

36 ALBERTA AVENUE
TORONTO ONTARIO M6H-2R6
KOMET-GALPER RESIDENCE

C.O.A
TORONTO EAST-YORK

SUPPORTING MATERIAL PACKAGE
PLEASE SEE SUPPORTING MATERIAL PACKAGE FILED SEPARATELY

ZONING DESIGNATION
(R d0.6 H10.0m X 730)

THE PROPERTY IS LOCATED ON LOT 314 NORTH, REGISTERED PLAN M-60-01-001, TORONTO, WARD 9. IT IS SUBJECT TO: BY-LAW 569-2013, AS AMENDED.










THIS APPLICATION FOR MINOR VARIANCE APPROVAL BEING THE EAST YORK COMMITTEE OF ADJUSTMENTS IS FILED BASED ON THE REVISED ZONING NOTICE DOCUMENT SERVED ON March 3rd, 2021 PER APPLICATION NUMBER: 20 184688 Z2C 00 ZR

ZONING AND VARIANCE REFERENCE SOURCES

RECEIVED

By Committee of Adjustment at 4:49 pm, Mar 17, 2021




ZONING NOTICE ARTICLE LEGEND | MINOR VARIANCE DESCRIPTION & ARGUMENT SUMMARY

LANDSCAPE BACK YARD	DENSITY INDEX MAIN HOUSE	PAIRS OF WALLS DORMER BOXES	REAR SET-BACK SHED EX GARAGE	MAX' HEIGHT SHED EX GARAGE	SINGLE STOREY SHED EX GARAGE	FLOOR AREA SHED EX GARAGE	LOT COVERAGE SHED EX GARAGE	PARKING RATES SHED EX GARAGE
 SOFT MATERIALS #1	 DENSITY INDEX #2	 PAIRED WALLS HEIGHT #3	 ANCILLARY REAR SETBACK #4	 ANCILLARY MAX HEIGHT #5	 SINGLE STOREY #6	 ANCILLARY FLOOR AREA #7	 ANCILLARY LOT COVERAGE #8	 ANCILLARY PARKING RATES #9
VARIANCE DESCRIPTION BYLAW 10.5.50.10(3) : NO LESS THAN 50% OF THE BACK YARD SURFACES ARE TO BE OF SOFT MATERIALS. THE PROPOSED BACK YARD SURFACE 36% OF ITS SURFACE IN SOFT MATERIALS.	VARIANCE DESCRIPTION BYLAW 10.10.40.40(1) : THE ALLOWED FLOOR SPACE INDEX IS 0.6. (60%) OF THE LOT. THE PROPOSED INDEX IS 0.81. (81%) OF THE LOT.	VARIANCE DESCRIPTION BYLAW 10.10.40.10(2) : AT LEAST 60% OF THE FRONT & REAR MAIN WALLS SHALL NOT EXCEED 7.5m IN HEIGHT. THE PROPOSED PORTION OF FRONT & REAR MAIN WALLS UNDER 7.5m IN HEIGHT IS 43.7%. THUS 56.3% OF THE SAID WALLS (3.66m WIDE) ARE PROPOSED 9.79m IN HEIGHT.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.	VARIANCE DESCRIPTION THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE.
REASON & RATIONALE FOR THE REQUESTED MV TOPOGRAPHY & PRE-EXIST' CONDITIONS INHIBIT MEETING THE REQUIRED SOFT MATERIAL CRITERIA; DRIVEWAY & OLD GARAGE ALONE ARE 37% OF YARD. THE PROPOSAL RECONCILES THE EXISTING, WITH AN IMPROVED FUNCTIONAL YARD. THE PROPOSED 35.95% INCLUDE REDUCTIONS PER PATHWAYS & RETAIN' SYS'TE' • EXISTING 19% SOFT MTL' SURFACES ARE PROPOSED TO INCREASE TO 36%. • EXISTING 48.34m ² OF BACK YARD UNCOVERED SPACE, ARE PROPOSED TO INCREASE TO 75.69m ² . • THE PROPOSAL OFFERS A FUTURE PROOF GRADE RETAINING DESIGN TO THE BENEFIT OF THE OWNERS OF #36, AND ITS ADJACENT PROPERTIES.	REASON & RATIONALE FOR THE REQUESTED MV THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE. • THIS, WHILST REDUCING THE BUILT VOLUME & FOOT PRINT (DEMOL' XL _{2m} FL' COVERED PLATFORM TO THE REAR, AND PROPOSED MUCH SMALLER ENCROACHMENT TO THE FRONT) • THE REQUESTED INDEX IS EQUIVALENT TO THAT OF THE EXIST' HOUSE. 0.809. • THE REQUESTED INDEX IS A COMMON, MODEST DENSITY AMONG NEAR BY PROPERTIES ON ALBERTA. • THE INDEX OF 0.81 FALLS BELOW MULTIPLE SIMILAR APPLICATIONS, APPROVED BY C.O.A (RADIUS<1 _{km})	REASON & RATIONALE FOR THE REQUESTED MV THE PROPOSAL RESOLVES THE EXIST' (DESIGNED PER SPLIT UNITS) INTO A FUTURE PROOF FUNCTIONAL HOME FOR A SINGLE FAMILY, IN ACCORD WITH THE LEGALLY INTENDED USE. • THE ADDITIONS ARE REQUIRED PER THE DIMENSIONAL INTEGRITY OF THE FLOOR PLANS. • THE ROOF ADDITIONS ARE DESIGNED TO APPEAR AS WIDE DORMERS. THE ATTIC & DORMER TYPOLOGY, IS NATIVE TO THE ORIGINAL CHARACTER OF ALBERTA AVE #4, THROUGH #56. • THE REQUESTED 3 _{rd} FLOOR IS IN LINE WITH MULTIPLE SIMILAR C.O.A. APPROVED APPLICATIONS IN THE CLOSER AREA OF RADIUS UNDER 1 _{km} , RADIUS. • THE BYLAW 10m HEIGHT LIMIT IS NOT EXCEEDED.	REASON & RATIONALE FOR THE REQUESTED MV • BYLAW 10.10.60.20.1(B) SETS REAR SET-BACK FOR PARKING TO ZERO (0m) • BEING A PRE-EXISTING PARKING STRUCTURE IT IS SENSIBLE TO ALLOW AS STORAGE AND THUS REDUCE THE INTENSITY OF USE PER THAT STRUCTURE. • SIMILARITY TO REAR SETBACKS OF NEIGHBOR SHEDS, WHERE THE STRUCTURE IS NOT USED FOR PARKING.	REASON & RATIONALE FOR THE REQUESTED MV • AN EXISTING CONDITION, PRODUCT OF TOPOGRAPHY, IS SIMILAR TO HEIGHT OF ANCILLARY BUILD' ALONG THE STREET. • WHERE LOTS TO BOTH SIDE FEATURE RAISED DECKS AT ZERO SETBACK - HEIGHT PER ZONING HEIGHT MAY NOT BE GAUGED & APPLIED, PER TANGIBILITY - HEIGHT BE TAKEN OFF ADJACENT PLT'.	REASON & RATIONALE FOR THE REQUESTED MV • THE SUB-LEVEL IS AN EXIST' CONDITION, DUE TO THE SITES UNIFORM GRADE. • IT IS COMMON TO NEAR BY SHEDS ALONG THE STREET. • EXIST' STAIR & WINDOWS PROPOSED FOR REMOVAL FROM THE SUB-LEVEL HENCE THIS LEVEL ACCESSED ONLY FOR SERVICE AND MAINTENANCE.	REASON & RATIONALE FOR THE REQUESTED MV IN ADDITION TO THE ABOVE: • THIS EXISTING CONDITION PRECEDED THE BYLAW, AND PREVAILLED AMONG OTHER SHEDS ALONG THE STREET. • ONCE THE STAIR CASE IS REMOVED, THE ACCESSED GROUND FLOOR PLATE IS OF 30.4m ² . THE SUB-FLOOR IS EFFECTIVELY A CRAWL-SPACE, ONCE WINDOWS, AND STAIR DELETED.	REASON & RATIONALE FOR THE REQUESTED MV • THIS EXISTING CONDITION PRECEDED THE BYLAW, AND PERTAINS TO A 3% VARIANCE. • THE LOT PERCENTAGE COVERED BY THIS SHED, WAS NOT UNUSUAL PER TIME OF CONSTRUCTION, COMPARED TO THAT OF ITS LEFT OR RIGHT HAND SIDE NEIGHBORS (#34 & #38).	REASON & RATIONALE FOR THE REQUESTED MV • THE EXISTING REAR SHED MAY NOT BE ACCESSED VIA THE NARROW DRIVEWAY. • THE PERMITTED FRONT PARKING PAD - TO REMAIN. • THE REQUIRED PARKING MAY BE AT THE FRONT. PER 10.5.80.10(3) - 10.5.80.11(3) A FRONT PARKING PAD IS 12052 IS AVAILABLE AT THE PROPERTY, TO REMAIN. • NO CURB CUTTING: STREET PARKING WERE NOT REDUCED PER ACCESS TO THIS PAD.

CONTENT OF THIS SUPPORTING MATERIALS AND BACKGROUNDS PACKAGE

PLEASE REVIEW THIS COVER DOCUMENT, AND RIDERS FOR THE FOLLOWING:
• INTRODUCTION: A SHORT BACKGROUND DESCRIBING THE PROPERTY AND OBJECTIVES FOR THIS PROPOSED RENOVATION.
• MINOR VARIANCE REVIEW: M.V. DESCRIPTION AND RATIONALE IN SUPPORT OF APPROVAL PER EACH VARIANCE REQUESTED - AS PART OF THE M.V. LEGEND TABLE ABOVE.
• PRECEDENTS STUDY: FEATURING PHYSICAL EXAMPLES & SIMILAR M.V. CASES IDENTIFIED < 1KM. (Includes Images)
• SHED STRUCTURE - AGE ASSESSMENT: PER NEIGHBOR TESTIMONY, PHOTOGRAPHIC EVIDENCE, AND OBSERVATION OF THE EXISTING STRUCTURE PER ITS DESIGN, SIZE, MATERIALS, AND DETAILS.
• THIS REVIEW CONCLUDES BY DISCUSSING AND REBUTTING THE 1968 SURVEY NOTING AN 'OTHER' OR A 'DIFFERENT' SHED.
• REVIEW OF THE PROJECTS MAIN PROS, AND SUMMARY OF DOCUMENT.

ZONING ARTICLE REFERENCE MARKS PER RELEVANCE GROUPS

 REFERENCE MARK FOR Z. NOTICE ARTICLES: #1, #4, #5, #6, #7, #8, #9. MINOR VAR ANCILLARY	 REFERENCE MARK FOR Z. NOTICE ARTICLES: #1. MINOR VAR REAR-YARD	 REFERENCE MARK FOR Z. NOTICE ARTICLES: #2, AND #3. MINOR VAR HOUSE
SHED	BACK YARD	HOUSE

KOMET - GAPLER RESIDENCE
36 ALBERTA AVE | RENOVATION

COVER SHEET M.V. LEGENDS & SHEET LIST

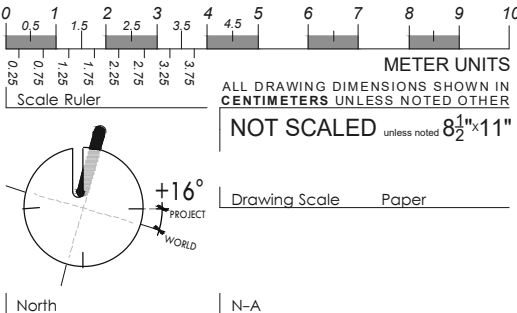
#36 ALBERTA AVE. RENOVATION PROJECT
16 - March , 2021
C.O.A East-York, To

Drawing, Subject, Issue, date, Issue status

GIL KOMET BARCH A.E.A.I
HOME OWNER DESIGNED PROJECT
gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team



Sheet list

PROJECT SCOPE

CONSTRUCTION WORKS PROPOSED AT #36 ALBERTA AVE FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.

- MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2_{nd} FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS. ROOF: 2 X EXIST DORMERS DEMOLISHED. 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN: EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.
 - EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN, REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR. MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.
 - YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2_{ND} FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED. FRONT YARD PARKING PAD TO REMAIN.
- Notes

36 ALBERTA AVENUE

TORONTO ONTARIO M6H-2R6

KOMET-GALPER RESIDENCE

INTRODUCTION AND BRIEF SUMMARY

THE PROPERTY ON 36 ALBERTA AVENUE:

- THE PROPERTY MEASURES 100' X 25' CONTAINING A SEMI DETACHED (NORTH BOUND LOT 314), AND A HISTORIC 2 CAR GARAGE THROUGH A MUTUAL DRIVEWAY WITH #38 ALBERTA AVENUE (SOUTH BOUND LOT 315).
- THE SEMI DETACHED HOUSE HAD BEEN PREVIOUSLY CONVERTED INTO A SPLIT UNIT. IT HAD ONE BASEMENT - GROUND FLOOR UNIT AT THE BOTTOM, AND A TOP UNIT ABOVE WITH A SECOND STORY LARGE DECK PLATFORM. IT WAS PURCHASED BY THE APPLICANT AND FAMILY IN DECEMBER 2015, WITH THE INTENT TO USE AS A SINGLE FAMILY DWELLING, AND, AT THE EARLIEST OPPORTUNITY, CONVERT THE DESIGN OF THE PROPERTY BACK INTO A SINGLE FAMILY DWELLING. THIS TO INCLUDE A MODERN HOME DESIGN WITH A TYPICAL RESIDENTIAL HOME GROUND FLOOR, TWO UPPER FLOORS, A BASEMENT AND, A USEABLE BACK YARD WALKOUT OFF OF THE GROUND FLOOR.
- THE REAR YARD HAS BEEN USED AS PARKING IN A PREVIOUS CONSTELLATION, AND IS CURRENTLY A SOLID ASPHALT SLAB, TOGETHER WITH THE GARAGE AND DRIVEWAY - THESE SURFACES EXCEED 82% OF THE REAR YARD)

THE HOUSE COMPONENT:

- THE MAIN FLOOR- TO BE REDESIGNED PER THE TYPICAL GROUND LEVEL OF A RESIDENTIAL UNIT, INCLUSIVE OF THE KITCHEN, LIVING, DINING, SPACES. AN OUTDOOR LEVEL ACCESS TO A FUNCTIONAL YARD SEGMENT IS A CRITICAL ASPECT OF THE DESIGN BRIEF.
- THE BASEMENT- TO BE REDESIGNED TO HOUSE THE MECHANICAL ROOMS, AND MUD-ROOM ACCESSED THROUGH PARKING. AS WELL AS PROVIDE ADDITIONAL COMMUNAL SPACE FOR SHARED LEISURE FACILITIES FOR THE FAMILY.
- THE SECOND FLOOR- TO BE REDESIGNED AS THE CHILDREN LEVEL, WITH A SHARED WORKING SPACE, IN A GALLERY OVERLOOKING THE GARDEN.
- THE THIRD FLOOR TO BE DESIGNED AS A MASTER BEDROOM AREA, AND SECONDARY MECH ROOM FOR THE UPPER A.H.U.

IN BRIEF, THE DESIGN IS ACHIEVED BY REDUCING FLOOR AREA FROM THE SECOND FLOOR, AND ADDING IT TO THE ATTIC. THUS CONNECTING THE 2nd FLOOR FAMILY ROOM WITH THE REST OF THE SHARED FUNCTIONS ON THE GROUND FLOOR VIA THE GALLERY, AND ALLOWING THE SUN & SKY TO PENETRATE DEEPER INTO THE HOME. THE FLOOR AREA NOT REQUIRED AT THE SECOND LEVEL, IS NEEDED AT THE TOP, CONVERTING THE ATTIC LEVEL TO A PROPER THIRD FLOOR. THE NEW ADDITIONS ARE CAREFULLY BALANCED TO RESPECT THE EXISTING TYPOLOGY OF THE HOUSES ON ALBERTA, WHILST INTRODUCING A MODERN INTERVENTION TO THE HOUSE AT #36. THE NEW ADDITIONS AT THE ROOF DO NOT CROSS THE MAX' ALLOWABLE HEIGHT (10.0m), AND #34-#36 ALBERTA CARRY A MUCH LOWER ABSOLUTE HEIGHT THAT OF OTHERS, POSITIONED ON A LOWER PART OF THE STREET (#30-#32) THE DELETION OF THE SECOND FLOOR DECK, AND A NEW SMALLER FRONT PORCH REDUCE SIGNIFICANTLY THE IMPACT OF THIS PROPERTY OVER ITS NEIGHBORS.

THE TWO MINOR VARIANCES IDENTIFIED PERTAINING TO THE MAIN HOUSE, ARE MENTIONED ON THE Z.C. NOTICE- AS ARTICLES #2, AND #3. ARTICLE #2 RELATES TO THE REQUESTED 0.81 SPACE INDEX (81%) THE PROPOSED IS IN FACT SIMILAR TO THE EXISTING SPACE INDEX OF THE HOUSE IN ITS CURRENT STATE. PER VOLUME, IT APPEARS TO BE MODEST FOR THAT SECTION OF ALBERTA AVENUE. THIS AS MOST OTHER ADJACENT HOUSES HAVE ADDITIONAL DORMERS, ADDITIONAL WIDER BAY WINDOWS, GREATER ROOF SPACE, AND GROUND / SECOND FLOOR ADDITIONS. ARTICLE #3 RELATES TO THE REQUESTED 3rd FLOOR ADDITION, WHERE THE NEW PROPOSED 3rd FLOOR SHOWS A DORMER WIDER THAN 40% OF THE MAIN WALLS TOTAL. AS EXPLAINED IN THE ZONING ARTICLES LEGEND (NEXT SHEET) THIS ADDITION IS NECESSARY FOR THE INTEGRITY OF THE PLANS PROPOSED, AND ACCOUNTS FOR A BALANCED FACADE WHICH IS RESPECTFUL OF THE DORMER TYPOLOGY THAT IS NATIVE TO THE HOUSES ON ALBERTA AVENUE #20 THROUGH TO #56. ADDITIONALLY, PLEASE SEE PRECEDENT STUDY FOR EXAMPLES OF RELEVANT EXISTING CONDITIONS NEAR BY, AND COMMITTEE OF ADJUSTMENTS APPROVED SIMILAR CASES FOR 3rd FLOOR ADDITIONS, AND FLOOR SPACE INDEX.

