

DECISION AND ORDER

Decision Issue Date Thursday, June 23, 2022

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

Appellant(s): KARIM GHOFrani

Applicant(s): BBA DESIGN STUDIO

Property Address/Description: 197 CASTLEFIELD AVE

Committee of Adjustment File

Number(s): 21 185036 NNY 08 MV (A0504/21NY)

TLAB Case File Number(s): 21 216358 S45 08 TLAB

Hearing date: March 15, 2022 & June 09, 2022

Deadline Date for Closing Submissions/Undertakings:

DECISION DELIVERED BY TLAB Panel Member S. Gopikrishna

REGISTERED PARTIES AND PARTICIPANT

Applicant	BBA DESIGN STUDIO INC
Appellant	KARIM GHOFrani
Appellant's Legal Rep.	SHAWNA SANTOS
Appellant's Legal Rep.	SUSAN JOHNSTON
Party/Owner	ESTEBAN MARTINEZ
Party's Legal Rep	IAN FLETT
Expert Witness	MICHAEL MANETT

INTRODUCTION AND BACKGROUND

By way of an editorial comment, I emphasize that it is my practice to generally not mention the addresses of the neighbours in opposition, or support of a given Appeal, in the interests of privacy, unless there is a very good reason that warrants the identification of a given individual(s), with their address.

The owner of 197 Castlefield Ave. (the “ Site”, “Property”), located in Ward 08 (Eglinton-Lawrence) of the City of Toronto, applied to the Committee of Adjustment (COA) for the approval of a singular variance to construct a new garage in the rear yard. The COA heard the Application on September 2, 2021, and approved the variance. On September 15, 2021, Mr. Karim Ghofrani, one of the neighbours living in the vicinity of the Site, appealed the decision made by the COA to the Toronto Local Appeal Body (TLAB). It is important to note that the Form 1 (Notice of Appeal) completed by the Appellant on September 15, 2021, lists seven different names in opposition to the proposal

Prior to the Hearing, the Applicants met the deadlines listed in the Notice of Hearing for filing Witness Statements, while the Appellants did not file any documents.

The TLAB scheduled a Hearing on March 15, 2022. At this Hearing, the Appellant was represented by Mr. Ian Flett, a lawyer, and Mr. Michael Manett, a planner, while Mr. Ghofrani represented himself. I asked Mr. Ghofrani if he had submitted any documents in support of his Appeal, to which he replied in the negative. I also drew Mr. Ghofrani’s attention to the completion of the Notice of Appeal in the names of seven different individuals living at different addresses, and how this did not satisfy TLAB’s expectation that a given Form 1, could not be filled out by more than one individual, or a group of individuals, who lived at the same residence. I explained that while all the neighbours had the ability to provide evidence to the TLAB, it was important that each neighbour who wanted to give evidence, complete a separate Form 4 electing for Party or Participant status, while he needed to complete Form 1, in his individual capacity.

Mr. Flett complained about the prejudice to his client as a result of the Appellant’s appealing the decision of the COA on the basis of grounds that he perceived as “frivolous”, and not following up with filing a Witness Statement, or making any other efforts to prosecute their case. He said that this would result in a Motion for Costs from his client against the Appellant.

I advised Mr. Flett that in my experience, “it was not uncommon to see an unrepresented Party not follow through with documentation”, and that his plans to bring forward a Motion for Costs did not have to be discussed at “this Hearing”. I advised Mr. Ghofrani that I would adjourn the Hearing in order to give the Opposition an opportunity to submit updated documentation, including Witness Statements, as per my instructions. I also pointed out to Mr. Ghofrani that if numerous members in opposition had the same objections to the proposal, they could appoint a spokesperson, or spokespersons to speak on their behalf. When Mr. Flett expressed concerns about adjourning the Hearing because of incomplete documentation by the Appellant, I pointed out that the Applicant’s documentation was also

incomplete, because a Form 4 had not been completed. I then read out the following statement, found on Page 14 of the **Toronto Local Appeal Body- Public Guide**, which explain why each individual, who wants to be involved in a given Appeal before the TLAB, has to identify what status they seek, on the basis of appropriate filings:

Under the TLAB Rules, Party status can accrue through individual election. While normally the Applicant, the Appellant and the City are considered Parties to an appeal, the Rules require that such individuals or entities, or any other persons of interest, must self-identify the status sought, through specific filings

Mr. Flett acknowledged that the Applicant had not filed Form 4, but insisted that the impact of a missing Form 4 on the Hearing was minor, compared to the Applicant's not filing their Witness Statement. I informed him that while I respected his perspective, I did not agree with his conclusions, before stating that an adjournment would help both Parties complete their respective documentation. I gave the Parties three weeks each from the date of the Hearing to complete their documentation, and advised them that the TLAB would contact them to identify dates for another Hearing, before granting an adjournment.

On April 17, 2022, both Ms. Shawna Armstrong Santos and Ms. Susan Johnston, both of whom live in the vicinity of the Property, completed Form 5, to become the "Authorized Representative" of the Appellant.

The TLAB rescheduled the Matter to June 9, 2022.

MATTERS IN ISSUE

Chapter 10.5.60.70.(1), By-law 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area. The proposed ancillary buildings or structures cover 15.03% of the lot area.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2020 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 June 9, 2022, the Applicant was again represented by Mr. Ian Flett, a lawyer, and Mr. Michael Manett, a planner. Ms. Susan Johnston, who joined the Hearing by way of a telephone, said that she would speak on behalf of the neighbours, in opposition to the proposal.

I pointed out to Ms. Johnston that her documentation, which consisted of a completed Form 5 (Authorized Representative) did not provide any details about the nexus between her opposition to the proposal, and Section 45.1 of the Planning Act, and asked her to make a brief submission to help me understand the connection between the objections raised by the Opposition, and the tests under Section 45.1. When Ms. Johnston said that she did not understand my question, I explained to her that it was important that the Opposition demonstrate that their objections to the proposal were relevant to the four tests under Section 45.1 of the Planning Act, because the TLAB relied on the latter to make decisions. Ms. Johnston proceeded to read what I understood to be her Witness Statement.

Since Ms. Johnston's remarks did not elucidate the nexus that I had hoped would be demonstrated, I proposed to Mr. Flett that notwithstanding the Applicants being allowed to present their evidence before the Opposition, in a Hearing *de novo*, it could be helpful to let the Appellant present their evidence first in this Hearing. I stated that this approach may help the Applicants, and myself understand why the Appellants were in opposition to the proposal. I advised Mr. Flett that his Witness could provide detailed evidence about the objections raised by the Opposition, while covering other aspects of the proposal "at a very high level", because these aspects were not in contention. Mr. Flett expressed his agreement with this approach.

Ms. Johnston was affirmed and said that she was in attendance on behalf of multiple neighbours in opposition to the proposal, and provided the addresses of the neighbours, all of whom live on Roselawn Avenue, which is one street to the south of Castlefield Street. By.

