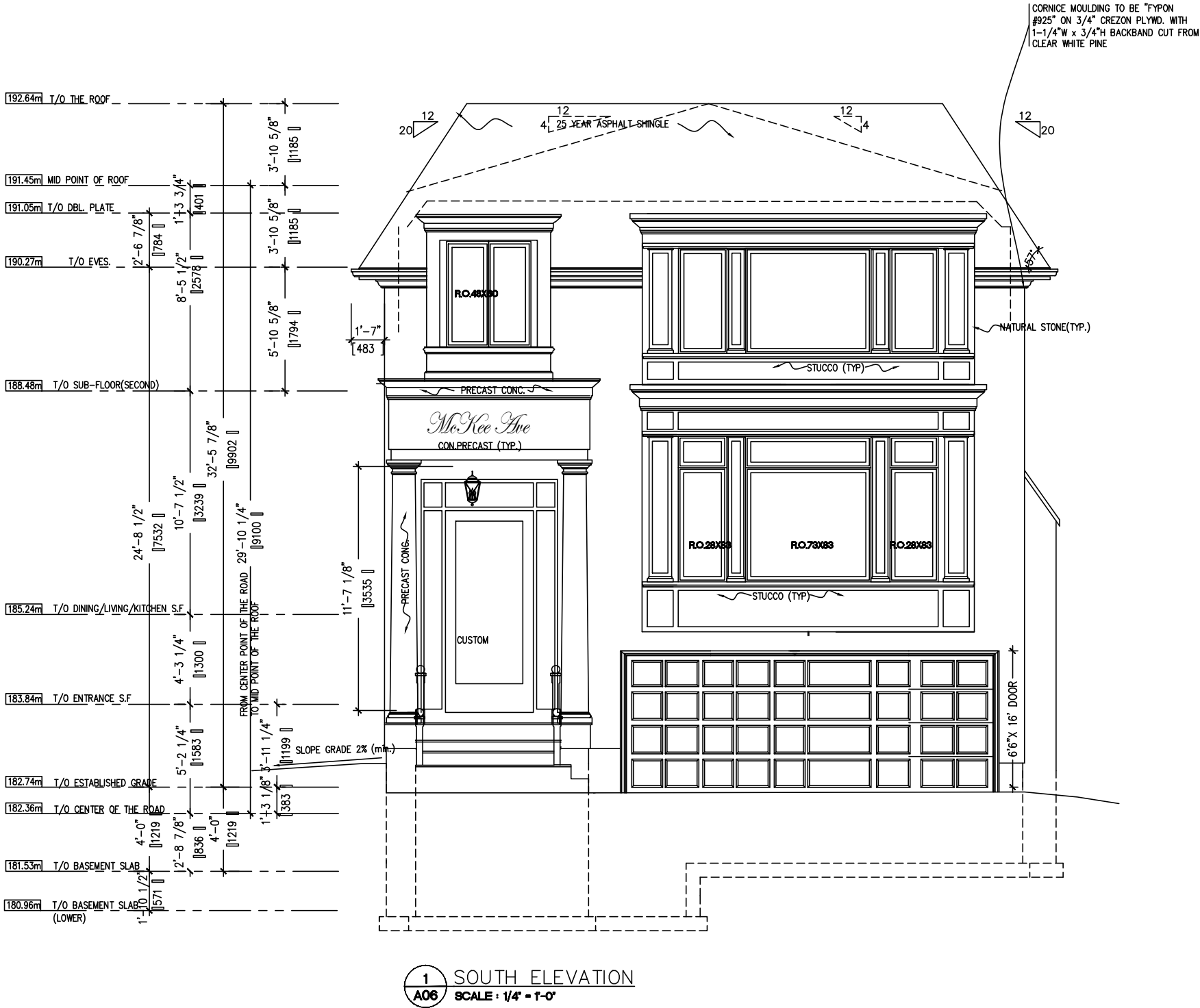


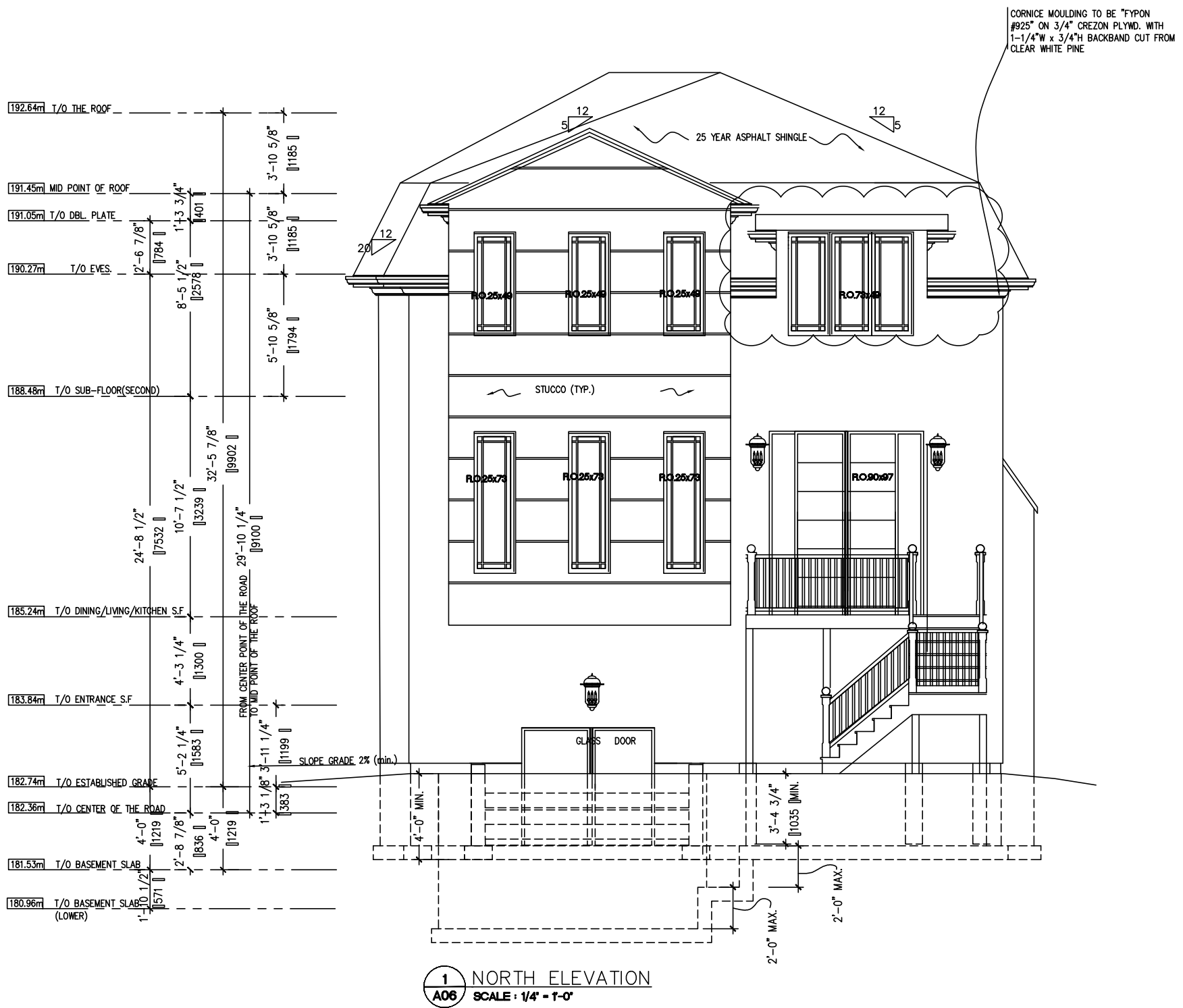
SCALE 1:250
10m 5 0 15 METRES

SCALE:1:250

A01-TOP SITE PLAN
Revision Date: November 11, 2020

HOUSE C







SCALE: 1:75

A08



SCALE: 1:75

A09