THE SHED COMPONENT:

- THE SHED (EX GARAGE) IS SITUATED OVER A SLOPING GRADE. ITS LOCATION ON SITE AT THE EDGE OF THE PROPERTY WITH NO SETBACKS, AND AT AN EXPRESSED HEIGHT OF 2+ STORIES OVER THE REAR NEIGHBORING YARD IS TYPICAL TO OTHER GARAGES BUILT ALONG THE WEST SIDE OF ALBERTA AVENUE BETWEEN #24 THROUGH TO #50, WHERE DIFFERENCES IN GRADE BETWEEN ALBERTA AVENUE AND MOUNT ROYAL AVENUE ARE SIGNIFICANT. ALSO OTHER ASPECTS OF THIS SHED, ARE AND WERE COMMON AMONG OTHER SIMILAR STRUCTURES BUILT ALONG THE SAID SEGMENT OF THE STREET.
- THE SHED TODAY IS NOT A REASONABLE PARKING SPACE. THIS DUE TO THE FOLLOWING 4 ASPECTS:
 1. A LONG, NARROW DRIVE-WAY ACCESS THAT IS UNDER 20M IN WIDTH. THIS MAKES THE SHED INACCESSIBLE FOR A MODERN CAR.
 2. DIMENSIONS OF THE SHED ITSELF: THE STRUCTURE IS TOO SHORT TO ALLOW FOR A MODERN CAR TO ENTER (IT IS 5.6m INCL WALL THICKNESS, LEAVING WELL UNDER 5.3m LENGTH FOR THE NET ENCLOSED PARKING AREA)
 3. THE SIZE OF THE YARD, WOULD NOT ALLOW FOR ANY VEHICLE TO TURN SAFELY, UNLESS IS CONSUMED PER THE SPACE NEEDED FOR THE VEHICLE TO MANEUVER, THUS LEAVING THE CURRENT ASPHALT SURFACE IN PLACE.
 4. THE WOODEN FLOOR STRUCTURE BECAME OUTDATED PER POPULAR VEHICLES WEIGHT ALREADY IN THE 50s (LIKE THE SHED FOOTPRINT HAD BECOME IRRELEVANT PER THE POPULAR CAR SIZES)PER THE ABOVE 4, THIS PROPERTY WAS LICENSED FOR A FRONT YARD PARKING PAD (#12052). THE FRONT PAD WAS ACHIEVED WITHOUT CUTTING THE CURB TO EXTRACT ANY STREET PARKING, AND WHILST KEEPING IN COMPLIANCE PER FRONT YARD LANDSCAPE REQUIREMENTS. THE ZONING REVIEW IDENTIFIED NO ISSUES PER THE FRONT YARD, RETAINING THE EXISTING LICENSED PARKING PAD, IS THEREFORE DESIRABLE.
- CURRENTLY THE SHED, IS A USEFUL STORAGE SPACE, AND A LIKED PRIVACY BUFFER- PREFERRED BY BOTH OWNERS OF #36, AND #27 MOUNT ROYAL. IT ALLOWS IMPROVED PRIVACY (COMPARED TO PRIVACY TREES OR A FENCE) PROVIDE A PLEASANT VIEW THAT IS NATIVE TO THE STREET, AND RESOLVES THE PREVAILING GRADE DIFFERENCES BY PRESENTING A PRACTICAL FUNCTION TO THE OWNERS OF THE LAND UPON WHICH IT IS BUILT. IT IS CLEAR AND ACKNOWLEDGED, THAT THIS SHED STRUCTURE, IS NON-COMPLYING PER BY-LAW OF TODAY. THUS, ALL ARTICLES ON THE ZONING NOTICE REVIEW APART FROM #2, AND #3 RELATE TO SHED VARIANCES (#4,5,6,7,8,9) OR INDIRECTLY SHED CAUSED VARIANCES (#1 BACK YARD SOFT MATERIALS). AT THE SAME TIME, THIS SHED IS AN EXISTING ESTIMATED PRE-WAR STRUCTURE, THAT IS NATIVE TO THE NEIGHBORHOOD, AND APPEARS PER ALL SIGNS TO HAVE BEEN BUILT IN ACCORD WITH THE LAWS AND NORMS RELEVANT PRIOR TO THE 1940's. ONE MUST WONDER, WHY THIS SHED IS NOT ACKNOWLEDGED AS LAWFULLY EXISTING, IN PARTICULAR, AS TO A DEGREE THIS STRUCTURE IS INSTRUMENTAL IN RECONCILING THE PREVAILING GRADE CONDITIONS ON SITE WITH NEEDS OF THE STREET OCCUPANTS.

REMOVAL OF THE SHED, WOULD REQUIRE THE INTRODUCTION OF OTHER REMEDIES THAT ARE EQUALLY NON-COMPLYING WITH CURRENT BY-LAW: ALL NEIGHBORS BETWEEN #22 TO #50 (WITHOUT EXCLUSIONS) WHO CHOSE TO REMOVE THEIR GARAGES, ERECTED RAISED PLATFORMS AT NEXT TO ZERO SETBACK TO SIDES AND REAR PROPERTY LINES. THIS TO INCLUDE ALBERTA #34, AND #38 (ON BOTH SIDES OF THE SUBJECT PROPERTY AT ALBERTA #36). THUS, WHERE THE SHED IS TO BE REMOVED, BY-LAW MATTERS FOR ANY INTENT OR PURPOSE OF THE PROJECT BRIEF ARE NOT RESOLVED. IT IS NOT FEASIBLE TO RENOVATE THE PROPERTY TOWARDS A 'PIT' WHERE 50% OF THE YARD IS INACCESSIBLE, AND THE YARD OF THE SUBJECT PROPERTY IS LOWER THAN ITS NEIGHBORS ON BOTH SIDES, THE LOWEST ON THE STREET. THIS WOULD NOT PRODUCE A VIABLE SOLUTION PER GARDEN SPACE / WATER RETENTION OR ANY OTHER ASPECT. IT IS THE IMPRESSION OF THE APPLICANT THAT THE ZONING UNFORTUNATELY DOES NOT ACCOMMODATE FOR THE NEEDS OF PROPERTIES SUCH AS THE ONES ON ALBERTA AVENUE BETWEEN #22 TO #52 WHERE LOT DIMENSIONS ARE SMALL IN PARTICULAR PER WIDTH, AND TOPOGRAPHY IS EXTREMELY PRONOUNCED. THE SHED AT #36, AND PLATFORMS OR SIMILAR SHEDS BUILT ON NEIGHBORS YARDS RESOLVE THE SITE SPECIFIC CONDITIONS AND REQUIREMENTS OF THE OWNERS. SUCH STRUCTURES THAT PREDATED THE BY-LAW AND CURRENT PERMITTING PROTOCOLS SHOULD BE ALLOWED TO EXIST.

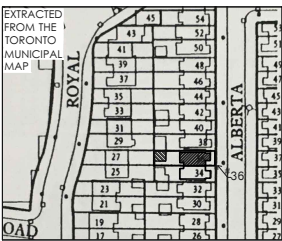
- AND, WHERE NEW SOLUTIONS ARE REQUIRED, IN CASE AN OLD SOLUTION IS PAST ITS LIFE-SPAN, TOLERANCE SHOULD BE GIVEN, AND EXISTING STRUCTURES ON NEIGHBORING PROPERTIES SUCH AS RAISED PLATFORMS, AND SHEDS AT NEIGHBORS SHOULD BE ACKNOWLEDGED.
- THE CURRENT OBJECTIVE OF THE APPLICANT IS TO CONFIRM THE LEGAL STATUS OF THE SHED AS LAWFULLY EXISTING, PERMIT IT TO REMAIN STANDING, AND BE USED FOR STORAGE ONLY, WITHOUT PARKING.
- THIS, AS REMOVING THE SHED AT THIS TIME, MAY RENDER THE WHOLE PROJECT NOT VIABLE, AND UN-EXECUTABLE FOR THE CURRENT OWNERS PER THE FOLLOWING 2 REASONS:
 - ONCE - REMOVAL OF THE SHED WILL DRAW EXTENSIVE FINANCIAL RESOURCES PER EXTRACTION AND THE REQUIRED REHABILITATION OF THE LAND. SUCH RESOURCES AT THIS TIME ARE REQUIRED TO BE MADE AVAILABLE TOWARDS THE MAIN EFFORTS PER RENOVATING THE MAIN HOUSE AS AN IMMEDIATE FIRST PRIORITY. UPON COMPLETION OF THE MAIN HOUSE, AT STAGE 'B', THE SHED AREA MAY ALSO BE CONSIDERED FOR A MAJOR REVISION.
 - SECOND - ANY NEW END / USE DEFINITION, TOWARDS WHICH THIS LAND MUST THEN BE RE-PURPOSED FOR, IS EITHER NOT BY-LAW COMPLYING, NOT PRACTICAL, OR BOTH (PLATFORM vs INACCESSIBLE SOILED PIT) - HENCE IT IS SIMPLY NOT SENSIBLE TO SEEK THE INTRODUCTION OF OTHER 'NEW' NON-COMPLYING SOLUTIONS WHERE THE FOCUS OF ATTENTION AND FINANCIAL RESOURCES CAN NOT BE DEDICATED TO THIS ELEMENT AT THIS TIME.

THE SHED, IS PRE-EXISTING, NATIVE CONDITION. APPEARS TO HAVE BEEN BUILT IN ACCORD WITH ANY NORM PREVAILING AT THE TIME OF ITS CONSTRUCTION ESTIMATED 1920 - 1935. IT HAS SIMILARITIES WITH OTHERS ON THE STREET. FURTHER THE SHED IS LIKED BY OWNERS AT #36 ALBERTA & #27 MT ROYAL, AS IT WELL RESOLVES THE TOPOGRAPHY WITH THE NEED FOR PRIVACY. IT THEREFORE APPEARS SENSIBLE TO SETTLE ITS STATUS AS A LAWFULLY EXISTING STRUCTURE, AND ENABLE THE PROJECT TO TAKE PLACE. IN FUTURE, A POSSIBLE SHED AREA RE-DESIGN MAY TAKE PLACE, TRANSFORMING IT INTO A PRACTICAL YARD, WHERE FINANCE AND CREATIVE ATTENTION ARE AVAILABLE TO SUCCESSFULLY SUPPORT THIS COMPLEX PROCESS. SUCH PROCESS WILL NO DOUBT INCLUDE A COMMUNITY DISCUSSION, AND APPROVAL FROM STAKEHOLDERS.

ANY WORK PROPOSED FOR THE SHED AS PART OF THIS COA MV APPLICATION FALLS UNDER ONE OF 2 CATEGORIES:

- BASIC MAINTENANCE, AND REPAIR FOR STRUCTURAL AND OR ENVELOPE INTEGRITY. (EG: NEW CLADDING AND ROOF SYSTEM OUTSIDE , POSSIBLE FURRING AND OR SISTERING STRUCTURE TOWARDS INSIDE)
- MINIMAL ALTERATIONS: ALL INCREMENTAL STEPS UPGRADING THE EXISTING CONDITION TOWARDS WHAT IS CLOSER TO ACCEPTABLE PER CURRENT STANDARDS. (EG: DELETED STAIR, DELETED WINDOWS TO NEIGHBOR YARD ETC.)

PLEASE SEE THE SHED STUDY, FOR AGE RELATED ASPECTS OF THIS EXISTING STRUCTURE, AND FOR OTHER SHED PRECEDENTS ON THE STREET IN THE PAST, AND REMAINING.

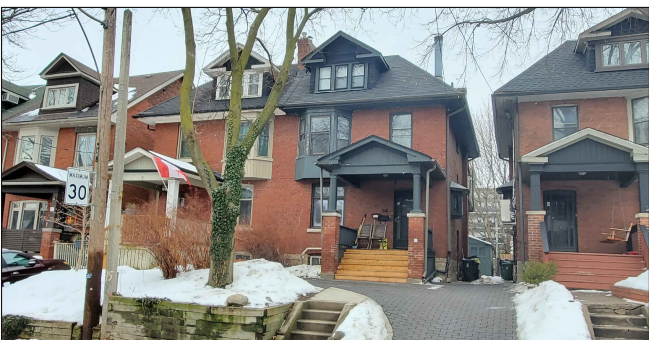


ZONING DESIGNATION (R d0.6 H10.0m X 730)

THE PROPERTY IS LOCATED ON LOT 314 NORTH, REGISTERED PLAN M-355, CITY OF TORONTO, WARD 9. IT IS SUBJECT TO: BY - LAW 569-2013, AS AMENDED

THIS APPLICATION FOR MINOR VARIANCE APPROVAL BEFORE THE EAST YORK COMMITTEE OF ADJUSTMENTS IS FILED BASED ON THE ZONING NOTICE DOCUMENT SERVED ON March 3rd, 2021 PER APPLICATION NUMBER: 20 184688 ZZC 00 ZR

ZONING AND VARIANCE REFERENCE SOURCES



#36 ALBERTA AVENUE - EXISTING FRONT.



#36 ALBERTA AVENUE - EXISTING REAR.



#36 ALBERTA AVENUE - EXISTING SHED.

Project

Address

Drawing Contents

Sheet # & Total

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

INTRODUCTION AND BRIEF SUMMARY

#36 ALBERTA AVE. RENOVATION PROJECT

16 - March , 2021

C.O.A East-York, To

GIL KOMET

BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Drawing Subject

Issue date

Issue status

Authorship - Architectural Design

Team

North

N-A

010233353739414345474951535557596163656769717375777981838587899193959799101103105107109

0.250.50.751.251.752.252.753.253.754.555.5678910

METER UNITS

Scale Ruler

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

NOT SCALED unless noted 8¹/₂"x11"

Drawing Scale Paper

Notes

ABREVEACTIONS

ORDERED ALPHABETICAL

STY STORY W WITH

PHOTOGRAPHS

PRECEDENTS STUDY PHOTOS - GIL KOMET / GOOGLE STREET VIEW PER ADDRESS

AERIAL 1967 - UNIVERSITY OF TORONTO

AERIAL 1967 - CITY OF TORONTO

AERIAL CURRENT -

MAPS AND ATLASES

TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO

TORONTO PLANNING BOARD ATLAS 1957 - CITY OF TORONTO

TORONTO INTERACTIVE MAP - CITY OF TORONTO

AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST

INFORMATIONS

AGE DIRECTORY

AND DATA CONSULTATION

LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

HISTORY OF VARY LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY

FOREST SERVICE 1984

A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST. 1938

TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA



PROPERTIES IN IMMEDIATE PROXIMITY TO 36 ALBERTA AVE

THE SEMI-DETACHED SINGLE FAMILY DWELLING PROPERTIES BETWEEN #14 TO #56 WERE BUILT BETWEEN 1914 TO THE EARLY 1920s PER A SIMILAR CONTOUR PATTERN TO INCLUDE THE FRONT PORCHES AND PITCHED ROOFS TO COVER THE 2 1/2 STOREY DWELLINGS. SOON AFTER (ESTIMATED LITTLE PRIOR TO OR BY THE 1940s) MATCHING REAR ADDITIONS ALONG SIMILAR CONTOURS WERE CONSTRUCTED.

ORIGINAL OR DATED VARIATIONS BUILDS INCLUDED THE FOLLOWING:

- HIPED ROOFS PITCHED TO 4 SIDES, vs GABLED ROOFS PITCHED TO 2 SIDES ONLY. THE LATTER ALLOWING FOR INCREASED HEADROOM SPACE COUNTING AS GFA AT THE TOP / ATTIC FLOOR. MAY BE SEEN IN PHOTOS 1 & 2.
- SINGLE BAY WINDOWS vs MULTIPLE & MULTI-STOREY WINDOW PROJECTIONS ENCRACHING INTO THE FRONT SETBACK, IN SEVERAL LOCATIONS vs SINGLE LOCATIONS.

NON ORIGINAL OR RECENT ALTERATIONS FOUND BETWEEN #14 TO #56 ARE THE FOLLOWING:

- ENCLOSED PORCHES OR ENLARGED ENCLOSED FRONT PORCHES, AS SEEN IN PHOTOS 1 & 3 RESPECTIVELY.
- ENLARGED BACK ADDITIONS TO DIFFERENT LENGTHS & HEIGHTS, AS SEEN IN IMAGES 4 & 5a.
- ENLARGED REAR DORMERS OR ROOF ADDITIONS SEEN IN IMAGES 5 & 5a RESPECTIVELY.

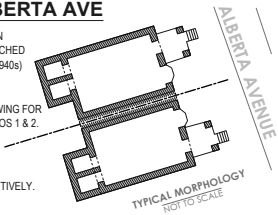
IMAGES SHOWN WERE CAPTURED OFF THE STREET AND ARE REPRESENTATIONAL OF SEVERAL OTHER SIMILAR PRECEDENTS.

FLOOR AREA AND FLOOR SPACE INDEX AT #36 vs IMMEDIATE NEIGHBORING PROPERTIES:

ALBERTA #36 CURRENTLY FEATURES 188.41m² PER THE APPLICANTS CALCULATIONS, SUBMITTED FOR ZONING REVIEW UNDER THE Z.C. PROCESS, AND TO THE COMMITTEE. THE PROPERTY FEATURES A SINGLE INSTANCE OF A PROJECTED BAY WINDOW ON A SINGLE FLOOR. THE PROPERTY ON #36 FEATURES A 4 SIDED PITCHED ROOF, AND WAS NOT SUBJECT TO RECENT FRONT, REAR, OR TOP ADDITIONS.

THIS IT MAY BE SAFELY ASSUMED THAT THE AREA FEAT BY #36 IS ON THE LOW SIDE OF GFA FIGURES AMONG ITS NEIGHBORS. WEST SIDE PROPERTIES ON ALBERTA AVE BETWEEN #14 TO #54 ARE SITUATED ON RELATIVELY SIMILAR SIZED LOTS (232.9m² FOR ALBERTA #36 LOT 314 NORTH) THIS IS MAY BE SAFELY ASSUMED THAT THE SPACE FLOOR INDEX OF THE PROPERTY AT #36, 0.81 (81%) IS A LOW SIDE FIGURE COMPARED TO THE IMMEDIATE NEIGHBORS OF #36 ALBERTA AVENUE.