Ms. Johnston questioned the need for a garage at the back of the Property, and said that the proposed garage was a "lane-house" in disguise, because the owners of 197 Castlefield already have a garage on their property, as well as direct access to Castlefield Avenue. She opined that the proposed garage was an "eyesore", "because it has a 13 feet window", before labelling it a "13 feet atrocity". She said that the presence of this "so-called garage" would diminish the re-sale of her house, and asked that the TLAB to refuse the variance.

Mr. Flett's questions of Ms. Johnston established that the 13 feet window in question faced northwards, and opened out onto the backyard of the Property, as opposed to the houses owned by Ms. Johnston and other members of the Opposition. When Mr. Flett asked questions if there were any restrictions regarding who could access the laneway in question, which separated the backyards of properties facing Roselawn Avenue, and Castlefield Ave., Ms. Johnston complained about the increasing use of the lane, and how it was "dangerous" in January. She added that unlike the residents of Roselawn Ave. , who had to park in their backyards, or on Roselawn Avenue, the residents of Castlefield Ave. , including the Subject Property, had garages, and did not have to access the lane at the back of their houses. Ms. Johnston agreed with Mr. Flett that there was no variance required for "height" of the garage, as well as the residents of houses on Castlefield Ave, including the Property, could "access the lane, as of right", but complained about how many other residents would want similar access to the laneway in case this Application was allowed. She also complained about the width of the garage, which was wide enough to span "1.5 gardens", and interpreted "garden" to mean the entire width of the backyard of the house directly behind 197 Castlefield, as well as half the width of the backyard of another neighbour.

After Ms. Johnston confirmed that she did not have any additional statements to make by way of Re-Examination, I thanked for her attendance, and giving evidence on behalf of the neighbours.

On behalf of the Applicant, Mr. Manett was affirmed, and recognized as an Expert Witness in the area of land use planning. He said that the Subject Property is located on the south side of Castlefield Avenue, and is occupied by a two storey semi-detached dwelling., and added that a "A notable feature of the Property" is that it has frontage on Castlefield Avenue, and access to a rear laneway. He said that there exists a fence along the rear property line "which restricts access to the rear laneway".

On the basis of a photo tour, Mr. Manett demonstrated how various properties on Castlefield, and Roselawn could access the laneway in question (Figure 1 of this Decision). He demonstrated that the Subject Property has a mutual driveway in the front yard, shared with 299 Castlefield Avenue, and said that this mutual driveway is "narrow with a width of only 2.25m between the existing buildings", making it difficult to build a garage, facing Castlefield. Mr. Manett added that while the intent of the driveway was to allow for parking in the rear yard of the dwellings, and that parking could "generally be provided" in the form of a detached garage in the rear yard of the properties. According to Mr. Manett, in this case, the location of the existing dwellings, when juxtaposed on the narrow width of the driveway, "make the access to the rear yard from Castlefield Avenue to a rear parking space unfeasible".

Mr. Manett then described the property, and said that it has a lot area of 288.2 m² (3,102.98 ft²), with a frontage of 7.07 m on Castlefield Avenue and a lot width of 7.09 m along the rear laneway. He discussed the placement of the garage, and described how the slope of the property required the construction of a porch, with steps leading to the garage, before

emphasizing that “it is this porch, and the accompanying steps to the garage, that triggered the requested variance, because they are seen as being integral to the garage.



FIGURE 1- A PHOTOGRAPH OF THE LANEWAY AT THE CENTRE OF THIS APPEAL

Mr. Manett said that the proposed double-car garage has a total area of 39.91 sq.m., a height of 3.99 metres, a depth of 6.22 metres, and a width of 6.41 metres. The placement and size of the garage still allows for a side yard setback of 0.33 metres, and a rear setback of 1 metre. He explained that based on the proposed ancillary structure, including the garage and associated platform (deck and stairs), the total area is 43.328 sq.m., which results in a coverage of 15.03% of the 288.2 sq.m. lot, “as confirmed in the Zoning Notice dated July 7, 2021”.

Mr. Manett described how the “neighbourhood context is focused on dwellings that have access from the rear laneway with respecting to parking arrangements,” and discussed how Houses # 175- 203 on Castlefield Avenue, and #258- 294 on Roselawn Avenue, have access to the lane separating backyards of houses facing Castlefield Avenue, and Roselawn Avenue. He said that for the purposes of analysis, his “neighbourhood” consists of houses identified on Roselawn, and Castlefield Avenues, with access to the laneway in question. He demonstrated that most of the homes within the immediate neighbourhood back onto the rear laneway, with “either a fence, detached garage, car port, or parking pad for their vehicles”.

In the context of discussing the size of the garage, Mr. Manett acknowledged the possibility of inaccuracies in the determination of the size of some of the detached garages in the neighbourhood, because they had to be measured through the “measure tool on Toronto Interactive Maps”. He identified a number of garages, whose dimensions are comparable to what is being proposed at 197 Castlefield Avenue, such as 294 Roselawn Ave (40.44 sq.m.), 290 Roselawn Ave (31.52 sq.m.), 288 Roselawn (21 sq.m), 185 Castlefield (46.1 sq.m.) and 187 Castlefield (43.69 sq.m). He also noted that the garages at 288 Roselawn Ave, and 290 Roselawn Ave are attached to each other, as are the garages at 185 and 187 Castlefield.

Mr. Manett explained how the proposal fulfils the intent and purpose of the Official Plan. He said that the proposal satisfies Policy 3.1.2 of the Official Policy, because the proposed garage frames the rear laneway in “a consistent manner to other ancillary buildings along the laneway”, as seen in the language of the Policy:

a) generally locating buildings parallel to the street or along the edge of a park or open space with consistent front yard setbacks.

Mr. Manett said that the proposal satisfies Policy 4.1.1 because the proposed development is a “detached garage with room for two parking spaces, and a small storage area, which is an ancillary (accessory) building to the semi-detached residential dwelling on the site”, which is consistent with the following recommendation from Policy 4.1.1:

4.1.1. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

According to Mr. Manett, the proposal satisfies Policy 4.1.5 of the OP because “a detached rear garage is commonly found in the neighbourhood, and is the prevailing building type along the laneway”. I asked Mr. Manett to specifically discuss evidence which supported his conclusion that a garage was the prevailing type in the “neighbourhood”. He said that out of 16 houses on Roselawn that could access the laneway, 10 houses have garages, while on Castlefield, 5 out of 11 houses with access to the laneway, have garages- in other words, more 50% of the houses in the neighbourhood with access to the laneway, also have garages, similar to what is proposed here at the Property. He added that the garage will be located at the rear of the property, built on a concrete slab at ground level, and asserted that this location “is the prevailing location, design and elevation for rear yard detached garages.” Mr. Manett emphasized that the proposed development does not require any variances for yard setbacks, and provides for adequate setbacks from the laneway and side yards, on the basis of which he concluded that there was no “over-development” of the garage.

Based on the above analysis, Mr. Manett concluded that the proposed development meets the general intent and purpose of the Official Plan.

Mr. Manett then discussed how the proposal fulfilled the intent and purpose of the Zoning By-Law.

He said that the Site is zoned Residential (R) under City of Toronto Zoning By-Law No. 569-2013. Speaking to the intention of Chapter 10.5.60.70, which regulates the size of ancillary buildings, Mr. Manett said that the intent of this regulation is to ensure that the “size of ancillary buildings on a property are controlled to ensure that adequate yard amenity space is provided on the Property”. He explained that the development at this Site proposes a two-car garage, located at the rear of the property, setback 12.99 m from the edge of the existing wood deck at the rear of the dwelling- this configuration allows for a rear yard soft landscaped area of 89.30 m, or 50.09 % of the rear yard area. He emphasized that a rear yard detached garage, that can accommodate one or two cars, is permitted on the property, as of right, and asserted that the difference between a single car garage and a double car garage, with regards to the usable yard area, is negligible, and will have no measurable impact on the usable yard area. On the basis of this evidence, Mr. Manett concluded that the proposed development and requested variance meets the general intent and purpose of the Zoning By-law.

Mr. Manett then addressed the question of how the proposal satisfies the test of appropriate development. Emphasizing that access to the lane is as-of-right, and that the proposal meets the regulations for height, yard setbacks, and overall lot coverage, Mr. Manett concluded that the requested variance would allow for a development, that is desirable and appropriate for this property.

Lastly, Mr. Manett spoke to how the proposal satisfied the test of minor. He discussed how the test of minor focuses on unacceptable adverse impact, and emphasized that there was no demonstrable adverse impact arising from the proposal, including the reasons provided by the Opposition. On the basis of this evidence, Mr. Manett concluded that the proposal satisfied the test of minor.

Mr. Manett recommended that the Appeal be refused, and that the variance be approved. He also recommended that a condition, requiring the Applicants to build the garage in substantial conformity with the submitted Plans and Elevations, be imposed on the proposal, if approved.

Ms. Johnston said that she had no questions for Mr. Manett. I thanked the Parties for their evidence and said that I would reserve my Decision.

ANALYSIS, FINDINGS, REASONS

It is important to emphasize that the Parties should file appropriate and complete documentation before the Hearing in a timely fashion, irrespective of their support, or opposition to a given proposal. In the case of 197 Castlefield, the Appellant completed

Form 1, on the behalf of seven different individuals, but did not complete any other documentation, including filing of Witness Statements. The Applicants did not complete Form 4- Intention to be a Party, either before the first day of Hearing (March 15, 2022), or even the second day of the Proceeding (June 9, 2022). Notwithstanding my instructions to the Appellant on the Hearing held on March 15, 2022, which required each individual in opposition to the proposal had to separately file documentation electing for Party or Participant status by completing Form 4, I was surprised to see two community members in opposition to the Application complete Form 5- "Authorized Representative". The Appellants should have known that the completion of Form 5 allows them to provide legal representation to the Appellant, but not necessarily give evidence.

Notwithstanding my disappointment with both the Applicants and Appellants as a result of their not following through on my instructions, I decided to complete the Hearing on June 9, 2022, because the alternative would have been to adjourn the Hearing again, with a direction to the Parties to complete appropriate documentation. However, without any information to reassure me that the documentation would be updated to my satisfaction as a result of a second adjournment, I decided to proceed with the Hearing.

Notwithstanding my decision to proceed with the Hearing, as stated above, I believe that the Parties have to take responsibility for the completion of their documentation, such that it is accurate, and made available to the TLAB, and other Parties in a timely fashion.

It would be pertinent to address the objections raised by the Appellants before analyzing the evidence of the Applicants. The Appellants' evidence labelled the proposed garage to be an "eyesore" and an "atrocious" - given that the determination of what is beautiful, or ugly, is outside the jurisdiction of the TLAB, no finding is made regarding the question of whether the proposed garage is an eyesore, or a treat for the eyes, other than to emphasize that there is no nexus between this Decision, and the purported paucity of pulchritude of the proposal.

The important issue raised by the Opposition is the possibility of increased traffic on the lane, if other residents replicated similar garages in their backyards, as a result of the approval of this proposal at 197 Castlefield. I find such speculation to be an unproven assertion, on the basis of which no finding can be made. The Opposition agreed with the Applicants that the latter have the right of access to the lane, in which case, the possibility of increased traffic is the logical consequence of the inalienable right of other property owners to access the lane. I agree with the applicants that there are no variances for access to the lane, which means that there is no role for the TLAB to play, by way of authorizing variances to access the lane, which is the focus of the Opposition's concerns and complaints. Lastly, the Opposition asserted that increased traffic on the lane was a danger in January, but provided neither an explanation, nor any evidence in support, as a result of which this assertion does not have to be analyzed further.

It is important to emphasize that the requested variance is the result of a combination of factors, one being the slope of the property, and the other being the By-Law's

requirement to have the entrance to the garage above grade. The Applicant's evidence clearly states that the variance is triggered by the need to have a porch at ground level, with a few steps going down to the garage.

An analysis of the Applicant's evidence demonstrates that the built form of the garage fits what exists in the community, and consequently satisfies Policy 3.1.2 of the OP. It satisfies Policy 4.1.5, because it satisfies the definition of "prevailing" because close to 50% of the houses with access to the laneway, on Castlefield Ave, and Roselawn Avenues, have garages similar to what is proposed at the Property- the evidence demonstrated that 15 out of 27 houses in the neighbourhood, have similar garages. It is also important to note that Section 4.1.5 of the OP does not list "size of ancillary buildings", or "percentage coverage of ancillary buildings" as variables to identify the "prevailing type"- in other words, one may conclude that Policy 4.1.5 does not apply to this Appeal.

On the basis of this analysis, I find that the requested variance maintains the intention, and purpose of the Official Plan (OP).

As pointed out by the Applicants, the intention of Chapter 10.5.60.70.(1) of Zoning By-law 569-2013 is to ensure that there would be adequate amenity space left in the backyard, after the construction of the garage. I find that this requirement is satisfied, both through an analysis of the statistics regarding the backyard provided by the Applicant's Witness, as well as their emphasizing that the requested variance, did not trigger other variances related to side-yard or back-yard setbacks, on the basis of the Zoning Notice. As a result of this analysis, I find that the requested variance satisfies the intent and purpose of the Zoning By-Law.

Given that the proposed garage does not introduce a new built form into the community, nor destabilize the existing community in any demonstrable fashion, on the basis of the evidence before me, I find that the proposal satisfies the test of appropriate development. Because there is no evidence to demonstrate that there is any unacceptable adverse impact arising from the garage, I find that the requested variance satisfies the test of minor.