- AS THE REQUESTED GFA, AND FLOOR SPACE INDEX DO NOT EXCEED THE CURRENT FEATURES OF THE PROPERTY, AND FURTHER, AS THESE DO NOT EXCEED BEYOND THE APPARENT NORM FOR THE NEIGHBORHOOD, IT IS THE OPINION OF THE APPLICANT THAT THE REQUEST FOR THE FSI OF 0.81 (81%) SHOULD BE APPROVED.



PAIRS OF WALLS HEIGHT AT #36 vs IMMEDIATE NEIGHBORING PROPERTIES:

THE PROPERTY ON #36 ALBERTA FEATURES A 4 SIDED PITCHED ROOF, THEREBY CURRENTLY HAS LESS HEADROOM, AND GFA ON THE ATTIC FLOOR. ITS ROOF ADDITION IS THEREFORE REQUIRED TO ENSURE THE DIMENSIONAL INTEGRITY OF THE PROPOSED FLOOR PLAN, ALLOWING FOR THE REQUIRED CONTINUOUS 3m WIDTH OF FULL HEAD SPACE AT THE TOP FLOOR. CONVERTING THE BETTER PART IT FROM AN ATTIC TO A PROPER FLOOR.

TO DATE, FEW OF THE IMMEDIATE NEIGHBORING PROPERTIES ON ALBERTA (#14 TO #56) HAVE CONSTRUCTED THIRD FLOOR ADDITIONS, AND WIDER DORMERS TO THE REAR. NON OF THESE WERE EXTENSIVELY RENOVATED AND DESIGNED TO REFRESH THE EXTERIOR.

AS REJUVENATION AND GENTRIFICATION FLOWS THROUGH THE CITY, ONLY 2 RECENTLY DESIGNED PROJECTS ARE BEING CONSTRUCTED ON ALBERTA AVENUE AT NUMBERS 78 AND 131 - OUTSIDE OF THE SPECIFIC DEVELOPMENT OF THE SUBJECT PROPERTY AT #36. (PHOTOS 6 & 7) THE 2 NEW BUILD FEATURE A HIGH PITCH ROOF, AND MULTIPLE DORMERS TOTALING AT OVER 50% WIDTH PER THE MAIN WALLS BELOW.

IN THE OPINION OF THE APPLICANT THE REQUEST SHOULD BE APPROVED PER THE FOLLOWING:

- THE REQUESTED TWO THIRD FLOOR ADDITION (WIDE DORMER) ELEMENTS DO NOT EXCEED THE 10m HEIGHT LIMIT ALLOWABLE FOR DWELLINGS ON ALBERTA (10m). FURTHER THESE ELEMENTS ARE LOWER IN HEIGHT PER BOTH PROJECT SUBJECTIVE AND ABSOLUTE VALUES THAN THE ADJACENT BUILDING OF #30-32. (SEE PHOTO 8)
- THE REQUESTED ROOF ADDITION IS DESIGNED TO MODERNIZE THE FACADE, RESPECTFUL OF THE EXISTING CONDITIONS AND DORMER TYPOLOGY OF ITS IMMEDIATE NEIGHBORS.
- THE AREA AND SPACE FLOOR INDEX PROPOSED INCLUSIVE OF THE ADDED THIRD FLOOR SPACE DOES NOT EXCEED THE NORM FOR IMMEDIATE NEIGHBORING PROPERTIES AND, DOES NOT SIGNIFICANTLY EXCEED WHAT IS CURRENTLY EXISTING ON #36 ALBERTA AVENUE.

THEREFORE THE REQUESTED VARIANCE IS MINOR, AND OFFERS A DESIRABLE DEVELOPMENT.



KOMET - GAPLER RESIDENCE
36 ALBERTA AVE | RENOVATION
PRECEDENTS PT I - M.V. ADJACENT NEIGHBORS EXAMPLES:
FLOOR SPACE INDEX & PAIRS OF WALLS HT'

#36 ALBERTA AVE. RENOVATION PROJECT

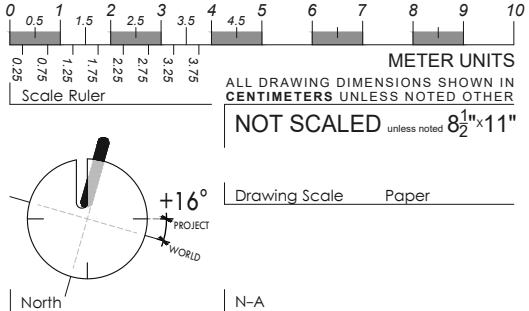
16 - March , 2021
C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

GIL KOMET BARCH A.E.A.I
HOME OWNER DESIGNED PROJECT
gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team



HEIGHT OF #34-36
VS
HEIGHT OF #30-32
*30-32 SEEN TO THE LEFT,
ARE POSITIONED ON
LOWER GRADE, YET
EXCEED #34-36 IN
ABSOLUTE HEIGHTS.



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AND COVER PACKAGE
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C2.01
Sheet Name

PROPERTIES IN THE COMMUNITY, AND CLOSE NEIGHBORHOOD, WITHIN A 1km RADIUS

PERTAINING TO FLOOR SPACE INDEX AND THE 3rd FLOOR ADDITION REQUESTED AT #36 ALBERTA AVENUE, MULTIPLE PRECEDENTS ARE FOUND IN THE SURROUNDING AREA. THIS PER RELEVANCE, TO INCLUDE ONLY RESIDENTIAL DETACHED AND SEMI DETACHED HOUSES USED AS SINGLE FAMILY HOMES, WITH CLOSE LOT AND FRONTAGE DIMENSION TO THESE AT #36 ALBERTA AVE. A QUICK REVIEW OF RECENT C.O.A NOTICE RECORDS SUCH REQUESTS FOR INCREASED HEIGHT FOR PAIRS OF WALLS, 3rd FLOOR ADDITIONS, AND INCREASED FLOOR SPACE INDEX ARE FREQUENTLY APPROVED. FURTHER WHERE THE WIDER CONTEXT PER THE ENTIRE BUILDING STOCK IS CONSIDERED, A LARGE COLLECTION OF ADDITIONAL EXAMPLES ARE FOUND IN THE IMMEDIATE SURROUNDING NEIGHBORHOOD. THUS PER THE BEST JUDGMENT OF THE APPLICANT, THE REQUESTED ADDITION, PAIRS OF WALLS HEIGHT, AND SPACE FLOOR INDEX FOR #36 ALBERTA IS NOT OUTSIDE OF THE EXISTING BUILT CONTEXT, OR OUTSIDE OF RECENT APPROVED AND SUPPORTED DESIGNS WITHIN THE COMMUNITY. THE BELOW FEATURE FEW OF THE MANY BUILT EXAMPLES OF HOUSING, IDENTIFIED BY THE APPLICANT AS THEY WALK ALONG THEIR DAILY ROUTES THROUGH THE COMMUNITY. THESE WERE SELECTED TO SHOW HERE PER THE EITHER ONE, OR BOTH OF THE OBJECTIVES OUTLINED BELOW:

- TO DEMONSTRATE THE PREVALENCE OF THE REQUESTED M.V AND FEATURES IN THE EXISTING BUILT CONTEXT, AND AMONG RECENTLY PLANNED AND CONSTRUCTED BUILDINGS.
- TO DEMONSTRATE A SPECIFIC ASPECT AS MAY BE NOTED, PER THE SHOWN EXAMPLE.

• WHERE THE REQUESTED IS WITHIN THE RANGE OF CHARACTERISTICS FEATURED IN THE BUILT CONTEXT, AND RECENTLY SUPPORTED BY THE BUILDING DESIGN AND PLANING FORUMS (RECENT C.O.A NOTICES) - IT IS THE OPINION OF THE APPLICANT THAT THE REQUESTED ADDITION, THE SPECIFIED PAIRS OF WALLS, AND FLOOR SPACE INDEX SHOULD BE APPROVED.



#58-60 ALCINA AVENUE – A 3 FLOOR SEMI.
SEMI DETACHED DWELLINGS WITH A FULL THIRD FLOOR.



#74 HELENA AVENUE – (HEIGHT)
APPROVED FOR MULTIPLE M.V. RELEVANT TO NOTE:
• A FULL THIRD FLOOR INCL. INCREASED HEIGHT OF PAIRS OF WALLS (FRONT AND REAR) FROM THE ALLOWABLE 9.5 TO AN APPROVED HEIGHT OF 11.85m.
• F.S.I.: ALLOWABLE 0.60 vs APPROVED 0.812 (81.2%)



#74 ALCINA AVENUE – 3 FL' DT' (F.S.I)
RECENTLY APPROVED FOR MULTIPLE M.V. RELEVANT TO NOTE:
• PRE-EXISTING DETACHED THIRD FLOOR ALLOWED, FEATURING FULL HT' FOR THE 2 PAIRS OF WALLS (X 4).
• F.S.I.: ALLOWABLE 0.69 vs APPROVED 0.92 (92%)



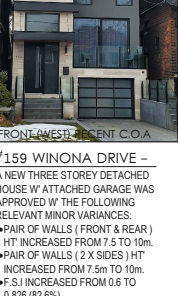
#23 HELENA AVENUE – DORMER AT 55% OF MAIN WALL BELOW.
THE EXISTING THREE STORY HOUSE WAS ALLOWED ALTERATIONS INCL. THE CONSTRUCTION OF A WIDE DORMER PER APPROX 55% OF THE MAIN WALL BELOW, AND ADDITIONS TO THE WEST SIDE.
C.O.A APPROVED FOR AN INCREASED F.S.I OF 0.78 (ALLOWABLE 0.6)
THE WIDER DORMER WINDOW READS WELL AS A DORMER, DESPITE EXCEEDING THE 40% WIDTH GUIDE.
IN THE OPINION OF THE APPLICANT THIS ILLUSTRATES A SUCCESSFUL, DESIRABLE MODERN INTERVENTION.



#81 HELENA AVENUE – F.S.I, P.O.W
AN EXISTING 2 STORY DT' APPROVED AT THE C.O.A FOR VARIANCES INCL:
• INCREASING F.S.I FROM 0.6 TO 0.834 (83.4%)
• REDUCING SIDE SETBACKS FROM 0.9 TO 0.44m
FEATURED A THIRD STORY DORMER WIDER THAN 50% OF MAIN WALL BELOW.



#15 HELENA AVENUE – F.S.I, P.O.W
AN EXISTING 3 STORY DT' APPROVED AT THE C.O.A FOR RECONSTRUCTION PER EXISTING VARIANCES INCL:
• INCREASING F.S.I FROM 0.6 TO 0.82 (82%)
• REDUCING WEST SIDE SETBACK FROM 0.9 TO 0.14m



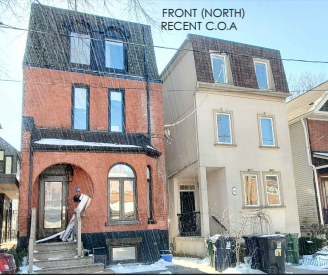
#159 WINONA DRIVE –
A NEW THREE STOREY DETACHED HOUSE W ATTACHED GARAGE WAS APPROVED W THE FOLLOWING RELEVANT MINOR VARIANCES:
• PAIR OF WALLS (FRONT & REAR) HT' INCREASED FROM 7.5 TO 10m.
• PAIR OF WALLS (2 X SIDES) HT' INCREASED FROM 7.5m TO 10m.
• F.S.I INCREASED FROM 0.6 TO 0.826 (82.6%)

#59 HOCKEN AVENUE – 3 FLOOR DT' (HEIGHT)
RECENTLY APPROVED FOR MULTIPLE M.V. RELEVANT TO NOTE:
• COMPLETE NEW 3rd FLOOR ADDITION APPROVED W FULL HT' PAIRS OF WALLS, PER BOTH PAIRS, AND A MAXIMAL HEIGHT INCREASE FROM 9.5 TO 10.31m.
• F.S.I.: ALLOWABLE 0.6 vs APPROVED 0.9 (90%)

#150 RUSHTON ROAD – A SEMI W' A MODERNIZED EXTRA WIDE DORMER
RECENTLY APPROVED FOR MULTIPLE M.V. RELEVANT TO NOTE: F.S.I: ALL OWABLE 0.6 vs APPROVED 1.04 (104%)
THIS EXAMPLE ILLUSTRATES A MODERNIZED EXTERIOR OF A SEMI DETACHED, WHERE FACADE AND ROOF SURFACES ARE CO-PLANAR. THIS IS SIMILAR TO THE PROPOSED AT #36. IN THE OPINION OF THE APPLICANT, THIS CASE ILLUSTRATES THAT EVEN WHERE VISUAL LANGUAGE AND ARCHITECTURAL STYLE PREFERENCES ARE DIFFERENT, THE RESULT STILL ALLOWS A SEMI-DETACHED DENSITY, AND WHILST SOME ASPECTS OF DESIGN QUALITY MAY BE ARGUABLE - THE (TECHNICAL, PHYSICAL, OTHER) BENEFITS OF A RENOVATED, WELL MAINTAINED BUILDING EXTERIOR ARE CRITICAL AND OUT-WEIGH ANY INDIVIDUAL PREFERENCE PER STYLE.

#201 RUSHTON ROAD – DORMER AT 70.8% OF MAIN WALL BELOW 8 F.S.I.=1.5. HEIGHT 10.2m
AN EXISTING 2 1/2 STOREY BUILDING RECENT C.O.A APPROVAL FOR FRONT & REAR ROOF ADDITIONS TO INCLUDE FRONT AND REAR WIDE DORMERS (WIDER THAN 40%), AMONG THE MULTIPLE M.V. RELEVANT TO NOTE:
• F.S.I.: ALLOWABLE 0.6 vs APPROVED 1.50 (150%)
• REAR YARD SETBACK REDUCED FROM 7.5m TO 6.47m
• SIDE YARD SETBACK REDUCED FROM 0.9m TO 0.22m
• OVERALL MAXIMUM HEIGHT INCREASED FROM 10.0m TO 10.2m
• PAIRS OF WALLS (front & back dormers) INCREASED HT' FROM 7.5m TO 9.4m FOR ADDITIONAL 30.8% OF MAIN W.WIDTH.

THE WIDER DORMER WINDOW READS WELL AS A DORMER, DESPITE EXCEEDING THE 40% WIDTH GUIDE.
IN THE OPINION OF THE APPLICANT THIS CASE ILLUSTRATES A SUCCESSFUL, DESIRABLE, DESIGN INTERVENTION.



#870 SHAW STREET – S-D. FULL 3rd FL' ALLOWED (1.5km DISTANCE)



ADDITIONAL RELEVANCE PER THIS PROPERTY IS THE APPROVED M.V. FOR ZERO PARKING RATES. AT THE REAR OF THE LOT.
IN SIMILARITY TO THE PROPOSED AT #36 ALBERTA AVE, PARKING IS ACHIEVED USING A LICENSED FRONT YARD PARKING PAD (*12062).
ON #36 ALBERTA, NO STREET PARKING IS EXTRACTED PER THE FRONT YARD PAD.

Project

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Drawing Contents

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TORONTO EAST-YORK
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AND COVER PACKAGE

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Sheet Name

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION
PRECEDENTS PT II - M.V. EXAMPLES 1km NEIGHBORHOOD:
FLOOR SPACE INDEX & PAIRS OF WALLS HT' NEIGHBOR UNDER 1km

#36 ALBERTA AVE. RENOVATION PROJECT
16 - March , 2021
C.O.A East-York, To

Drawing Subject, Issue date, Issue status

GIL KOMET BARCH A.E.A.I
HOME OWNER DESIGNED PROJECT
gil.komet@gmail.com | 647.500.4103

Authorship – Architectural Design

Team

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 6 7 8 9 10

METER UNITS

Scale Ruler

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

NOT SCALED unless noted 8 1/2"x11"

Drawing Scale

Paper

North

N-A

Notes

ABBREVEATIONS ORDERED BY ALPHABETICAL

STY: STOREY
WY: WORTH

BL: BY-LAW
BLDG: BUILDING / BUILDINGS
C.O.A: COMMITTEE OF ADJUSTMENTS
DMS: DIMENSION / DIMENSIONS
DT: DETACHED (house / dwelling / structure)
HT / HT: HIGH / HEIGHT
F.S.I.: FLOOR SPACE INDEX / DENSITY INDEX
F.I.M.: FIRE INSURANCE MAP
FL: FLOOR
LVL: LEVEL (floor height)
M.U.D.: MULTIPLE UNIT DWELLING
M.V.: MINOR VARIANCE
O.C.: ON CENTER (spacing)
P.O.W.: PAIRS OF WALLS (height per by-law)
P.L.: PROPERTY LINE
R.O.W.: RIGHT OF WAY
S.D.: SEMI-DETACHED (house / dwelling)
S.F.D.: SINGLE FAMILY DWELLING
S.L.S.: SOFT LANDSCAPING

PHOTOGRAPHS
• #36 ALBERTA (OTHER ALBERTA AVENUE & MOUNT ROYAL AVENUE) - GIL KOMET
• PRECEDENTS STUDY PHOTOS - GIL KOMET / GOOGLE STREET VIEW PER ADDRESS
• AERIAL 1967 - UNIVERSITY OF TORONTO
• AERIALS 1948/1956 - CITY OF TORONTO
• AERIAL CURRENT
• MAPS AND ATLASES
• TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO
• TORONTO PLANNING BOARD ATLAS 1959 - CITY OF TORONTO
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• AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST
• INSPECTORADA.COM - AGE DIRECTORY
• LAND EMAIL CONSULTATION
• LUMBER STANDARDS AND TRADE HISTORY - INFORMATION
• HISTORY OF YARD LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY
• FOREST SERVICE 1964
• A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST. 1938
• TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA

ANCILLARY BUILD' C.O.A. APPROVED MINOR VARIANCE E X A M P L E S

TO THE RIGHT ARE EXAMPLES FOR ANCILLARY BUILDING RELATED M.V. APPROVED BY THE C.O.A. FOR PROJECTS IN THE NEIGHBORHOOD, LOCATED UNDER 1km FROM THE SUBJECT PROPERTY AT *36 ALBERTA AVE.

- THE REQUESTED HERE, WERE CONFIRMED AS MINOR VARIANCES, WHEN CONSIDERED RECENTLY BEFORE THE C.O.A. THESE APPROVALS GRANTED PER CASES WITHOUT THE ANCILLARY STRUCTURE HISTORY OR TOPOGRAPHICAL CONDITIONS PERTAINING TO *36 ALBERTA AVE.

NOTE: WHERE MOST OF THESE PROPERTIES WERE SUBJECT TO APPROVAL OF ADDITIONAL MINOR VARIANCES - ONLY VARIANCES RELATED TO PARKING, AND/OR ANCILLARY BUILDINGS, AND/OR YARD VARIANCES DRIVEN BY THE ANCILLARY BUILDINGS ARE TO BE MENTIONED HERE.

#74 ALCINA AVENUE - TOTAL AREA , S.L.S
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED TOTAL FLOOR AREA
- FROM 40m² TO 51.93m²
- REDUCED SOFT LANDSCAPING MATERIALS FROM REQUIRED 50% (71.39m²) TO 13% (18.65m²)

#28 BENSON AVE - NEW DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED COVERAGE FROM 10% (42.13m²) TO 18.3% (77.13m²)
- INCREASE OF TOTAL FLOOR AREA FROM 40m² TO 77.13m²
- REDUCED SOFT LANDSCAPE REQUIREMENT FROM 50% (99.39m²) TO 38% (76.36m²)

#86 ALCINA AVENUE - ADD PARTIAL STOREY
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED HEIGHT FROM 4.0m TO 5.07m AND ALLOWING A TWO STOREY HEIGHT ANCILLARY BUILDING (NO GRADE DIFF HERE)
- INCREASED TOTAL FLOOR AREA FROM 40m² TO 54.88m²
- INCREASED FLOOR AREA FROM 5% (13.01m²) TO 21.09% (54.88m²)
- INCREASING MAXIMUM PERMITTED HEIGHT OF AN ENTRANCE FROM 2.5m TO 3.97m
- ALLOWING INCREASED HEIGHT FOR A PLATFORM CONNECTED TO THE ANCILLARY BUILDING ABOVE GRADE: FROM 1.2m MAX TO 2.53m
- REDUCED SOFT LANDSCAPING MATERIALS FROM REQUIRED 50% (67.99m²) TO 24.93% (33.89m²)

#117 BENSON AVE - NEW DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED MAXIMUM HEIGHT FROM 4.0m TO 4.57m
- REDUCED REAR YARD SETBACK (LANE) FROM 1.0m TO 0.34m

#433 WESTMORELAND AVE - NEW 2 STY' DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED COVERAGE FROM 5% (11.13m²) TO 20.61% (45.89m²)
- INCREASE OF TOTAL FLOOR AREA FROM 40m² TO 88.65m²
- SIDE AND REAR SETBACKS REDUCED FROM 1m TO 0.45m
- INCREASING MAXIMUM PERMITTED HEIGHT FROM 4m TO 5.67m
- INCREASING NUMBER OF STOREYS FROM 1 TO 2 STOREY.

#101 ELLSWORTH AVE - NEW DETACHED GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- REDUCED SOFT LANDSCAPE REQUIREMENT FROM 50% (45.18m²) TO 41.47% (37.47m²)
- ALLOWED TO ERECT ACCESSORY BUILDING IN THE REAR YARD WHIST BOTH FRONT A REAR LOT LINES ABOUT A STREET, AND STREET IS WIDER THAN 9m.
- REDUCED REAR SETBACK FROM 1.0m TO 0.44m

#314 WINONA DRIVE - NEW DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- INCREASED COVERAGE FROM 10% (19m²) TO 18.5% (35.22m²)
- REDUCED SETBACKS (VARIOUS PER EACH SIDE)
- INCREASED HEIGHT FOR A FLAT ROOFED ACCESSORY BUILDING FROM 3.1m TO 3.66m
- REDUCING THE SOFT LANDSCAPING REQUIREMENT FROM 50% (33.5m²) TO 24% (16.3m²)

#32 REGAL ROAD - DECK OVER DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- REDUCING MINIMUM DIMENSION REQUIREMENT FOR PARKING FROM 5.6m X 3.2m TO 5m X 3.12m

THIS PROPERTY IS FEATURED TO ILLUSTRATE THE FLEXIBILITY DEMONSTRATED IN PREVIOUS RULINGS BY THE C.O.A. PERTAINING TO PARKING DESIGNATED STRUCTURES.

#431 WESTMORELAND AVE - NEW 2 STY' DT' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- REDUCED SOFT LANDSCAPE REQUIREMENT FROM 50% (51.1m²) TO 32% (32.99m²)
- REDUCED PARKING WIDTH FROM 3.2m TO 3.02m
- INCREASED COVERAGE FROM 5% (13.19m²) TO 19.34% (51.07m²)
- INCREASE OF TOTAL FLOOR AREA FROM 40m² TO 51.07m²
- REDUCING SETBACK FROM 0.3m TO 0.0m (ZERO METERS) FROM THE SOUTH SIDE.
- REDUCING SETBACK FROM 1.0m TO 0.3m (30cm) FROM THE REAR.
- INCREASING MAXIMUM PERMITTED HEIGHT FROM 4m TO 5.16m
- INCREASING NUMBER OF STOREYS FROM 1 TO 2 STOREY.

#62 BENSON AVE / #613 CHRISTIE - EXIST' GARAGE
RECENTLY APPROVED FOR MULTIPLE M.V. RELATED TO THE ANCILLARY BUILDING. RELEVANT TO NOTE:

- REDUCING PARKING MINIMUM REQUIRED LENGTH DIMENSION REQUIREMENT FROM 5.6m TO 3.85m LENGTH.

THIS PROPERTY IS FEATURED TO ILLUSTRATE THE FLEXIBILITY DEMONSTRATED IN PREVIOUS RULINGS BY THE C.O.A. PERTAINING TO PARKING DESIGNATED STRUCTURES.

CONTEXT MAP MINOR VARIANCE E X A M P L E S

TO THE RIGHT IS A GENERAL CONTEXT POSITIONING MAP PERTAINING TO ALL PRECEDENT EXAMPLES GIVEN. BOTH EXISTING CONDITIONS, AND CONDITIONS RECENTLY APPROVED BY C.O.A. ARE SHOWN. IDENTIFY THE PROPERTIES PER THE STREET NUMBER.

LEGEND:

RELEVANT PROPERTIES ARE MARKED IN LOCATION AND COLOUR CODED. PLEASE USE A MAGNIFYING TOOL ON YOUR VIEWER FOR A CLEARER VISION.

A PROPERTY OF INTEREST ...

RELEVANT PROPERTY MARKED FOR -

C.O.A. RECENT NOTICE PERTAINING TO APPROVAL OF MINOR VARIANCES FOR:

FY ... FRONT YARD

H ... HOUSE (Main Building)

BY ... BACK YARD

AN ... ANCILLARY BUILDING

FY|H|BY|AN ... ALL OF THE ABOVE

EXISTING CONDITIONS IN APPARENT VARIANCE EITHER AGED, OR WITHOUT A RECENT C.O.A. RECORD FOUND:

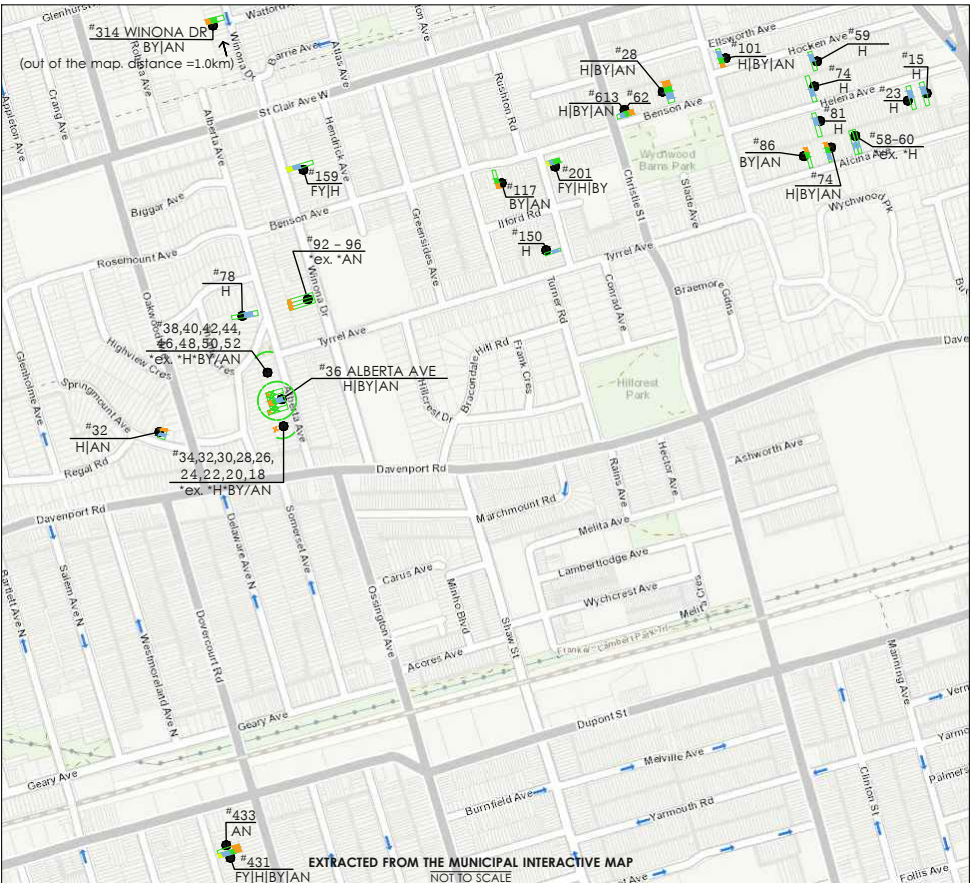
*FY ... FRONT YARD

*H ... HOUSE (Main Building)

*BY ... BACK YARD

*AN ... ANCILLARY BUILDING

*ex *FY*H*BY*AN ... ALL OF THE ABOVE



PROPERTIES IDENTIFIED & MARKED ON THIS MAPS ARE NOT THE TOTAL SUM OF RELEVANT VARIANCES APPROVED AND EXISTING CONDITIONS.

THE MARKED PROPERTIES ARE MERELY THOSE KNOWN TO THE APPLICANT AS A RESIDENT OF THE NEIGHBORHOOD. THESE WERE SELECTED AS RELEVANT EXAMPLES TO BE SHOWN PER THE ASPECTS NOTED.

AGED ANCILLARY BUILDINGS PRECEDENTS - EXISTING IN CLOSE PROXIMITY.

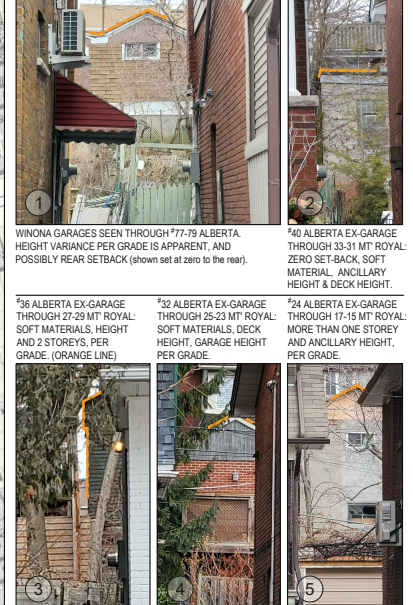
THE ABOVE 10 EXAMPLES DEMONSTRATE RECORDED COMMITTEE OF ADJUSTMENTS APPROVALS REGARDING ANCILLARY BUILDINGS RELATED VARIANCES PER HEIGHT, AREA, COVERAGE, SET-BACKS, ADDITIONAL FLOOR, SOFT LANDSCAPE, AND MORE. AT #36 ALBERTA THE COLLECTION OF VARIANCES BEING REQUESTED IS A RESULT OF ITS SITE UNIQUE CONDITIONS, PER TOPOGRAPHY, THE PARCELS OF LAND (LOTS), AND EXISTING IMMEDIATE NEIGHBORING STRUCTURES OR PLATFORMS. THESE MENTIONED CONDITIONS WARRANT SPECIAL CONSIDERATIONS FOR RELIEF AND CONCESSIONS, IN ORDER TO MAINTAIN THE GENERAL INTENT OF THE OFFICIAL PLAN WHERE SUCH UNIQUE SPECIFICS WERE NOT ORIGINALLY CONSIDERED.

A COLLECTION OF CLOSELY MATCHED VARIANCES ARE TO BE FOUND THEREFORE AMONG NEIGHBORING PROPERTIES WHERE TOPOGRAPHY AND LOTS ARE ARRANGED IN SIMILARITY.

HISTORICALLY THE WEST SIDE OF ALBERTA AVENUE *14-56 WERE (still are) ALL SUBJECT TO SIMILAR CONDITIONS, EXCEPT *14-18, AND *52-56 (THESE PROPERTIES DO NOT FEATURE MUTUAL DRIVEWAY ACCESS TO THE BACK), BETWEEN *20 TO *50 WHERE MUTUAL DRIVEWAYS ARE AVAILABLE, AND TOPOGRAPHY IS AGGRESSIVE BETWEEN LOTS ON ALBERTA TO LOTS ON MOUNT ROYAL - THE FOLLOWING VARIANCES *1 (from the current bylaw) APPEAR TO HAVE PREVAILED:

- GARAGES HEIGHT, AND GARAGES SUB-FLOOR (MORE THAN ONE STOREY) PER THE TOPOGRAPHIC CONDITIONS, AND TO SERVICE OLD CARS (1920s -).
- GARAGES AND ANCILLARY BUILDINGS SET AT ZERO FROM REAR PROPERTY LINE BETWEEN *34 TO *50.
- GARAGES SIZE AND COVERAGE.
- SOFT SURFACES AT BACKYARD - AS GARAGES & DECK PLATFORMS WERE CONSTRUCTED TO RENDER AN ACCESSIBLE FUNCTIONAL AREA, OVER THE GRADE.

BELOW ARE SEVERAL SUCH SHED/GARAGE CONDITIONS, WHICH REMAIN EXISTING TO DATE, MARKED ORANGE ON THE MAP. (with topographic reference lines). ESTIMATED CONSTRUCTION PRIOR TO THE 1940s - ALL REMAIN TO DATE. IN THE PHOTOS ARE FRONT STREET VIEWS THROUGH THE PROPERTIES ON ALBERTA (PER WINONA DRIVE) AND MT ROYAL (PER ALBERTA GARAGES) TO ILLUSTRATE THE APPARENT HEIGHT AND STOREYS / OTHER VARIANCES, AS SEEN FROM THE STREET.



KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

PRECEDENTS PT III - EXAMPLES AND CONTEXT MAP: SHED / GARAGE RELATED MINOR VARIANCE

#36 ALBERTA AVE. RENOVATION PROJECT

16 - March , 2021

C.O.A East-York, To

C.O.A. TORONTO EAST-YORK

SUPPORTING MATERIAL AND COVER PACKAGE

Sheet # 8 of Total

Sheet 5 of 10

C2.03

Sheet Name

Drawing, Subject, Issue date, Issue status

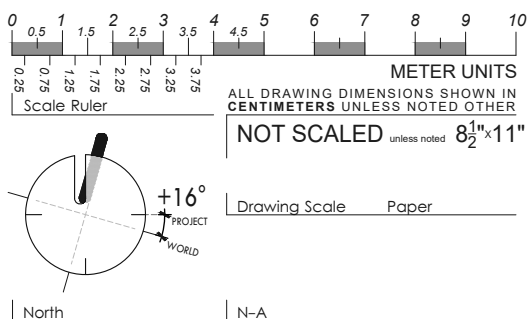
GIL KOMET B.A.R.C.H. A.E.A.I.