Given that the variance satisfies all the four tests under Section 45.1 of the Planning Act, I find that the variance should be approved, the consequence of which is that the Appeal has to be refused.

It would be appropriate to impose a standard condition requiring the Applicants to build the proposed garage in substantial conformity with the submitted Plans and Elevations, appended to this Decision..

DECISION AND ORDER

1. The Appeal respecting 197 Castlefield Avenue is refused, and the decision of the Committee of Adjustment, respecting 197 Castlefield Avenue, dated September 2, 2021, is confirmed.

2. The following variance is approved:

Chapter 10.5.60.70.(1), By-law 569-2013

The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area. The proposed ancillary buildings or structures cover 15.03% of the lot area.

3. No other variances are approved.
4. The following condition is imposed on the approval of the variance:
 - A) The garage may be built in substantial conformity with the Plans and Elevations prepared by BBA Design Studio, date stamped May 2021.

These Plans and Elevations are attached to this Decision.

So orders the Toronto Local Appeal Body

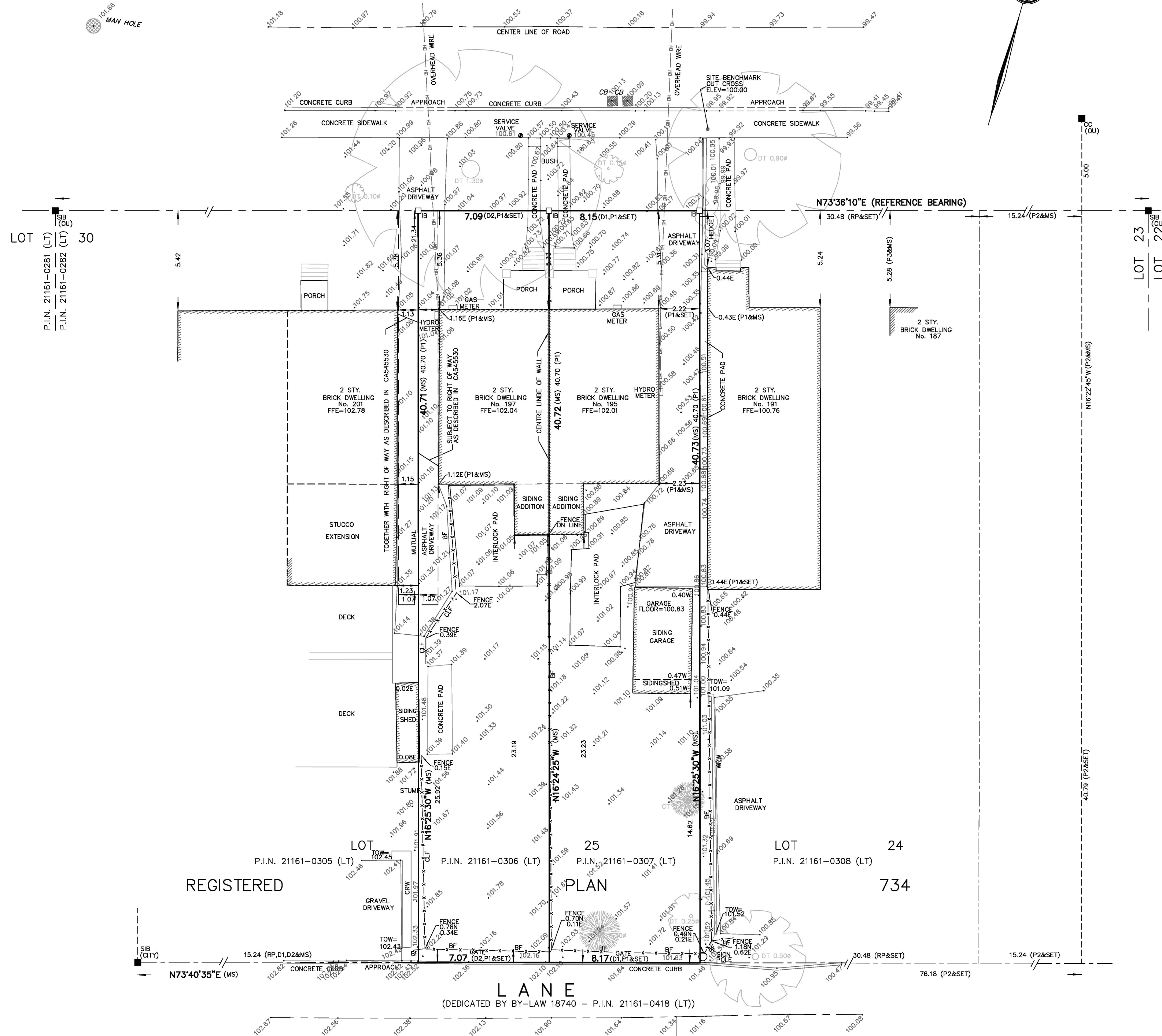
X



S. Gopikrishna
Panel Chair, Toronto Local Appeal Body

CASTLEFIELD AVENUE

(BY REGISTERED PLAN 734 - P.I.N. 21161-0415 (LT))



SURVEYOR'S REAL PROPERTY REPORT PART 1

PART OF LOT 25, RANGE 3 REGISTERED PLAN 734 IN THE CITY OF TORONTO

SCALE & NOTES

Scale 1:150



ALTIMAP LAND SURVEYORS INC.

© COPYRIGHT 2019

METRIC

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

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO A NAIL IN FRONT OF SUBJECT LAND HAVING AN ELEVATION OF 100.00m. ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES ONLY.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CASTLEFIELD AS SHOWN ON PLAN 63R-3943 HAVING A BEARING OF N73°36'10"E

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PK	DENOTES	SURVEYORS NAIL SET IN WASHER
OU	DENOTES	ORIGIN UNKNOWN
CC	DENOTES	CUT CROSS
MH	DENOTES	MANHOLE
BC	DENOTES	BEGINNING OF CURVE
EC	DENOTES	END OF CURVE
TC	DENOTES	TANGENT OF CURVE
PRC	DENOTES	POINT OF REVERSE CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOC	DENOTES	TOP OF CONCRETE CURB ELEVATION
BOCE	DENOTES	BOTTOM OF CURB ELEVATION
RW	DENOTES	RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
GFE	DENOTES	GARAGE FLOOR ELEVATION
RP	DENOTES	REGISTERED PLAN 734
P1	DENOTES	PLAN BY W. WINTERS OLS DATED JULY 7, 1931
P2	DENOTES	PLAN 63R-3675
P3	DENOTES	PLAN 63R-3943
D1	DENOTES	INSTRUMENT NO. CA593478
D2	DENOTES	INSTRUMENT NO. CA545530
CITY	DENOTES	CITY OF TORONTO SURVEY



PART 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY - AS

DESCRIBED IN INSTRUMENT NO. CA545530

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.