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team



Notes

ABREVEATIONS

B.L. ... BY-LAW

B.L.D. ... BUILDINGS

C.O.A. ... COMMITTEE OF ADJUSTMENTS

D.M.S. ... DIMENSION / DIMENSIONS

D.T. ... DETACHED (house / dwelling / structure)

H / HT ... HIGH / HEIGHT

F.S.I. ... FLOOR SPACE INDEX / DENSITY INDEX

F.I.M. ... FIRE INSURANCE MAP

FL ... FLOOR

LVL ... LEVEL (floor height)

M.U.D. ... MULTIPLE UNIT DWELLING

M.V. ... MINOR VARIANCE

O.C. ... ON CENTER (spacing)

P.O.W. ... PARCELS OF LAND (height per lot, by law)

P.L. ... PROPERTY LINE

R.O.W. ... RIGHT OF WAY

S.O. ... SEMI-DETACHED (house / dwelling)

S.F.D. ... SINGLE FAMILY DWELLING

S.L.S. ... SOFT LANDSCAPING

STY ... STOREY

WY ... WITH

BACKGROUND SOURCES & CREDITS

PHOTOGRAPHS

- *36 ALBERTA (OTHER ALBERTA AVENUE & MOUNT ROYAL AVENUE) - GIL KOMET
- PRECEDENTS STUDY PHOTOS - GIL KOMET / GOOGLE STREET VIEW PER ADDRESS
- AERIAL 1967 - UNIVERSITY OF TORONTO
- AERIALS 1985/1986 - CITY OF TORONTO
- AERIAL CURRENT -

MAPS AND ATLASES

- TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO
- TORONTO PLANNING BOARD ATLAS 1957 - CITY OF TORONTO
- TORONTO INTERACTIVE MAP - CITY OF TORONTO

AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST

NUMERICATED.COM - AGE DIRECTORY

LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

- HISTORY OF YARD LUMBER SIZE STANDARDS - FOREST SERVICES LABORATORY
- FOREST SERVICE 1984
- A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST. 1938
- TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA

AGED ANCILLARY BUILDINGS PRECEDENTS - EXISTING IN CLOSE PROXIMITY. II

BELOW ARE THE FOLLOWING IMAGES:

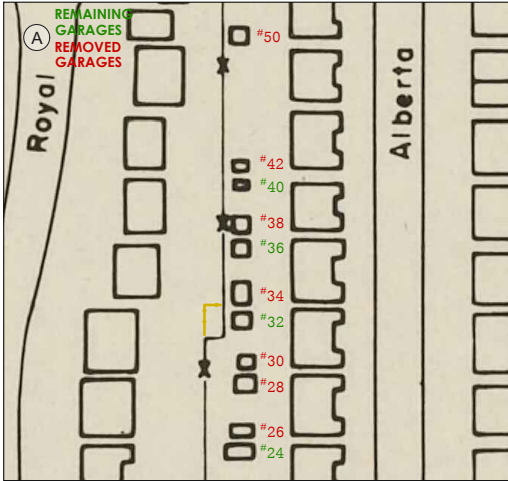
- A. THE TORONTO PLANING BOARD ATLAS OF 1957, WHERE PARKING GARAGES PER 1957 ARE NOTED.
- B. (1) AN AERIAL PHOTO FROM 1967 (U of T OPEN COLLECTION) SHOWING GARAGES POPULATING IDENTICAL PROPERTIES (ALBERTA AVE #24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 50).
- B. (2) AN UP TO DATE AERIAL (CITY OF TORONTO) SHOWING THE REMAINING EX-GARAGES TO DATE (ALBERTA AVE #24, 32, 36, 40)

GARAGES CONSTRUCTED PER THE APPLICANT ESTIMATE PRIOR TO THE 1940s AND HAD MOSTLY BECOME OBSOLETE PER THE SIZES OF POPULAR CARS IN THE 50s. THE NARROW DRIVEWAYS AND GARAGE SIZES DID NOT FIT THE NEWER, LARGER NORTH AMERICAN CARS MANUFACTURED AT THE TIME.
(THIS MAY BE OBSERVED BY EXAMINING THE DIMENSIONAL RELATIONS BETWEEN THE GARAGES TO SEVERAL OF THE VEHICLES SEEN ON THE ROADS IN THE 1957 PHOTO B1)
DURING THE 1970s SOME OF THE GARAGES WERE BEING REPLACED WITH DECK PLATFORMS, IN ORDER TO REMEDY THE UNPRACTICAL SLOPE AT THE REAR OF THE PROPERTIES ON ALBERTA AVENUES WEST SIDE. (ALSO A VARIANCE FROM THE CURRENT BY-LAW PER THE SETBACKS, THE HEIGHT ABOVE GRADE, AND SOFT MATERIALS REQUIREMENTS)
CURRENTLY BOTH GARAGES ON EITHER SIDE OF ALBERTA #36 WERE REPLACED WITH A LEVELED DECK PLATFORM (#34 AND #38). AT #32 AND #40 THE EX-GARAGES REMAIN, AND THE BALANCE OF THE YARD IS DECKED TO REMEDY THE DRASTIC SLOPE.
HENCE THERE IS NO REASONABLE OR LOGICAL "AS OF RIGHT" SOLUTION FOR THE PROPERTY ON #36 ALBERTA AVENUE FOR ITS REAR YARD.

EXTRACTED FROM AN AERIAL PHOTO
THE U of T OPEN COLLECTION - 1967

EXTRACTED FROM AN AERIAL PHOTO
ARCGIS.COM - TORONTO CURRENT

EXTRACTED FROM THE TORONTO
PLANNING BOARD ATLAS - 1957
NOT TO SCALE



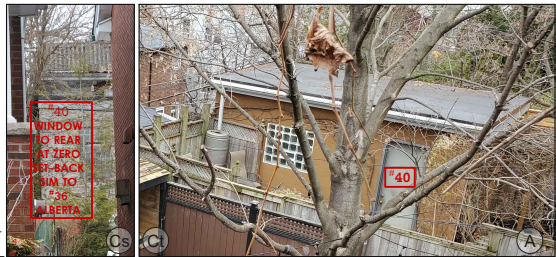
#32 ALBERTA
EX-GARAGE
(A). FROM #36
PLATFORM -
TERRACE
(As) THROUGH
#23 MT ROYAL.
APPARENT
VARIANCES FROM
CURRENT BYLAW
ARE : SOFT
MATERIALS, DECK
HEIGHT, AND
GARAGE HEIGHT
PER GRADE.



#24 ALBERTA
EX-GARAGE
(B). FROM #36
PLATFORM -
TERRACE
(Bs) THROUGH
#17-15 MT ROYAL.
APPARENT
VARIANCES FROM
CURRENT BYLAW
ARE : MORE THAN
ONE STOREY AND
ANCILLARY HEIGHT
PER GRADE, TOTAL
ANCILLARY FLOOR
SPACE.

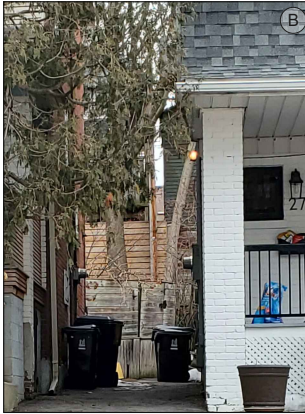


#40 ALBERTA
GARAGE
(C). FROM #36
PLATFORM -
TERRACE
(Cs) THROUGH
#33-31 MT ROYAL.
APPARENT
VARIANCES FROM
CURRENT BYLAW
ARE : ZERO REAR
SET-BACK, SOFT
MATERIALS BACK
YARD (PER DECK
AND EX-GARAGE),
ANCILLARY HEIGHT
& DECK HEIGHT.



#36 ALBERTA EX-GARAGE THROUGH 27-29 MT ROYAL IN IMAGE B:
BY-LAW VARIANCES ARE - BACKYARD SOFT MATERIALS, SETBACK TO REAR (ONCE NOT USED FOR PARKING), HEIGHT AND, 2 STOREYS, PER GRADE.

EX-GARAGES AT #36, AND #40 AS SEEN FROM THE BACKYARD OF #38.
PER THE DIFFERENT DECK LEVELS OF #38 BACK YARD



#36



Project

Address

Drawing Contents

Sheet # & Total

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

PRECEDENTS PT IIII - ADJACENT NEIGHBORS:

SHED / GARAGE EXISTING CONDITIONS

#36 ALBERTA AVE. RENOVATION PROJECT

16 - March , 2021

C.O.A East-York, To

Sheet 6 of 10

C2.04

Sheet Name

Drawing, Subject, Issue date, Issue status

Drawing, Subject, Issue date, Issue status

GIL KOMET

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 6 7 8 9 10

Scale Ruler

METER UNITS

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

NOT SCALED

Drawing Scale Paper

North

N-A

Notes

ABBREVIATIONS

PHOTOGRAPHS

STY ... STOREY

W ... WITH

ORDERED ALPHABETICAL

BACKGROUNDS SOURCES REFERENCES & CREDITS

MAPS AND ATLAS

AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST

LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

CONFIRMATION OF THE SHEDS AGE TO PRECEDE THE BYLAW

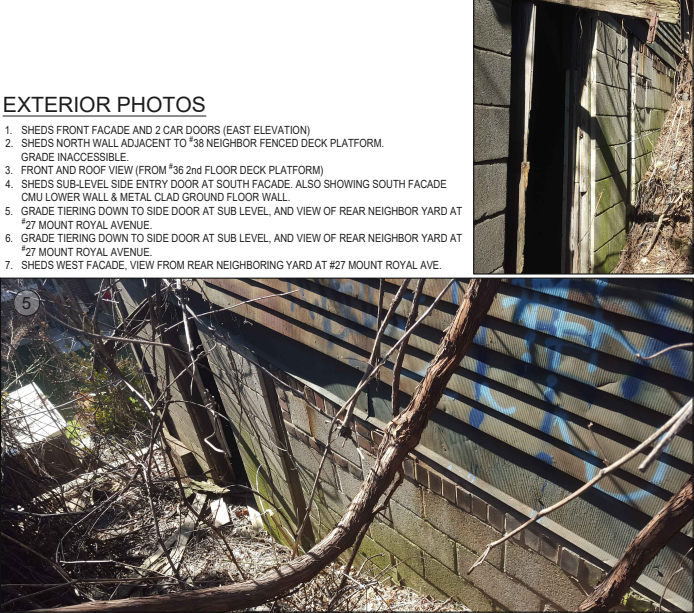
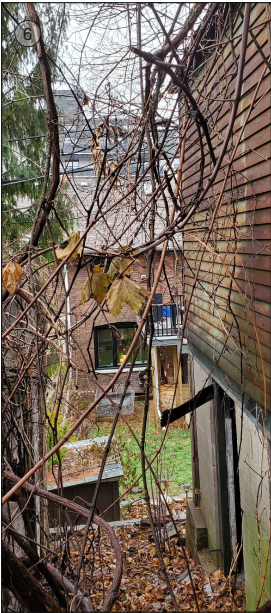
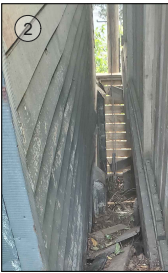
PER SHEET #5 (C2.03) IT IS ESTABLISHED THAT RECENT COMMITTEE OF ADJUSTMENT PANELS GRANTED APPROVAL FOR VARIANCES SUCH AS THE ONES REQUESTED AT #36 ALBERTA AND FURTHER, PER SHEET 6 (C2.04) IT IS CLEAR THAT PREVAILING CONDITIONS PER GRADE, AND NEIGHBORING ADJACENT STRUCTURES ALL PRESENT A PHYSICAL REALITY THAT WARRANTS CONCESSION AND APPROVAL OF THE REQUESTED VARIANCES. A THIRD ARGUMENT IS THE AGE OF THIS STRUCTURE.

WHERE IT MAY BE ESTIMATED BEYOND A REASONABLE DOUBT, THAT THE SHED STRUCTURE PRECEDED THE 1940s, THE BYLAW, AND THEREBY ANY OF THE CURRENT ORGANIZED PRACTICES FOR ORDERLY AWARD OF PERMITS AND KEEPING OF BUILDING RECORDS BY THE MUNICIPAL BUILDING AUTHORITIES.

AND WHERE IT APPEARS EVIDENT THAT THIS SHED IS NATIVE TO THE HISTORY OF THE COMMUNITY, WAS BUILT IN SIMILAR FASHION TO MOST OTHER GARAGES ON THE WEST SIDE OF THE STREET, IN ACCORD WITH THE COMMON NORM AND RELEVANT REQUIREMENTS AS PRACTICED BY LAW-ABIDING CITIZENS AT THE TIME OF ITS CONSTRUCTION

- THIS STRUCTURE SHOULD BE ALLOWED TO REMAIN.

SENIOR RESIDENTS IN THE NEIGHBORHOOD DO NOT RECALL A TIME WHERE THIS STRUCTURE HAS NOT BEEN IN ITS PLACE. THE EARLIEST CONFIRMATION FROM A PERSONAL MEMORY, WAS GIVEN BY THE OWNER OF #25 MT ROYAL WHO MOVED IN AT 1964.



SHED - CONFIRMATION OF PHYSICAL EXISTENCE BY PREVIOUS OWNERS & SENIOR NEIGHBORS (1964)

THE SHOWN ABOVE ARE A PHOTOGRAPHIC DOCUMENTATION OF THE BACK YARD SHED AT #36 ALBERTA AVE PER ITS CURRENT CONDITIONS. THIS STRUCTURE WAS CONFIRMED TO HAVE BEEN IN EXISTENCE, IN A SIMILAR STATE BY 2 OF THE PREVIOUS OWNERS AT #36 ALBERTA AVE:

- Mr RONJ BOROAH OWNED THE PROPERTY BETWEEN THE YEARS 1981 - 1984.
- Ms LINDA BOORMAN HAVE OWNED THE PROPERTY DURING THE EARLY 1990's.

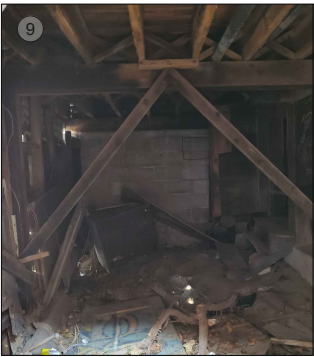
BOTH PREVIOUS OWNERS MADE THE FOLLOWING THREE COMMENTS AT THE MINIMUM:

- A. THE STRUCTURE INCLUSIVE OF ALL CURRENT FEATURES SHOWN IN THE ABOVE IMAGES (SIZE & SHAPE, SITE LOCATION, ROOF, DOORS, WINDOWS, AND THE SUBLEVEL WITH ITS SIDE SOUTH ACCESS) HAVE ALL EXISTED PRIOR TO THEIR PURCHASE OF THE PROPERTY.
- B. THIS SHED HAS ALREADY BEEN VERY OLD WHEN THEY EACH GAINED OWNERSHIP. EARLY 80s & 890s RESPECTIVELY.
- C. THEY HAVE NEVER RENOVATED THE SHED OR ALTERED IT IN ANY WAY DURING THEIR TIME OF OWNERSHIP.

THE METHOD USED TO IDENTIFY AND CONFIRM THE SHED WITH THE ABOVE MENTIONED PREVIOUS OWNERS WAS VIA HIGH RESOLUTION COLOUR PHOTOGRAPHS (AS SEEN ABOVE) - SENT OVER EMAIL BOTH MR. BOROAH, AND MS. BOORMAN AGREED FOR THE ABOVE STATEMENTS (A,B & C) BE TO MADE ON THEIR BEHALF BY THE APPLICANT.

THE EXISTENCE OF THE SHED IS ALSO CONFIRMED BY A NEIGHBOR AT #25 MOUNT ROYAL AVENUE TO PRECEDE 1964.

- Mr VITO MOLA IS THE OWNER LIVING AT #25 MOUNT ROYAL, POSITIONED IMMEDIATELY SOUTH-WEST DIAGONAL TO THE BACK OF THE SHED. HE HAS LIVED THERE SINCE 1964. HE STATES THAT HE REMEMBERS THE EXISTING SHED IN ITS PLACE, INCLUSIVE OF ALL VISIBLE EXTERIOR FEATURES TO BE UNCHANGED SINCE HIS ARRIVAL (PER Mr MOLA'S BEST RECOLLECTION THIS TO INCLUDE ROOF, WALLS, SHAPE, HEIGHT AND LOCATION)



INTERIOR PHOTOS

8. GROUND FLOOR, VIEW INTO SPACE FROM MAIN FRONT CAR DOORS. CURRENT STORAGE USE.
9. SUB-LEVEL VIEW AT BOTTOM STAIR.

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION
SHED STRUCTURE CONFIRMATION OF EXISTENCE:
NEIGHBORS & OWNERS CONFIRMATION

#36 ALBERTA AVE. RENOVATION PROJECT

16 - March , 2021
C.O.A East-York, To

Drawing. Subject. Issue date. Issue status

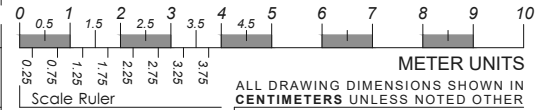
GIL KOMET

BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT
gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team



METER UNITS
ALL DRAWING DIMENSIONS SHOWN IN
CENTIMETERS UNLESS NOTED OTHER

NOT SCALED unless noted 8 1/2"x11"

Drawing Scale Paper

North

N-A

Notes

ABBREVEATIONS

ORDERED ALPHABETICAL

BACKGROUND SOURCES
REFERENCES & CREDITS

PHOTOGRAPHS

- #36 ALBERTA | OTHER ALBERTA AVENUE & MOUNT ROYAL AVENUE - GIL KOMET
- PRECEDENTS STUDY PHOTOS - GIL KOMET / GOOGLE STREET VIEW PER ADDRESS
- AERIAL 1987 - UNIVERSITY OF TORONTO [[Download aerial photo of 36](#)]
- AERIALS 1940-1966 - CITY OF TORONTO [[Download aerial photo of 36](#)]
- AERIAL CURRENT - [[Download aerial photo of 36](#)]

MAPS AND ATLASES

- TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO [[Download map of 36](#)]
- TORONTO PLANNING BOARD ATLAS 1987 - CITY OF TORONTO [[Download map of 36](#)]
- TORONTO INTERACTIVE MAP - CITY OF TORONTO [[Download map of 36](#)]
- AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST
- INSPECTAPEDIA.COM - AGE DIRECTORY [[Download map of 36](#)] AND EMAIL CONSULTATION
- LUMBER STANDARDS AND TRADE HISTORY - INFORMATION
- HISTORY OF YARD LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY
- FOREST SERVICE, 1964
- A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST, 1938
- TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA [[Download map of 36](#)]

C.O.O.A
TORONTO EAST-YORK
SUPPORTING MATERIAL
AND COVER PACKAGE

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F GROUND FLOOR FRAME AGE ASSESSMENT

PARTIAL AND COMPROMISED DAMP PROTECTIVE FABRIC BETWEEN FOUNDATION WALLS / COLUMNS AND FLOOR. FLOOR JOISTS 9½" X 1½" & FLOOR BOARDS. 2 X 4 BASE PLATE ATOP FLOORBOARDS (IMAGE 1f) PLATFORM STYLE. 2 X 4 STUDS SPACED AT ~ 24" O.C BALLOON TYP'. RAFTERS SET OFF TOP PLATE SPACED AT 72" O.C. RAFTERS ABUTTING EACH OTHER BOARD-LESS RIDGE PER A LOW END CONVENTIONAL SLOPE. PURLINS APPROX 35" O.C. (71 - 11f) CENTRAL MID SPAN COLUMN (4f, 5f) AND A CENTRAL BEAM 2 SPACER JOINED 2 X 6f PROPPING POST TYP' SUPPORT FOR ABUTTING RAFTERS (8f). SECTION ORIENTED DIAGONAL BRACING AT FRONT END (5f, 12f) AND PLAN ORIENTED DIAGONAL BRACING AT ROOF BASE HEIGHT (8f, 9f) USING 2 X 4 HORIZONTAL. THIS ECONOMICALLY DRIVEN LAYOUT IS AN EFFECTIVE CREATIVE SOLUTION THAT PROVED PERFORMANCE OVER TIME. PERHAPS, BEYOND ITS INTENDED LIFE-SPAN. THE STYLE OF FRAMING IS NOT PRACTICED TODAY, HOWEVER IT MAY NOT INDICATE ANY SPECIFIC TIME FRAME.

IN OUR OPINION - THE ONLY AGE ASSUMPTIONS THAT MAY BE ATTRIBUTED TO THE FRAMING STYLE ARE INDIRECT, AND RELATE TO THE FOLLOWING:

- THE FASTENING OF THE FRAME RELIES ON NAILS (MODERN; AS COMMONLY AVAILABLE SINCE 1870) AND SCREW RODS, EXCLUSIVELY CLOSED WITH SQUARED NUTS. THE RODS ARE ROUND HEADED, AND SOME NUTS APPEAR AS POSSIBLY HAND FORGED. SUCH FASTENING IS AVAILABLE THROUGHOUT TO THIS DAY. PER SPECIALTY USE OF THESE HAS BECOME UNCOMMON AND OUT OF REGULAR USE BEFORE THE 1950s. LIKELIHOOD OF EXCLUSIVE USE OF THESE THROUGHOUT THE STRUCTURE, EVEN DURING THE EARLY 1950s IS LOW.
- THE SPACING AND SPANS PER THE MEMBERS CATEGORY USED INDICATE CONFIDENCE LEVELS IN THE STRUCTURAL PERFORMANCE OF LUMBER THAT FITS PRODUCTS AVAILABLE DURING AND PRIOR TO THE 1940s. THIS FRAME CLEARLY STOOD THE TEST OF TIME, PER STABILITY AND STRENGTH THAT WOULD NOT BE EXPECTED OF 2 BY FRAMING PRODUCTS TODAY, OR AFTER THE 1950s.

IT IS THEREFORE ESTIMATED THAT SUCH A FRAME WOULD MOST LIKELY HAVE BEEN CONSTRUCTED PRIOR TO THE 1950s.

L GROUND FLOOR LUMBER AGE ASSESSMENT

FRAMING LUMBER ON THE GROUND LEVEL IS PREDOMINANTLY 2 BY 4. SECTION MEASURES ARE INCONSISTENT YET THE ACTUAL SIZE ALWAYS CLOSE TO THE NOMINAL (always larger than 3.75 X 1.75 inclusive of sections of an actual 2" X 4"). THIS INDICATES A HIGH LIKELY HOOD THAT THESE MEMBERS WERE MILLED PRIOR TO OR DURING THE MID 1930s.

MULTIPLE FRAME MEMBERS IN ALL LOCATION TYPES ON THE GROUND FLOOR FEATURE DISTINCT LINEAR VERTICAL SAW MARKS. THOSE MARKS, BEING CONSISTENTLY PARALLEL, ARE INDICATIVE OF A MECHANICAL PIT SAW OPERATION. IMAGES 1f, 2f, 3f, AND 5f (right hand side diagonal brace) ALL SHOW SAW KERF LINES AT REGULAR SPACING. THESE ARE MACHINE OPERATED MECHANICAL PIT SAW MARKINGS. IMAGE 2f, SHOWS PARALLEL YET LESS REGULAR SPACING TO POSSIBLY INDICATE A MANUAL OPERATION OF THE MECHANICAL PIT SAW.

MECH' PIT SAWS WERE INTRODUCED TO THE EAST COAST OF NORTH AMERICA AROUND 1840. THESE WERE USED IN PARALLEL TO THE MUCH SUPERIOR, MORE ACCURATE AND ECONOMICAL CIRCULAR SAWS.

FOREST ECONOMICS AND COMMERCIAL MARKET FORCES FOR SIZE AND MOISTURE STANDARDIZATION SINCE 1909 DROVE A GRADUAL PROCESS OF REDUCED SECTION SIZES AND AN INCREASING DEMAND FOR ACCURACY. EVENTUALLY DRIVING PIT SAWS OUT, AS CIRCULAR SAW APPARATUS DOMINATED THE MILLS. BY THE 1940s PIT SAWS WERE NO LONGER IN COMMON USE TO MILL FRAMING ELEMENTS AS 2 BY.

IN LIGHT OF VARIATIONS IN SECTIONAL DIMENSIONS, AND THE PRESENCE OF FULLY DIMENSIONED 2 BY MEMBERS OUR ESTIMATE FOR THE AGE OF THE MILLED FRAMING LUMBER ON THE GROUND FLOOR IS BETWEEN THE 1910s TO 1940. THIS IS SUPPORTED BY PARALLEL SEQUENCED SAW MARKS INDICATING THE MECHANICAL PIT SAW.

IMAGES 5f, 6f SHOW SUPPORTS ADDED AFTER THE MID 1950s - DURING THE 1970s. THE ORIGINAL CONSTRUCTION MEMBER IS 1½" (38mm). THE NEW SUPPORT IS A MODERN 38mm, PER STANDARDS AFTER 1964.



C CLADDING AGE ASSESSMENT

STEEL CLADD TIMBER FRAME. FOR THE MOST PROLIFIC EXPRESSION OF CLADDING FATIGUE ON THIS STRUCTURE, WE REFER TO THE FOLLOWING SURFACES:

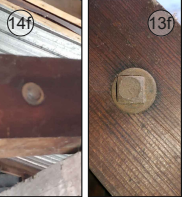
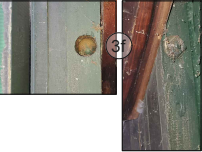
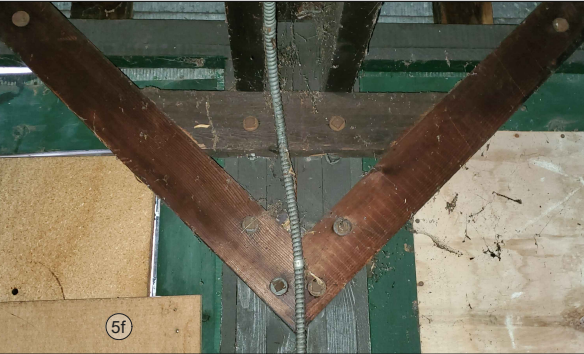
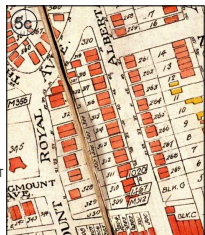
1. ROOF LOADS, TORSION, CLIMATE) (1c)
2. SOUTH & WEST WALL FACES. SOUTH WALL (2c)

THE WRAPPING IS DISTORTED, THE MACHINED NAILS (USED PER EXPOSED DIRECT FASTENING) ARE EJECTED/ SEMI EJECTED. A FULL COAT OF RUST IS DEVELOPED THROUGHOUT THESE FACES.

A MARK REVEALED ON THE INTERIOR SIDE OF THE ROOFING, IDENTIFIES "THE ROOFER SUPPLY CO." AND DATES 1924, PER REGISTRATION OF THE "EXTRA HEAVY COATING" WITH THE COUNCIL STANDARD. IMAGE 3c.

THE DATED STAMP PRESENTS THAT THE CLADDING IS NOT OLDER THAN 1924-25. THE TRADEMARK PRESENTS THAT IT WAS LIKELY SOLD PRIOR TO 1930, AND INCREASINGLY UNLIKELY AFTER THE EARLY - MID 1930s.

THE TORONTO FIRE INSURANCE MAP OF 1924 (IMAGE 5c) NOTES NO PRESENT GARAGES ON ALBERTA. THIS SUPPORTING THE NOTION THAT THIS CLADDING IS THE ORIGINAL CLADDING OF THE GARAGE. BOTH THE GARAGE AND THE CLADDING ARE DATED AFTER 1924 AND LIKELY EARLIER THAN 1935 (PER THE CLADDING MARK BEING UPDATED ALREADY IN 1929)



dh DOORS AGE ASSESMT'

THE DOORS TYPE FEATURED IS A POPULAR TURN OF THE CENTURY STYLE. THE HARDWARE IS LIKELY HAND FORGED, AND TYPICAL PER THE SAME ERA. THESE ARE RARELY RECENTLY USED, HOWEVER ARE STILL TO BE FOUND TODAY. USE OF THE SQUARE NUTS TO FIX SUCH DOOR HARDWARE IS ALSO POSSIBLE TODAY. YET AS A STANDARD PRACTICE THE USE OF THESE NUTS DECLINED DURING THE 1940s, AND BECAME UNCOMMON BY THE EARLY 1950s.

THUS, PER THE NUTS COMPONENT, IT IS LIKELY THAT THE DOORS AND HARDWARE WERE FIXED BEFORE THE 1950s.



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Sheet Name

KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

SHED STRUCTURE AGE ESTIMATE PT I:

CONST' DETAILS MATERIALS & METHODS GROUND FL

#36 ALBERTA AVE. RENOVATION PROJECT

16 - March , 2021

C.O.A East-York, To

Drawing Subject

Issue date

Issue status

GIL KOMET

BARCH A.E.A.I

HOME OWNER DESIGNED PROJECT

gil.komet@gmail.com | 647.500.4103

Authorship - Architectural Design

Team

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 6 7 8 9 10

0.25 0.75 1.25 1.75 2.25 2.75 3.25 3.75

Scale Ruler

METER UNITS

ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER

NOT SCALED unless noted 8½"X11"

Drawing Scale

Paper

North

N-A

Notes

ABBREVIATIONS

BACKGROUND SOURCES REFERENCES & CREDITS

B.L. ... BY-LAW

B.L.D.G. BUILDING / BUILDINGS

C.O.A. COMMITTEE OF ADJUSTMENTS

DIMS. DIMENSION / DIMENSIONS

DT' ... DETACHED (house / dwelling / structure)

H' / HT. HIGH / HEIGHT

F.S.I. ... FLOOR SPACE INDEX / DENSITY INDEX

F.I.M. ... FIRE INSURANCE MAP

FL. ... FLOOR

L.V.L. ... LEVEL (floor height)

M.U.D. ... MULTIPLE UNIT DWELLING

M.V. ... MINOR VARIANCE

O.C. ... ON CENTER (spacing)

P.O.W. ... PARTS OF WALLS (height per by-law)

P.L. ... PROPERTY LINE

R.O.W. ... RIGHT OF WAY

S.O. ... SEMI-DETACHED (house / dwelling)

S.F.D. ... SINGLE FAMILY DWELLING

S.L.S. ... SOFT LANDSCAPING

STY' ... STOREY

W. ... WITH

PHOTOGRAPHS

• 36 ALBERTA / OTHER ALBERTA AVENUE & MOUNT ROYAL AVENUE - GIL KOMET

• PRECEDENTS STUDY PHOTOS - GIL KOMET / GOOGLE STREET VIEW PER ADDRESS

• AERIAL 1987 - UNIVERSITY OF TORONTO [[Downloaded from the University of Toronto Archives](#)]

• AERIAL'S 1981/1986 - CITY OF TORONTO [[Downloaded from the City of Toronto Archives](#)]

• AERIAL CURRENT - [[Downloaded from the City of Toronto Archives](#)]

MAPS AND ATLASES

• TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO [[Downloaded from the City of Toronto Archives](#)]

• TORONTO PLANNING BOARD ATLAS 1987 - CITY OF TORONTO [[Downloaded from the City of Toronto Archives](#)]

• TORONTO INTERACTIVE MAP - CITY OF TORONTO [[Downloaded from the City of Toronto Archives](#)]

AGE ASSESSMENT OF BUILDINGS - GENERAL INFORMATION & READING LIST

INSPECTAPEDIA.COM - AGE DIRECTORY [[Downloaded from the City of Toronto Archives](#)]

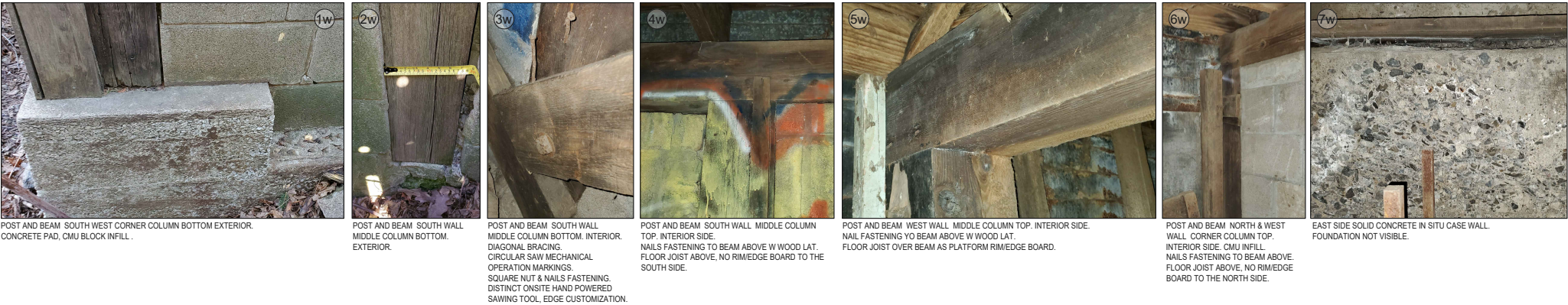
LAND EMAIL CONSULTATION

LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

HISTORY OF YARD LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY FOREST SERVICE, 1964

• A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST, 1938

• LUMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA [[Downloaded from the City of Toronto Archives](#)]



1w POST AND BEAM SOUTH WEST CORNER COLUMN BOTTOM EXTERIOR. CONCRETE PAD, CMU BLOCK INFILL.

2w POST AND BEAM SOUTH WALL MIDDLE COLUMN BOTTOM. EXTERIOR.

3w POST AND BEAM SOUTH WALL MIDDLE COLUMN BOTTOM. INTERIOR. DIAGONAL BRACING. CIRCULAR SAW MECHANICAL OPERATION MARKINGS. SQUARE NUT & NAILS FASTENING. DISTINCT ONSITE HAND POWERED SAWING TOOL, EDGE CUSTOMIZATION.

4w POST AND BEAM SOUTH WALL MIDDLE COLUMN TOP, INTERIOR SIDE. NAILS FASTENING TO BEAM ABOVE W WOOD LAT. FLOOR JOIST ABOVE, NO RIM/EDGE BOARD TO THE SOUTH SIDE.

5w POST AND BEAM WEST WALL MIDDLE COLUMN TOP, INTERIOR SIDE. NAIL FASTENING TO BEAM ABOVE W WOOD LAT. FLOOR JOIST OVER BEAM AS PLATFORM RIM/EDGE BOARD.

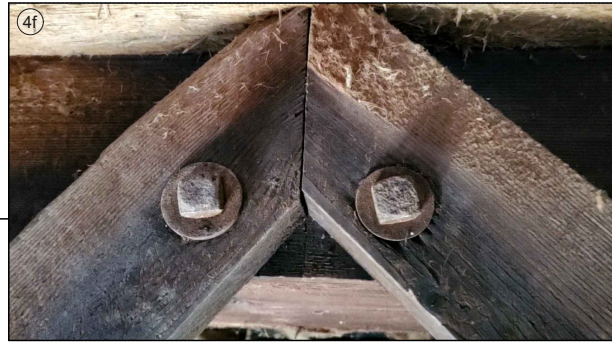
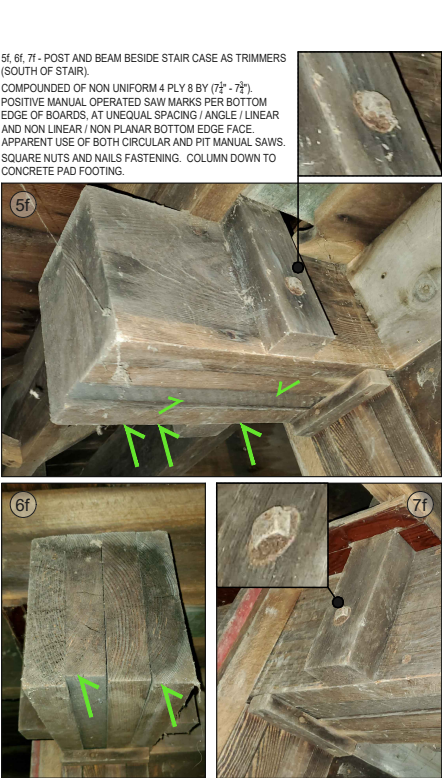
6w POST AND BEAM NORTH & WEST WALL, CORNER COLUMN TOP, INTERIOR SIDE. CMU INFILL. NAILS FASTENING TO BEAM ABOVE. FLOOR JOIST ABOVE, NO RIM/EDGE BOARD TO THE NORTH SIDE.

7w EAST SIDE SOLID CONCRETE IN SITU CASE WALL. FOUNDATION NOT VISIBLE.

FLOOR JOISTS SPAN NORTH TO SOUTH. MID SPLIT & BEAMS TRIMMING FLOOR TO NORTH AND SOUTH OF STAIR. BEAMS (NORTH, SOUTH, MID SPAN) 7½" X 7½" ACTUAL. STAIR TRIMMER BEAMS SEE 5-7. FLOOR JOISTS 9½" X 1½" ACTUAL. JOISTS CROSS BRIDGING 1½" X 1½" ACTUAL.

MIDDLE SPAN EAST WEST BEAM 7½" X 7½" ACTUAL SUPPORTED BY MID COLUMN (IMAGE 9f) AND SHEAR WALL WITH IRREGULAR 12" X 1½" ACTUAL BOARDS (MECHANICALLY PIT SAWN) (IMAGE 10f SHOWN FAINT SAW MARKS. MIDPOINT BETWEEN CENTRAL COLUMN TO EAST WALL PERIMETER COLUMN SUPPORTED WITH DIAGONAL BRACES AND SQUARE NUT FASTENING (IMAGES 4f, 4f). DISTINCT HAND POWERED & OPERATED SAW FOR ONSITE CUSTOM ANGLE.

5f, 6f, 7f - POST AND BEAM BESIDE STAIR CASE AS TRIMMERS (SOUTH OF STAIR). COMPOUNDED OF NON UNIFORM 4 PLY 8 BY (7½" - 7½") POSITIVE MANUAL OPERATED SAW MARKS PER BOTTOM EDGE OF BOARDS, AT UNEQUAL SPACING / ANGLE / LINEAR AND NON LINEAR / NON PLANAR BOTTOM EDGE FACE. APPARENT USE OF BOTH CIRCULAR AND PIT MANUAL SAWS. SQUARE NUTS AND NAILS FASTENING. COLUMN DOWN TO CONCRETE PAD FOOTING.