THIS PLAN WAS PREPARED FOR ESTEBAN MARTINEZ AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON JULY 03, 2019.

JULY 03, 2019

GUIDO W. CONSOLI
ONTARIO LAND SURVEYOR



ALTIMAP LAND SURVEYS INC.

UNIT 83, 7181 YONGE ST., TORONTO, ON L3T 0C7
TEL 416 990 3001 INFO@ALTIMAP.CA

DWN BY: AH

CHK BY: GVC

JOB No. : 19-1074



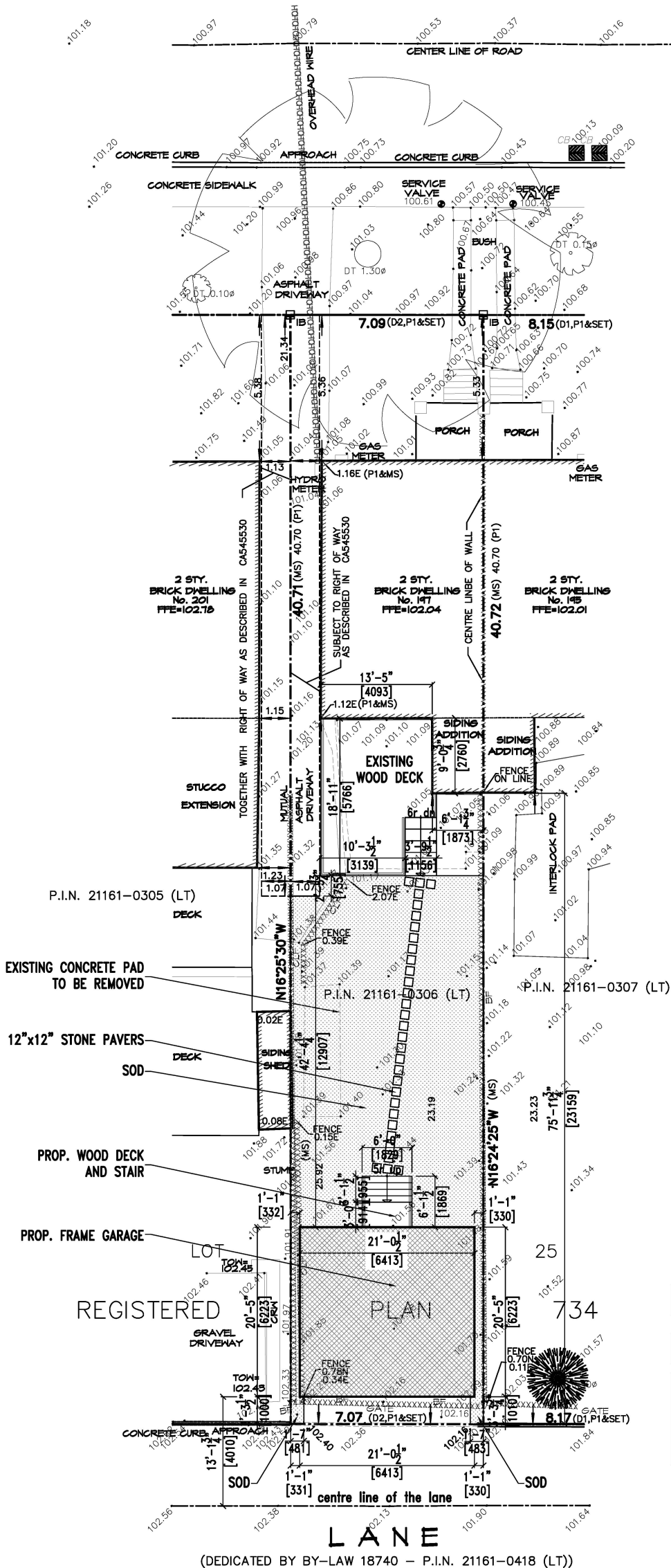
ORIGINAL SURVEY:
SURVEYOR'S REAL PROPERTY REPORT,
PART 1, PLAN OF

PART OF LOT 25, RANGE 3
REGISTERED PLAN 734
CITY OF TORONTO

BY: ALTIMAP LAND SURVEYORS INC., O.L.S.
DATED: JULY 03, 2019

CASTLEFIELD AVENUE

(BY REGISTERED PLAN 734 - P.I.N. 21161-0415 (LT))



ELEVATION NOTE

ELEVATIONS ARE REFERRED TO A NAIL IN FRONT OF SUBJECT LAND HAVING AN ELEVATION OF 100.00m. ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES ONLY.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CASTLEFIELD AS SHOWN ON PLAN 63R-3443 HAVING A BEARING OF N73°36'10"E

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PK	DENOTES	SURVEYORS NAIL SET IN WASHER
OU	DENOTES	ORIGIN UNKNOWN
CC	DENOTES	CUT CROSS
MH	DENOTES	MANHOLE
BC	DENOTES	BEGINNING OF CURVE
EC	DENOTES	END OF CURVE
TC	DENOTES	TANGENT OF CURVE
PRC	DENOTES	POINT OF REVERSE CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOC	DENOTES	TOP OF CONCRETE CURB ELEVATION
BOCE	DENOTES	BOTTOM OF CURB ELEVATION
RW	DENOTES	RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
GFE	DENOTES	GARAGE FLOOR ELEVATION
RP	DENOTES	REGISTERED PLAN 734
PI	DENOTES	PLAN BY W. WINTERS OLS
P2	DENOTES	DATED JULY 7, 1931
P3	DENOTES	PLAN 63R-3675
D1	DENOTES	PLAN 63R-3443
D2	DENOTES	INSTRUMENT NO. CA593478
CITY	DENOTES	INSTRUMENT NO. CA545530
		CITY OF TORONTO SURVEY

LOT AREA= 288.28 m² (3,102.98 SQ. FT.)

GARAGE AREA= 39.91 m² (429.60 SQ. FT.)

REAR YARD LANDSCAPING AREA	AREA (m ²)
REAR YARD AREA	178.27
REAR YARD SOFT LANDSCAPED AREA	89.30 (50.09%)

1 SITE PLAN

A-1 SCALE : 1/16"=1'-0"
metric 1:200

BBA
Design Studio

Bamdad (Ben) Baghdadi
Architect, M.Arch, OAA

Phone: 416 456 5197
Email: bbadesignstudio@gmail.com
18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5

DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT
ANY OMISSIONS OR DISCREPANCIES TO **BBA DESIGN STUDIO**
BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS
ARE THE PROPERTY OF **BBA DESIGN STUDIO**.

PROJECT
PROP. REAR DETACHED GARAGE
AT 197 CASTLEFIELD AVENUE
CITY OF TORONTO

DRAWING TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
MAY, 2021

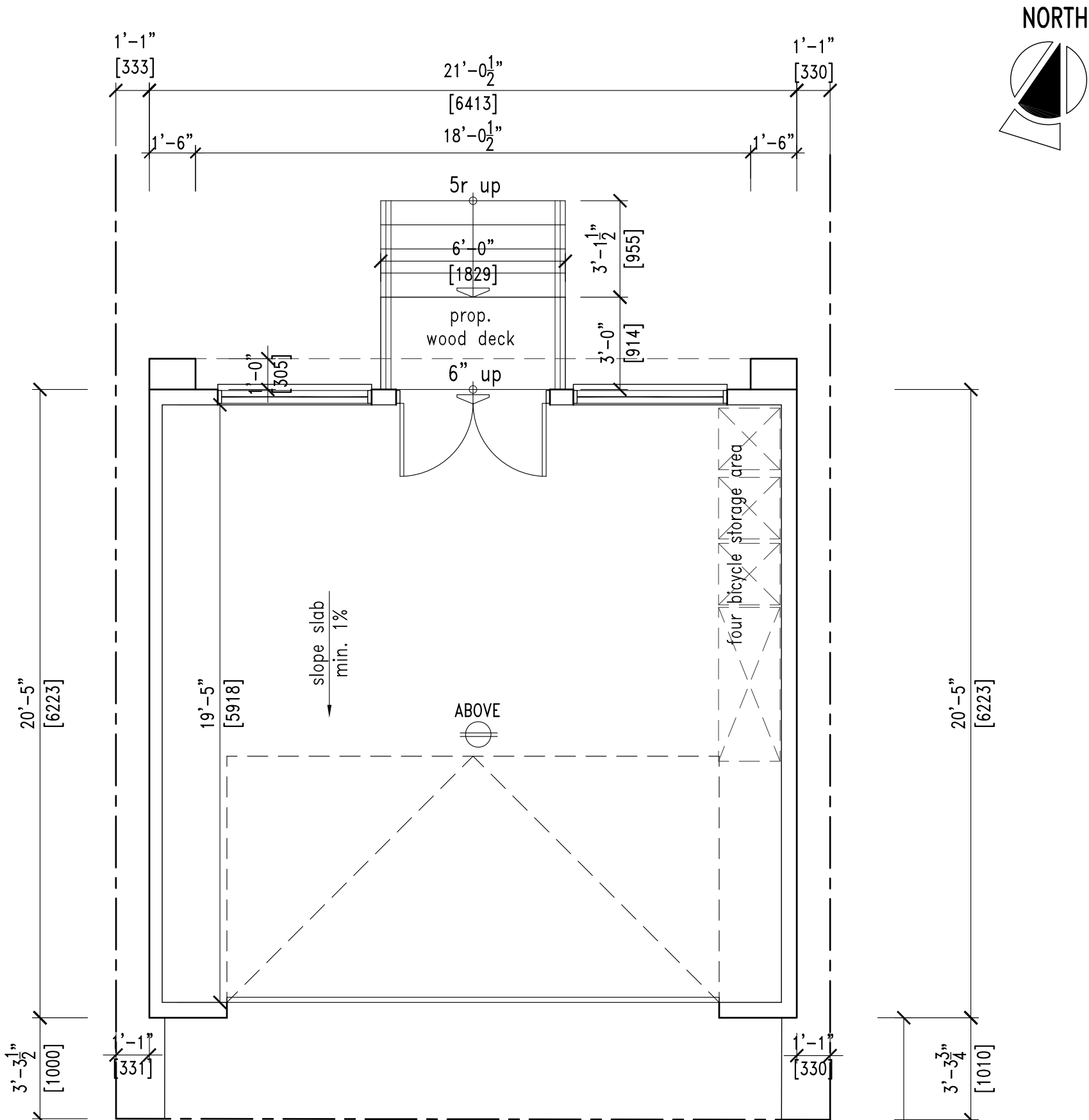
PROJECT No.:
2021-28

DESIGNED BY:
B.B.

DRAWN BY:
B.B.