THIS BASEMENT IS IN LINE WITH THE ESTIMATE PER THE GROUND FLOOR. FOUNDATION PRACTICES, CONCRETE AND CMU, POST AND BEAM STYLE LUMBER AND FASTENING METHODS PERTAINING TO THE WOOD FRAMING ARE ALL TYPICAL OF THE PRE WW I ERA. WOOD DIMENSIONS FOUND ARE NOT UNIFORM AND MATCH PRODUCTION THAT HAD TAKEN PLACE PRIOR TO THE 1940s.

A MIX OF PIT SAW, CIRCULAR SAW MARKS ARE FOUND HERE * KERF MARKINGS ON THIS LEVEL ARE FAINTER DUE TO THE HIGHER HUMIDITY, MOLD AND OTHER PARTICLE BUILDUP OF DIRT/OTHER ON THE MEMBERS. HOWEVER AT LEAST IN ONE LOCATION (MID SPAN STAIR TRIMMER BEAMS) DISTINCT MANUAL OPERATION LUMBER MILLING MARKS ARE APPARENT. THIS WOULD BE HIGHLY UNLIKELY AFTER THE 1930s (IMAGES 5f,6f,7f) HENCE IT IS OUR BEST EDUCATED ESTIMATE THAT THIS STRUCTURE IS NOT OLDER 1924, AND NOT YOUNGER THAN 1940.

THE HAND POWERED, HAND TOOL MARKS, AND HAND OPERATED MILLING MARKS OBSERVED ON THE LUMBER, THE USE OF SQUARED NUTS, THE IRREGULAR SIZING ALL INDICATE A PRE 1940 CONSTRUCTION. THE REPLACEMENT OF THE CLADDING MANUFACTURER TRADEMARK IN 1929 REINFORCES THIS ASSUMPTION.

U AGE ASSESSMENT PER USE

BELOW - MOTOR PART FOUND AT THE BOTTOM OF THE STAIR. A STRAIGHT V6 ENGINE TYP. MANUFACTURED FOR NORTH AMERICAN AUTOMOBILES BETWEEN 1903 TO 1960. THE WEIGHT OF THIS OBJECT RENDERS THE LOCATION "NOT A COINCIDENCE".

THIS STRUCTURE WAS BUILT FOR AND USED AS A GARAGE. (ALSO SEE BRACING AND LOW SPANS). SIZE OF POPULAR AUTOMOBILES MANUFACTURED IN NORTH AMERICA AFTER WORLD WAR II ALREADY RENDER A GARAGE OF THIS SIZE OBSOLETE. IT IS THEREFORE UNLIKELY THIS PARTICULAR STRUCTURE EXTERNALLY DIMENSIONED 5.5m X 5.5m (CLAD FIN) WOULD HAVE BEEN BUILT AS AN ENCLOSED GARAGE AFTER W.W. II. THIS IS DISCERNED BY COMPARING THE GARAGE SIZE TO THE MOTOR-VEHICLES POPULATING THE ROADS - SEE AERIALS 1956 & 1967, SHEET*10.



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D.T. DETACHED (house) / dwelling / structure

H / HT. HIGH / HEIGHT

F.S.I. FLOOR SPACE INDEX / DENSITY INDEX

F.I.M. FIRE INSURANCE MAP

F.L. FLOOR

L.V.L. LEVEL (floor height)

M.U.D. MULTIPLE UNIT DWELLING

M.V. MINOR VARIANCE

O.C. ON CENTER (spacing)

P.O.W. PARTS OF WALLS (height per by law)

P.L. PROPERTY LINE

R.O.W. RIGHT OF WAY

S.O. SEMI-DETACHED (house / dwelling)

S.F.D. SINGLE FAMILY DWELLING

S.L.S. SOFT LANDSCAPING

STY. STOREY

W. WITH

TORONTO FIRE INSURANCE MAP 1924 - CITY OF TORONTO

TORONTO PLANNING BOARD ATLAS 1957 - CITY OF TORONTO

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LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

HISTORY OF VAND LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY

FOREST SERVICE, 1964

A.R.M. LOWER, THE NORTH AMERICAN ASSAULT ON THE CANADIAN FOREST, 1938

TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA

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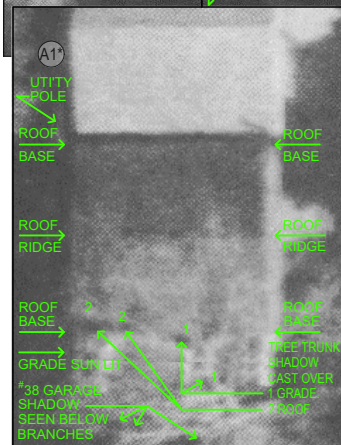
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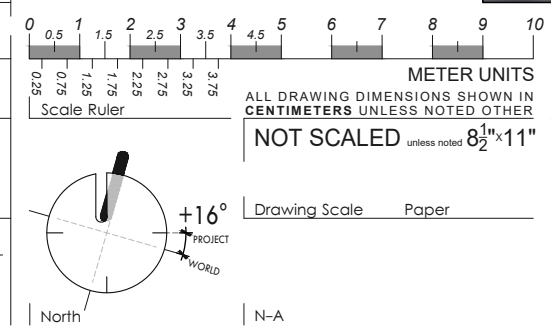


* NOTE THAT THE SHED IS CONFIRMED TO HAVE EXISTED PRIOR TO THIS PHOTO. THIS PER A WITNESS.
A RESIDENT, OWNER OF 25 MOUNT ROYAL AVENUE, (WITNESS ARRIVAL ON 10/6/01)

EXISTENCE OF THE GARAGE FOR #36 AT THIS TIME IS LIKELY PER THE AGE ANALYSIS OF THE GARAGE LUMBER, FRAMING, CLADDING ECT.

gil.komet@gmail.com | 647.500.4103

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B-L	BY-LAW
BLD'G	BUILDING / BUILDINGS
C.A.	COMMITTEE OF ADJUSTMENTS
DIMS	DIMENSION / DIMENSIONS
D.T.	DETACHED (house / dwelling / structure)
F.S.I.	FLOOR SPACE INDEX / DENSITY INDEX
F.I.M.	FIRE INSURANCE MAP
FL'	FLOOR
LVL'	LEVEL (floor height)
M.U.D.	MULTIPLE UNIT DWELLING
M.V.	MINOR VARIANCE
O.C.	ON CENTER (spacing)
P.O.W.	PACES OF WALLS (height per bay, law)
P.L.	PROPERTY LINE
R.O.W.	RIGHT OF WAY
S.E.D.	SEMI-DETACHED (house / dwelling)
S.F.D.	SINGLE FAMILY DWELLING
S.L.S.	SOFT LANDSCAPING

PHOTOGRAPHS

- * '56 ALBERTA (OTHER ALBERTA AVENUE & MOUNT ROYAL AVENUE - GL KOMET)
- * PRECEDENTS STUDY PHOTO - GL KOMET / GOOGLE STREET VIEW PER ADDRESS
- * ALBERTA - UNIVERSITY OF TORONTO (_____)
- * AERIALS 1948-1959 - CITY OF TORONTO (_____)
- * AERIAL CURRENT - _____

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- 16 TORONTO FIRE MARSHAL MAP 1924 - CITY OF TORONTO (_____)
- 17 TORONTO PLANNING BOARD ATLAS 1957 - CITY OF TORONTO (_____)
- 18 TORONTO INTERACTIVE MAP - CITY OF TORONTO (_____)

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- 19 AGE DETERMINATION - AGE DETERMINATION (_____) AND BUILT CONSULTATION

LUMBER STANDARDS AND TRADE HISTORY - INFORMATION

- 20 HISTORY OF YARD LUMBER SIZE STANDARDS - FOREST PRODUCTS LABORATORY FOREST SERVICE, 1994
- 21 AGE DETERMINATION ASSAULT ON THE CANADIAN FOREST 1938
- 22 TIMBER TRADE HISTORY - THE CANADIAN ENCYCLOPEDIA

A CONFLICT BETWEEN THE EXISTING SHED AND A SURVEY FOUND IN THE CITY ARCHIVE.

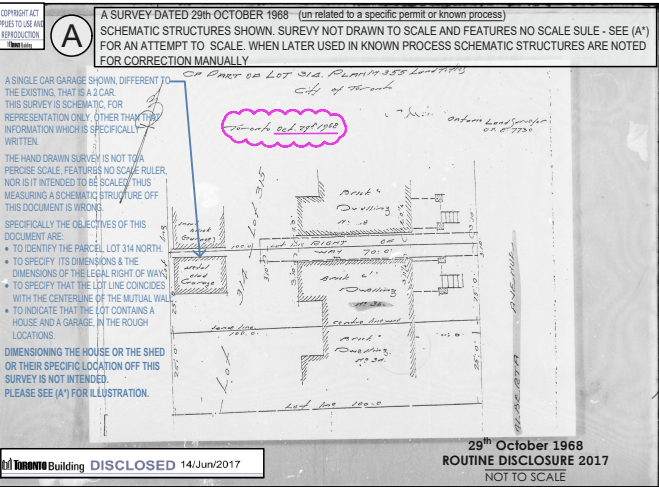
- AT THE OUTSET OF THE ZONING REVIEW THE APPLICATION EXAMINER HAS NOTIFIED THE APPLICANT THAT DUE TO AN APPARENT OTHER OR DIFFERENT SHED FOUND ON A SURVEY (DATED OCT 1968) AT THE CITY ARCHIVE - THE EXISTING IS CONSIDERED TO BE ILLEGAL, NOT LAWFULLY BUILT, NOT LAWFULLY EXISTING, AND APPEARS CHANGED AFTER 1968. BELOW ARE THE ESSENTIAL MATERIALS DISCLOSED TO THE APPLICANT PER A ROUTINE DISCLOSURE PERFORMED IN 2017.
- THE APPLICANT BELIEVES THAT:
- a. A SURVEY ON ITS OWN, WITHOUT A KNOWN AND EXPRESSED RELEVANCE TO A SPECIFIC OFFICIAL PROCESS PERMIT / PLAN ECT MAY NOT DEEM A STRUCTURE ILLEGAL.
 - b. THE SPECIFIC SURVEY, AND OTHERS OF ITS TYPE IS NOT INTENDED PER EXTRACTION OF ANY DETAILS BEYOND THOSE SPECIFICALLY WRITTEN AND SPECIFIED ON THE SURVEY.
 - c. THE SURVEYS INACCURATE MARKING OF THE SHED AT '36 IS AN INSIGNIFICANT, MINOR ERROR BY THE SURVEYOR, AT A TIME WHERE OTHER STANDARDS WERE PRACTICED PER MANUAL DRAFTING AND AT A DIFFERENT STAGE OF PROGRESSION PER THE CITIES COLLECTION OF BUILDING DATA. THE SURVEY PERFORMS ITS INTENDED TASK WELL: PER COMMUNICATING THE SPECIFICS OF THE PROPERTY, AND THE RIGHT OF WAY ONLY.
 - d. THE STRUCTURE PRECEDED THE SURVEY AS WELL AS THE ZONING AND WAS CONSTRUCTED PER COMMONLY PRACTICED CIVIL NORMS OF LAW AND ORDER AT THE TIME OF ITS ERECTION. AND SHOULD THEREFORE BE ACKNOWLEDGED AS LEGALLY BUILT.

THE STRUCTURE IS KNOWN TO AND AVAILABLE FOR INSPECTION BY CITY OFFICIALS SINCE ITS ERECTION - AS HAD OCCURRED IN THE PAST. (IT IS SHOWN SQUARE ON ALL CITY ATLAS, AND WAS PRESENT THROUGH PREVIOUS THE PERMITS IN THE 80s AND 90s PER PAST OWNERS) WHERE PREVIOUS OWNERS SINCE 1981, AND A NEIGHBOR SINCE 1964 REMEMBER THE CURRENT SHED TO HAVE EXISTED PRIOR TO THEIR ARRIVAL, AND ALL DETAILS OF THE CURRENT SHED MATCH A STRUCTURE BUILT PRIOR TO THE 1940s, AND IT IS FURTHER SUPPORTED BY AERIAL PHOTOS SINCE 1947

- AN ASSERTION BY THE CITY THAT THE SHED HAD BEEN ALTERED RECENTLY (AFTER 1968) IS UNREASONABLE, AND GIVEN THE SHEDS FEATURES, CAN NOT BE TRUE.

IT IS NOT THE INTENT OF THE APPLICANT TO DISCREDIT THE PREVIOUS PROCESSES THAT HAVE TAKEN PLACE DURING 1967, 1981-4, 1992, 1993. IT IS MERELY INTENDED TO SHOW THAT THE DOCUMENTS PRODUCED THEN HAVE EXPLICIT OBVIOUS LIMITATIONS. SPECIFICALLY THE 1968 SURVEY PERFORMS WELL PER THE INTENDED PURPOSE OF ITS TYPE. IT IS INTENDED TO SHOW THAT THE SURVEY OF 1968, OR THE DECK PERMIT DOCUMENTS THAT FOLLOWED MAY NOT BE USED IN ORDER TO DETERMINE THE FEATURES AND SPECIFIC PHYSICAL DIMENSIONS OR LOCATION OF THE ORIGINALLY BUILT SHED.

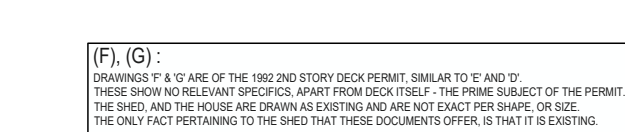
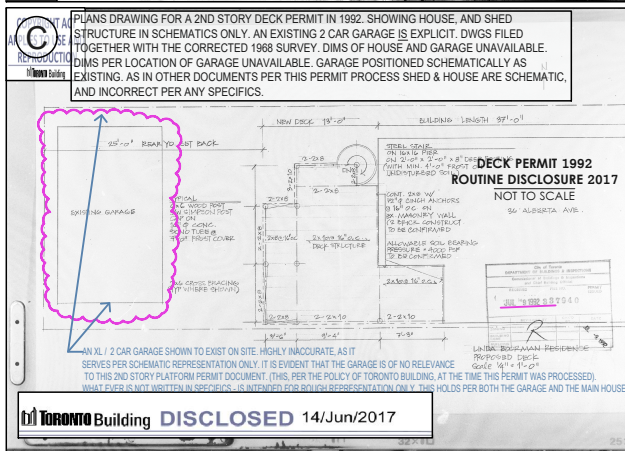
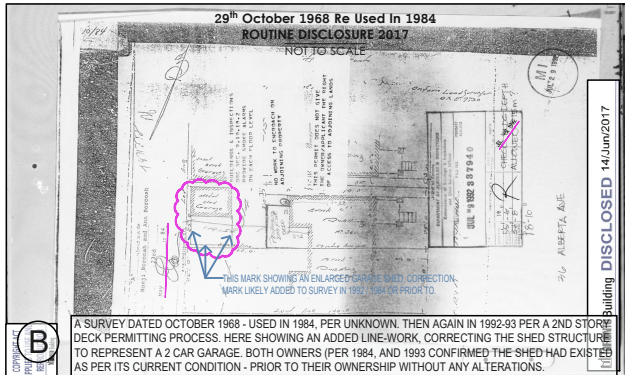
PLEASE USE THE MAGNIFYING TOOL TO ENLARGE AND VIEW COMMENTS.



(A), (A*) ILLUSTRATE THAT THE 1968 SURVEY DOCUMENT IS INTENDED FOR CERTAIN SPECIFICS, SUCH AS DEFINING THE LEGAL PROPERTY ONLY. IT DOES SO WELL.

HOWEVER, ANY EXTRACTION OF STRUCTURAL DETAILS, UNLESS SPECIFICALLY NOTED ARE IRRELEVANT. DIMENSIONING FOR GARAGE SIZE, OR LOCATION FROM THIS DOCUMENT IS NOT ITS INTENDED USE.

(B), THROUGH (G) ILLUSTRATE THAT PREVIOUS CITY PERMIT RECORDS MAY NOT BE USED FOR ACCURATE EXTRACTION OF DIMENSIONS OR SPECIFIC LOCATIONS.



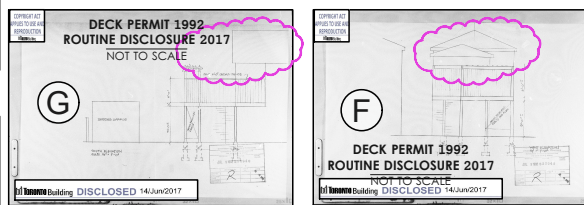
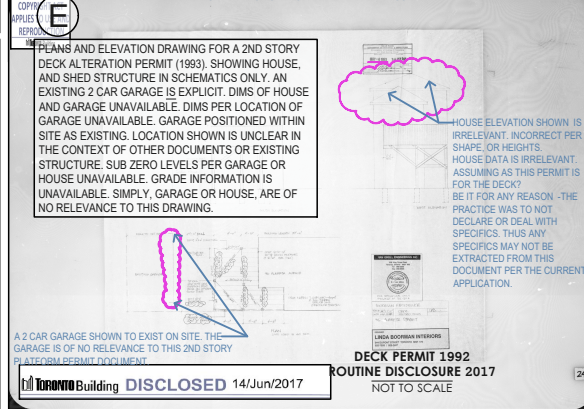
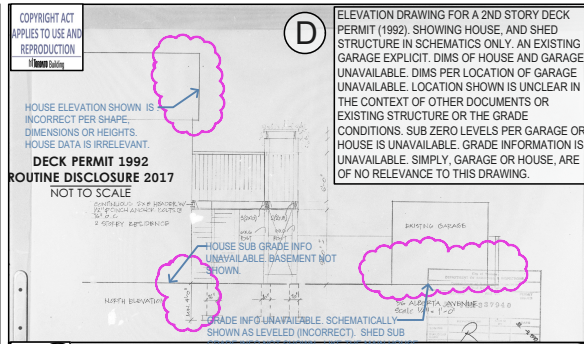
CONCLUSION

IT IS SUGGESTED THAT THE LEVEL OF INFORMATION CONSISTENCY AVAILABLE PER ANY OF THE DOCUMENTS DISCLOSED TO THE APPLICANT IN 2017, AND ALL OF THE ABOVE AS A WHOLE IS RECOGNIZED AS LIMITED TO THE OVERALL DIMENSION OF THE LOT. NO SPECIFIC DETAILS PER THE MAIN BUILDINGS OR THE SHED MAY BE EXTRACTED FROM THOSE DISCLOSED DOCUMENTS.