APPROVED BY:
B.BAGHDADI

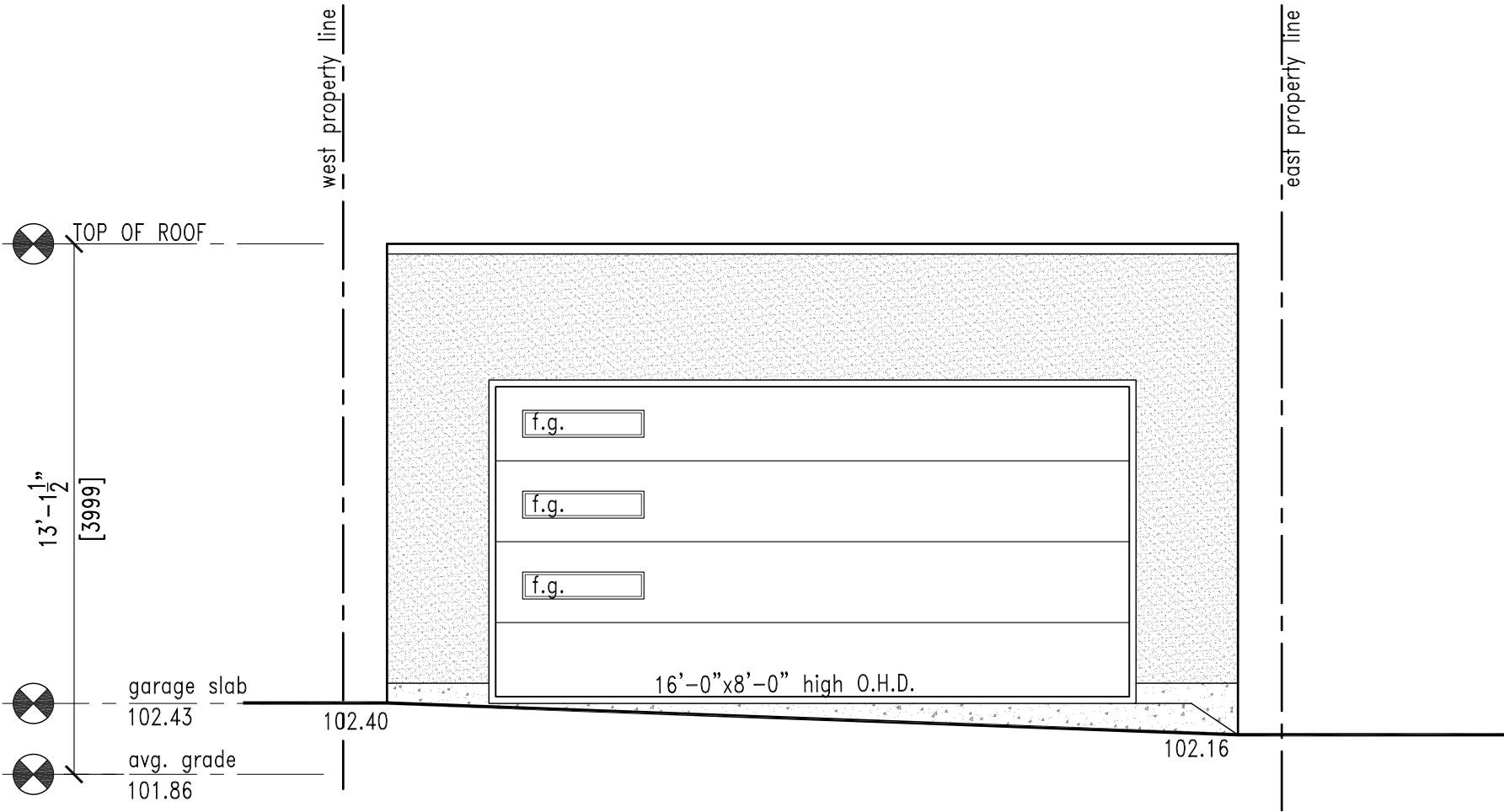
DRAWING No.:
A-1



1 GARAGE FLOOR PLAN
A-2 SCALE : 1/4"=1'-0"
metric 1:50

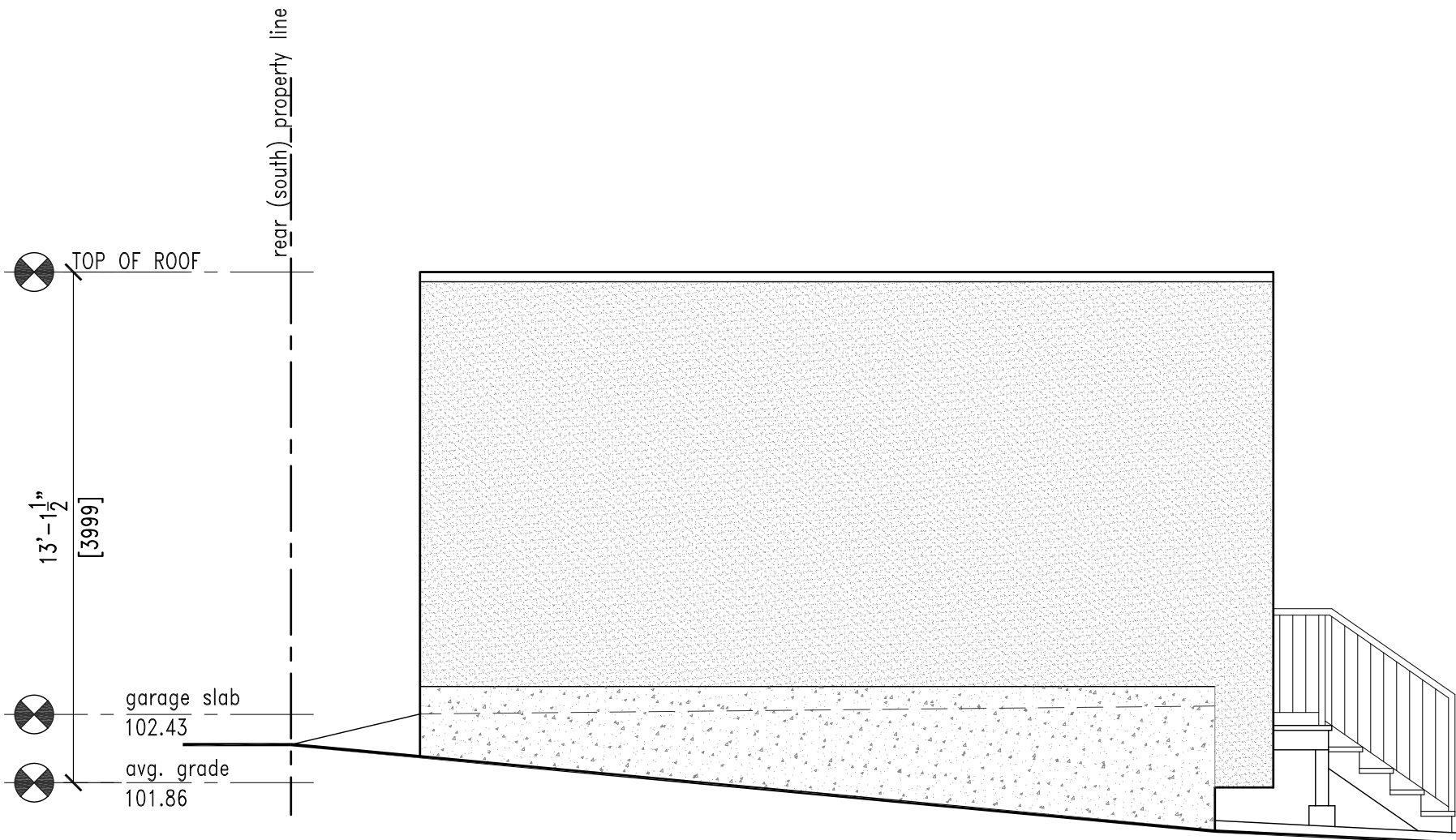
centre line of lane

<div><div>BBA</div><div>Design Studio</div><div>Bamdad (Ben) Baghdadi</div><div>Architect, M.Arch, OAA</div><div>Phone: 416 456 5197</div><div>Email: bbadesignstudio@gmail.com</div><div>18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5</div></div>		DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO BBA DESIGN STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF BBA DESIGN STUDIO.		DRAWING TITLE: GARAGE FLOOR PLAN	
		PROJECT PROP. REAR DETACHED GARAGE AT 197 CASTLEFIELD AVENUE CITY OF TORONTO		SCALE: AS NOTED	DESIGNED BY: B.B.
				DATE: MAY, 2021	DRAWN BY: B.B.
				PROJECT No.: 2021-28	APPROVED BY: B.BAGHDADI DRAWING No.: A-2



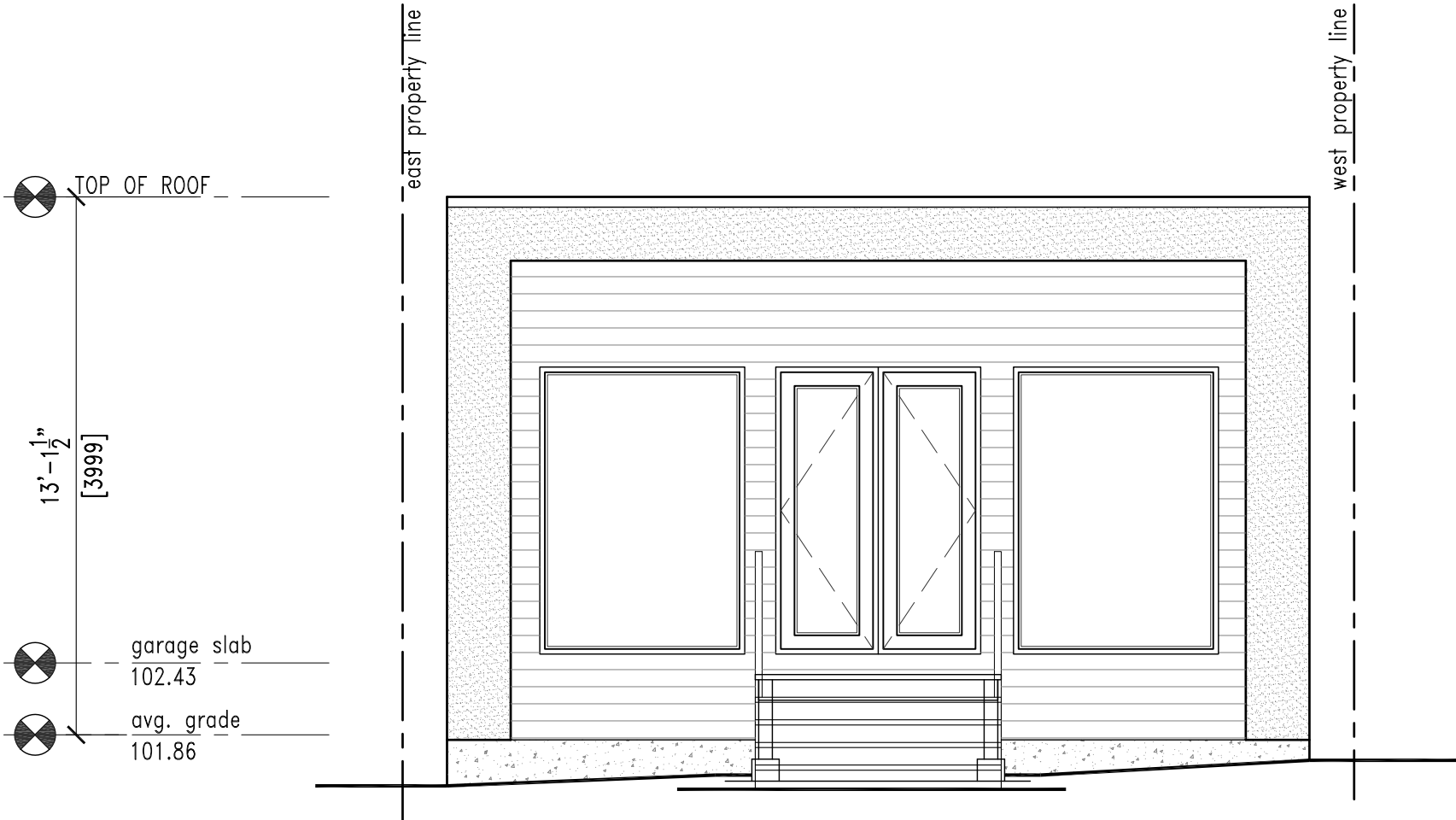
1 SOUTH ELEVATION
A-3 SCALE : 1/4"=1'-0"
metric 1:50

<div><div>BBA</div><div>Design Studio</div><div>Bamdad (Ben) Baghdadi</div><div>Architect, M.Arch, OAA</div><div>Phone: 416 456 5197</div><div>Email: bbadesignstudio@gmail.com</div><div>18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5</div></div>		<div>DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO BBA DESIGN STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF BBA DESIGN STUDIO.</div> <div>PROJECT</div> <div>PROP. REAR DETACHED GARAGE AT 197 CASTLEFIELD AVENUE CITY OF TORONTO</div>	DRAWING TITLE: SOUTH ELEVATION	
			SCALE: AS NOTED	DESIGNED BY: B.B.
			DATE: MAY, 2021	DRAWN BY: B.B.
			PROJECT No.: 2021-28	APPROVED BY: B.BAGHDADI
			DRAWING No.: A-3	



1 EAST ELEVATION
A-4 SCALE : 1/4" = 1'-0"
metric 1:50

<div><div><div>BBA</div><div>Design Studio</div></div><div><div>Bamdad (Ben) Baghdadi</div><div>Architect, M.Arch, OAA</div></div><div><div>Phone: 416 456 5197</div><div>Email: bbadesignstudio@gmail.com</div><div>18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5</div></div></div>		<div>DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO BBA DESIGN STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF BBA DESIGN STUDIO.</div> <div>PROJECT PROP. REAR DETACHED GARAGE AT 197 CASTLEFIELD AVENUE CITY OF TORONTO</div>	DRAWING TITLE: EAST ELEVATION	
			SCALE: AS NOTED	DESIGNED BY: B.B.
			DATE: MAY, 2021	DRAWN BY: B.B.
			PROJECT No.: 2021-28	APPROVED BY: B.BAGHDADI
			DRAWING No.: A-4	



1 NORTH ELEVATION
A-5 SCALE : 1/4"=1'-0"
metric 1:50

<div><div>BBA</div><div>Design Studio</div><div>Bamdad (Ben) Baghdadi</div><div>Architect, M.Arch, OAA</div><div>Phone: 416 456 5197</div><div>Email: bbadesignstudio@gmail.com</div><div>18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5</div></div>		DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO BBA DESIGN STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF BBA DESIGN STUDIO.		DRAWING TITLE: NORTH ELEVATION	
		PROJECT PROP. REAR DETACHED GARAGE AT 197 CASTLEFIELD AVENUE CITY OF TORONTO		SCALE: AS NOTED	DESIGNED BY: B.B.
				DATE: MAY, 2021	DRAWN BY: B.B.
				PROJECT No.: 2021-28	APPROVED BY: B.BAGHDADI
					DRAWING No.: A-5

TOP OF ROOF

13'-1 1/2"
[3999]

garage slab
102.43
avg. grade
101.86

rear (south) property line

1
A-6

WEST ELEVATION

SCALE : 1/4"=1'-0"
metric 1:50

BBA
Design Studio

Bamdad (Ben) Baghdadi
Architect, M.Arch, OAA

Phone: 416 456 5197
Email: bbadesignstudio@gmail.com
18 Sommerset Way, Unit 213, Toronto, ON., M2N6X5

DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT
ANY OMISSIONS OR DISCREPANCIES TO BBA DESIGN STUDIO
BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS
ARE THE PROPERTY OF BBA DESIGN STUDIO.

PROJECT
PROP. REAR DETACHED GARAGE
AT 197 CASTLEFIELD AVENUE
CITY OF TORONTO

DRAWING TITLE:
WEST ELEVATION

SCALE:
AS NOTED

DATE:
MAY, 2021

PROJECT No.:
2021-28

DESIGNED BY:
B.B.

DRAWN BY:
B.B.

APPROVED BY:
B.BAGHDADI

DRAWING No.:
A-6