IN LIGHT OF THE SHEDS EXISTING CONDITION. IN LIGHT OF THE MATERIALS AND PRODUCTS IDENTIFIED ON THE SHED STRUCTURE, RELEVANT TO THE PRE - 2nd WAR ERA IN LIGHT OF CONFIRMATIONS FROM 1ST HAND WITNESSES (PAST OWNERS, AND A SENIOR RESIDENT TO THE BACK OF THE SHED SINCE 1964) (SHEET #7 C3.04)

IN LIGHT THE SHED APPEARING PER ITS SHAPES, AND LOCATION, AND ROOF SHAPE ON PHOTOS SINCE 1947 AND, WHERE WE BELIEVE BEYOND REASONABLE DOUBT THAT IT HAS BEEN SHOWN THAT THE CITY'S DISCLOSED DOCUMENTS MAY NOT PROVIDE CREDIBLE DATA PER THE ORIGINALLY BUILT GARAGE, THAT IS OTHER THAN WHAT EXISTS TODAY.

THE APPLICANT REQUESTS THAT THE SHED IS ACKNOWLEDGED AS THE ORIGINAL LAWFULLY BUILT, AND ALLOWED TO REMAIN. IN PARTICULAR AS IT RESOLVES THE CHALLENGING SITE CONDITIONS, IS SIMILAR TO OTHERS ON THE STREET, AND IS PREFERRED BY THE APPLICANT, AND THE NEIGHBORING PROPERTY OWNERS TO REMAIN.



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C.O.O.A

Toronto East-York

SUPPORTING MATERIAL AND COVER PACKAGE

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KOMET - GAPLER RESIDENCE

36 ALBERTA AVE | RENOVATION

SHED STRUCTURE AGE ESTIMATE PT IIII:

REBUTTING 1968 SURVEY & RECORDS | OTHER SHED

*36 ALBERTA AVE. RENOVATION PROJECT

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C.O.A East-York, To

Drawing Subject, Issue date, Issue status

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Authorship - Architectural Design

Team

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+16°

PROJECT

WORD

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Sheet list

PROJECT SCOPE

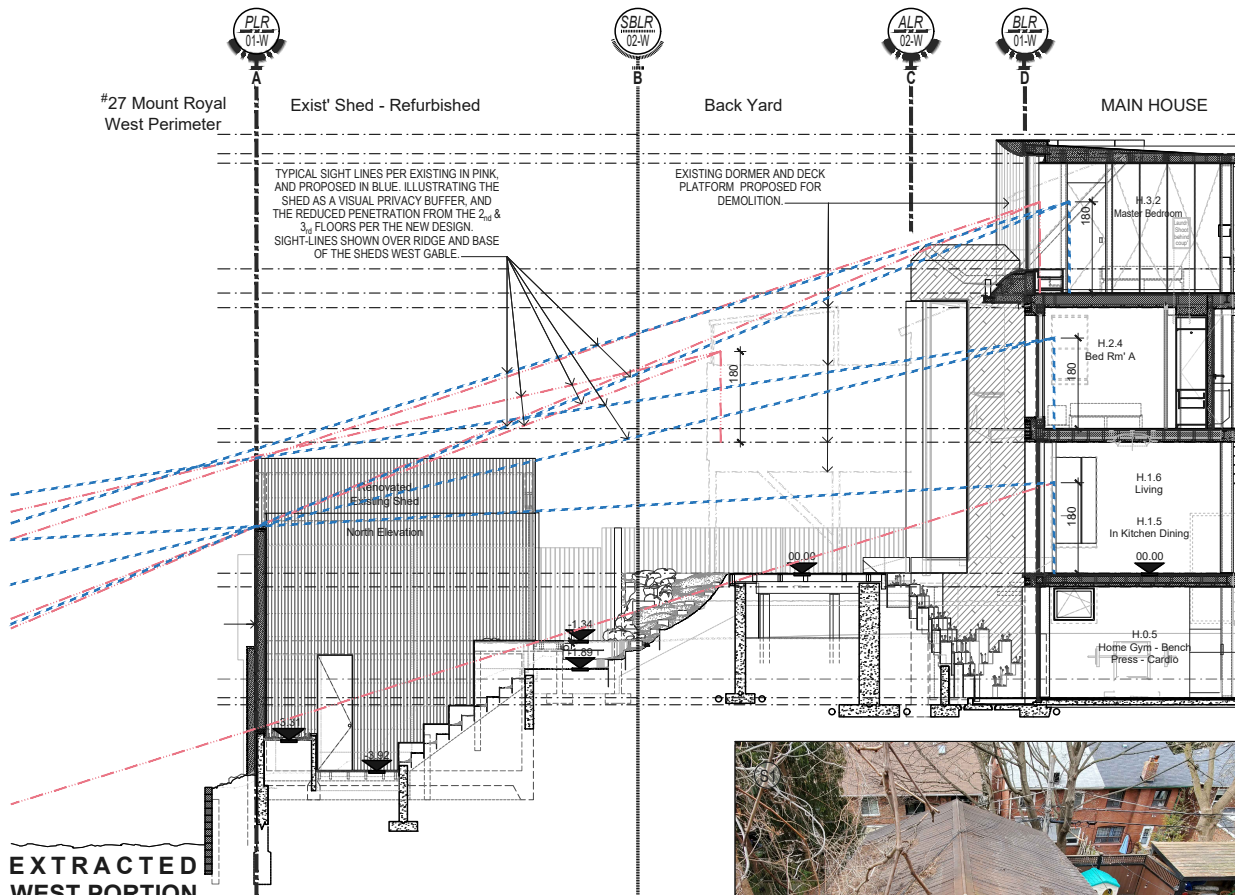
CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.

1. MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2nd FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS. REOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN: EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.

2. EXISTING SHED: ESTIMATED PER-WAR STRUCTURE TO REMAIN, REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.

3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.

Notes



EXTRACTED WEST PORTION PROPOSED SECTION S-01



S1 - AS SEEN FROM #36, NOTE THE PENETRATION INTO THE YARD OF #29 MT ROYAL AVENUE. S2 - AS SEEN FROM THE NEAREST POINT AT THE BACK YARD OF #27 MOUNT ROYAL AVENUE.



WITH RENEWED CLADDING AND DOORS, REMOVED REAR WINDOWS, THIS SHED WOULD MAKE A USEFUL STORAGE AND, CRITICALLY, IT WOULD BE AN ENCLOSED STRUCTURE, THAT DOES NOT HARBOR UNWANTED WILDLIFE ACTIVITY. THIS LEAVING THE APPLICANT AND NEIGHBORING PROPERTIES WITH THE ITS ADVANTAGES ONLY, AS COVERED BELOW.

A REPAIRED SHED WOULD BE AN AESTHETIC, HIGHLY EFFECTIVE PRIVACY BUFFER PER VISION & ACOUSTICS, ITS CONCRETE SUB LEVEL FOUNDATION WALL PERFORMS WELL AS A GRADE RETAINING ELEMENT

THE APPLICANT HAS CONSULTED WITH THE IMMEDIATE NEIGHBORS AT #34 ALBERTA AVE, #38 ALBERTA AVE, AS WELL AS REAR IMMEDIATE NEIGHBORS AT #25, 27, 29 MOUNT ROYAL AVENUE. ALL VERBALLY EXPRESSED AGREEMENT OR SUPPORT THAT THE SHED REMAINS. ALL EXPRESSED NO OBJECTIONS TO ANY OTHER ASPECT OF THE PROPOSED DESIGN AT #36 ALBERTA. THE ABOVE MENTIONED IMMEDIATE NEIGHBORS RECEIVED PERSONAL CONSULTATION PER ANY QUESTION, AND EMAILED PLANS PER INDICATION OF INTEREST (#27, 25, 29 MT ROYAL)

ARGUMENTS FOR THE PROPOSED DESIGN AT #36 ALBERTA AVENUE

THE PROPOSED PROJECT, AT ITS CORE COMPRISES OF 2 KEY CHOICES: 1. TO REMOVE THE REAR 2ND FLOOR TERRACE DECK. 2. TO RETAIN THE SHED. THE TERRACE PRESENTS AN INVASION INTO NEIGHBORING YARDS PRIVACY, OBSTRUCTS MUCH REQUIRED SUN & SKY LIGHT FROM THE YARDS OF #36 & ITS NEIGHBORS. THIS IS EXPLICIT PER THE IMAGES BELOW, AS WELL AS THE IMAGES AL, BL, CL ON SHEET #6(C2.04) ALL TAKEN FROM TERRACE AT #36. THE SHED HOWEVER, IS OF A LOW PROFILE PER THE ADJACENT #38 AND #34 ALBERTA YARDS, AS MAY BE SEEN PER T3 BELOW AND A; *A, A1*, *1A SHEET # 6(C2.04). FURTHER, THE SHED AT #36 IS NOT A SINGLE OCCURRENCE, AS BOTH #34, AND #38 HAVE ANOTHER EX GARAGE TO THEIR OTHER SIDE. THE SECTION (LEFT) AS WELL AS PHOTOS S1, AND S2 ILLUSTRATE THE SHED AS AN EFFECTIVE BUFFER PER PRIVACY OPPOSITE LOWER MOUNT ROYAL PROPERTIES. NOTE THE DEPTH VISIBLE WHERE THE SHED TERMINATES. (GROUND FLOOR AT MT ROYAL BECOMES VISIBLE)

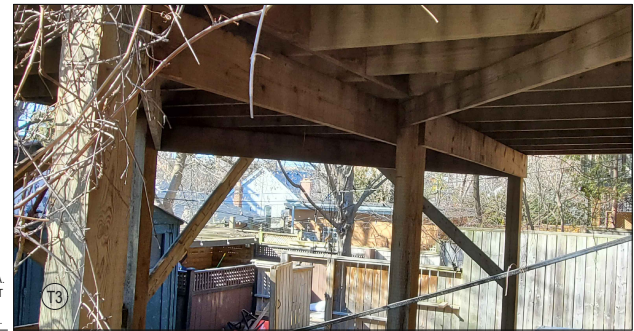
THE 2ND FLOOR TERRACE AT #36 AS SEEN FROM #38. AN OBSTRUCTION OF LIGHT AND SKY. AN INVASION OF PRIVACY AND AN EYESORE.



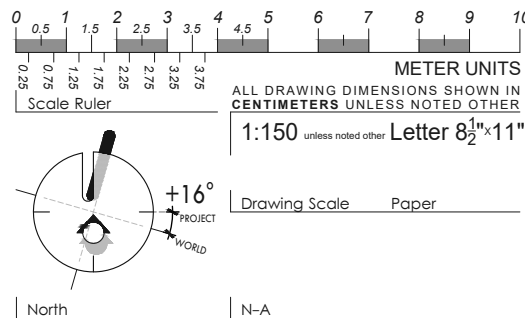
THE 2ND FLOOR TERRACE AT #36 AS SEEN FROM #38. AN EYESORE. THE SHED OF #36 IS OF A LOW PROFILE EVEN FROM THE LOWEST DECK POINT AT THE BACKYARD OF #38 ALBERTA.



THE 2ND FLOOR TERRACE AT #36 AS SEEN FROM THE KITCHEN WALKOUT PLATFORM ON THE GROUND FLOOR AT THE BACKYARD OF #34 ALBERTA. AN OBSTRUCTION OF LIGHT AND SKY. AN INVASION OF PRIVACY AND AN EYESORE.



Project	KOMET - GAPLER RESIDENCE		
Address	36 ALBERTA AVE RENOVATION		
Drawing Contents	ADVANTAGES OF THE PROPOSED RENOVATION PROJECT: PRIVACY: DEMOLISHED PLATFORM & RETAINED SHED #36 ALBERTA AVE. RENOVATION PROJECT		
	16 - March , 2021 C.O.A East-York, To		
Sheet # & Total	Drawing, Subject, Issue date, Issue status		
Sheet 12 of 13	GIL KOMET BARCH A.E.A.I		
C4.01	HOME OWNER DESIGNED PROJECT gil.komet@gmail.com 647.500.4103		
Sheet Name	Authorship - Architectural Design		
	Team		



Sheet list
PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.
1. MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. ELEVATIONS ALTERED PER PROPOSED OPENINGS. ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED. REBUILD PER PROPOSED.
2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN. REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR. MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.
3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.
Notes

IT IS THE BELIEF OF THE APPLICANT THAT IT IS SHOWN THAT VARIANCES #2, AND #3 WHICH PERTAIN TO THE HOUSE QUALIFY FOR THE CRITERIA OF MINOR VARIANCE APPROVAL.

IT IS THE SOUND BELIEF OF THE APPLICANT THAT IT IS SHOWN THAT VARIANCES #1, AND #4-9 WHICH PERTAIN TO THE GARAGE AND BACK YARD QUALIFY FOR THE CRITERIA OF MINOR VARIANCE APPROVAL.

FURTHER IT IS THE APPLICANTS BELIEF THAT IT IS SHOWN THAT THE SHED IS A PREEXISTING CONDITION, THAT PREVAILED SINCE 1940 AT THE LATEST. THEREFORE IT HAS BEEN CONSTRUCTED IN ACCORD WITH THE NORMS AT THE TIME, AND WAS NOT ILLEGALLY BUILT. THUS, A RELIEF FROM THE CURRENT BYLAW IS REQUIRED PER THE SHED DUE TO THE SITE SITE SPECIFIC TOPOGRAPHY AND EXISTING NEIGHBORING STRUCTURES.

THERE IS NO OTHER REASONABLY APPLICABLE 'AS OF RIGHT' RESOLUTION FOR THE APPLICANTS PROPERTY PER THE TOPOGRAPHY AND NEIGHBORING STRUCTURES (DECK PLATFORMS) THUS, IN THE CONTEXT OF THIS NEIGHBORHOOD:


THE SHED IS A NATIVELY EXISTING SOLUTION, PREFERRED BY BOTH #36 ALBERTA AND #27 MOUNT ROYAL AVENUE, AND APPROVED BY ADJACENT ALBERTA AND MOUNT ROYAL PROPERTIES ON BOTH SIDES. THE SHED IS SIMILAR TO OTHERS ON THE STREET, LIKELY ALSO EXISTING FROM THE PRE 2nd WAR ERA.

THE SHED RELATED VARIANCES ARE REQUIRED IN ORDER TO MAINTAIN THE INTENT OF THE OFFICIAL PLAN, AND ARE MINOR, AND APPROVED PER OTHER CASES WITHIN THE 1km RADIUS.

THE APPLICANT BELIEVES THIS PROPOSAL IS A DESIRED DEVELOPMENT, AND INTENDS TO RENOVATE THE HOUSE, ITS EXTERIOR, AND THE LANDS PER DURABLE FUTURE-PROOF CONSTRUCTION STANDARDS.

CLOSER TO THE HEARING - THE APPLICANT SHALL ATTEMPT TO COLLECT WRITTEN APPROVALS FROM NEIGHBORS.


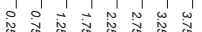
THANKFULLY,



ALBERTA AVE
#34

PROPOSED STREET - FRONT ELEVATIONS | EAST

PROPOSED STREET - REAR ELEVATIONS | WEST

Project Address		KOMET - GAPLER RESIDENCE 36 ALBERTA AVE RENOVATION				Sheet list	
Drawing Contents		COVER DOCUMENT SUMMARY		METER UNITS ALL DRAWING DIMENSIONS SHOWN IN CENTIMETERS UNLESS NOTED OTHER		PROJECT SCOPE CONSTRUCTION WORKS FOR MAIN BUILDING, SHED, BACK AND FRONT YARDS.	
C.O.A. TORONTO EAST-YORK SUPPORTING MATERIAL AND COVER PACKAGE		#36 ALBERTA AVE. RENOVATION PROJECT 16 - March, 2021 C.O.A East-York, To		1:150 unless noted other Letter 8 1/2"x11"		1. MAIN HOUSE: RETAINING EXISTING PERIMETER WALL PATH, AND FOOTPRINT. BASEMENT UNDERPINNING, WITH WALKOUTS TO FRONT AND BACK. DEMO EXIST FRONT PORCH - REBUILD NEW PORCH, CANOPY, AND ACCESS STAIRS, PER PROPOSED DWGS. DEMO 2 - FLOOR BAY WINDOW - BUILD NEW WIDE BOXED BAY WINDOW ON GROUND FLOOR. ELEVATIONS ALTERED PER PROPOSED OPENINGS. ROOF: 2 X EXIST DORMERS DEMOLISHED, 2 X NEW WIDE BOX DORMER PROPOSED. NEW SKYLIGHT PER PROPOSED. INTERIOR RE-DESIGN. EXISTING PARTITIONS DEMOLISHED, REBUILD PER PROPOSED.	
Sheet # 6 Total		Drawing, Subject, Issue date, Issue status		Drawing Scale Paper		2. EXISTING SHED: ESTIMATED PRE-WAR STRUCTURE TO REMAIN, REFURBISHED WITHIN SHELL. RE-CLAD EXTERIOR WITH NEW. REMOVE WINDOWS TO NEIGHBOR, MINOR ELEVATION ALTERATIONS. MAKE GOOD FOR STORAGE.	
Sheet 13 of 13 C5.00		GIL KOMET BARCH A.E.A.I HOME OWNER DESIGNED PROJECT gil.komet@gmail.com 647.500.4103				3. YARDS AND PLATFORMS: DEMOLISH EXIST PLATFORM ON 2ND FL. DEMOLISH FRONT PORCH. BUILD NEW PLATFORM @ GROUND FLOOR & BUILD NEW PORCH. RE-DESIGN YARDS GRADING PER NEW PLATFORMS AND WALKOUTS. FRONT YARD REDESIGNED AS PROPOSED, FRONT YARD PARKING PAD TO REMAIN.	
Sheet Name		Authorship - Architectural Design		N-A		Notes	