

Property Standards Committee

From: Paul Dallas <pdallas@ocadu.ca>
Sent: June 7, 2022 4:39 PM
To: Bradley Bartlett; Property Standards Committee
Cc: Andrew.Lokan@paliareroland.com; Jill Dallas; Paul Dallas
Subject: Re: Respondents' Material to SZ30.2 and SZ30.3 / June 13 PSC Hearing
Attachments: 21-B7675_SRPR_TOPO_REVISED 2021-07-29(1).pdf; B7675_DETAILS.pdf

Thank you again for all your assistance, Mr. Bartlett.

I noticed that although our survey was sent to you and the MLS Manager on November 1, 2021, and again at the request of the MLS Supervisor on March 2, 2022, along with CAD drawings, it doesn't appear in the communication files for **SZ30.2** and **SZ30.3** scheduled for the upcoming June 13 hearing.

To ensure that the PSC has easy access to all materials, I am resubmitting our survey documents (SRPR and topographic detail) to be attached to the hearing agenda. **Could you please include them?**

And further to my earlier message regarding my counsel's availability, Mr. Lokan is indeed available for 11:30. **Could you please confirm that SZ30.2 and SZ30.3 will be one simultaneous hearing starting at 11:30am?**

All the best,

Paul

PAUL DALLAS
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From: Paul Dallas
Sent: June 3, 2022 10:00 AM
To: Bradley Bartlett ; psc@toronto.ca
Cc: Andrew.Lokan@paliareroland.com ; Jill Dallas ; Paul Dallas
Subject: Respondents' Material to SZ30.2 and SZ30.3 / June 13 PSC Hearing
Good morning, Mr. Bartlett,

Re:

SZ30.2

**Property Standards Order dated December 9, 2021, Folder # 21 245428 PRS 00 IV
67 Riverview Gardens, Toronto, PLAN 2714 LOT 34 W PT LOT 42**

SZ30.3

**Property Standards Order dated December 9, 2021, Folder # 21 2455429 PRS 00 IV
69 Riverview Gardens, Toronto, PLAN 2714 LOT 35**

Could you please ensure that the Property Standards Committee receives the **attached document** and that it is uploaded to the website's agenda prior to the scheduled June 13, 2022, 9:30AM- Meeting 30 of the Toronto/East York Panel?

We are Respondents to this Appeal meeting.

Thank you very much.

Best regards,

Paul and Jill Dallas

Owners of 54 Rivercrest Rd

WEATHERELL STREET

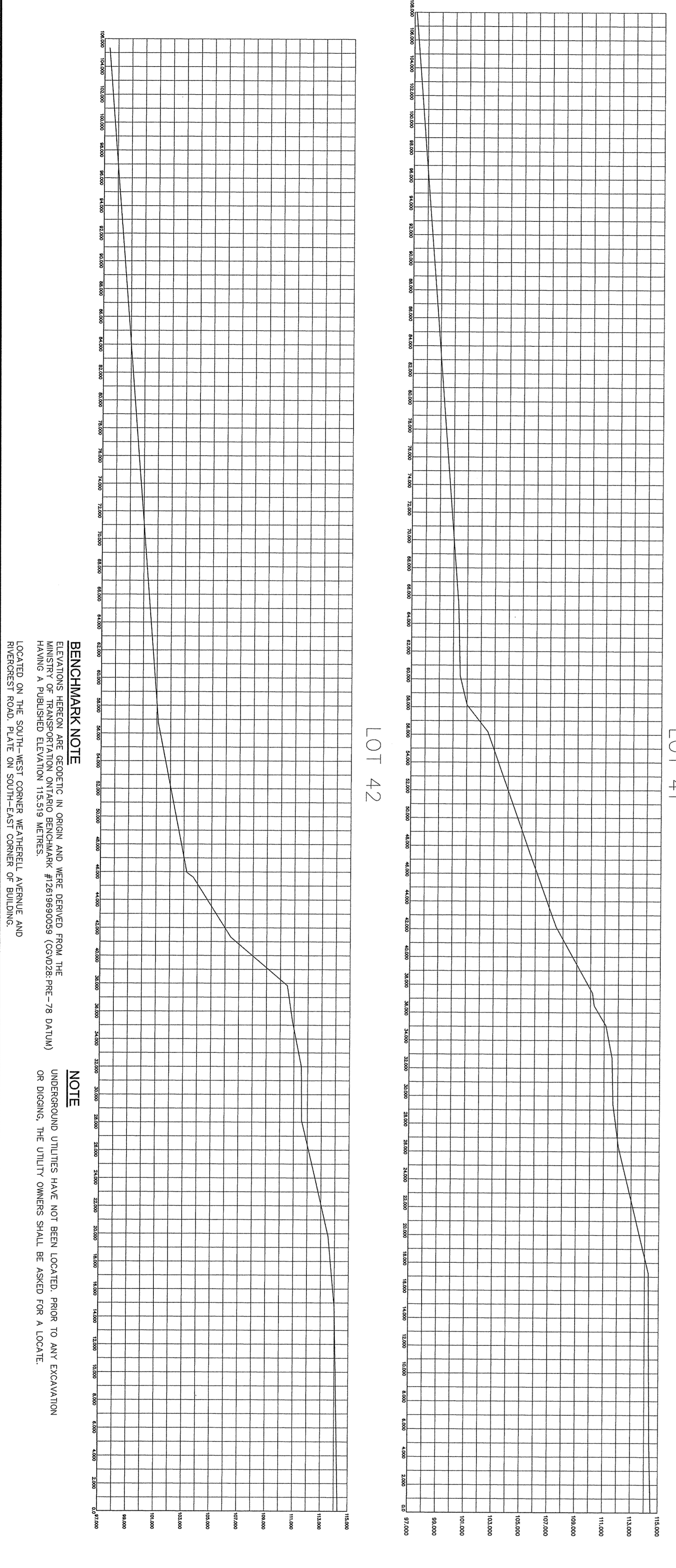
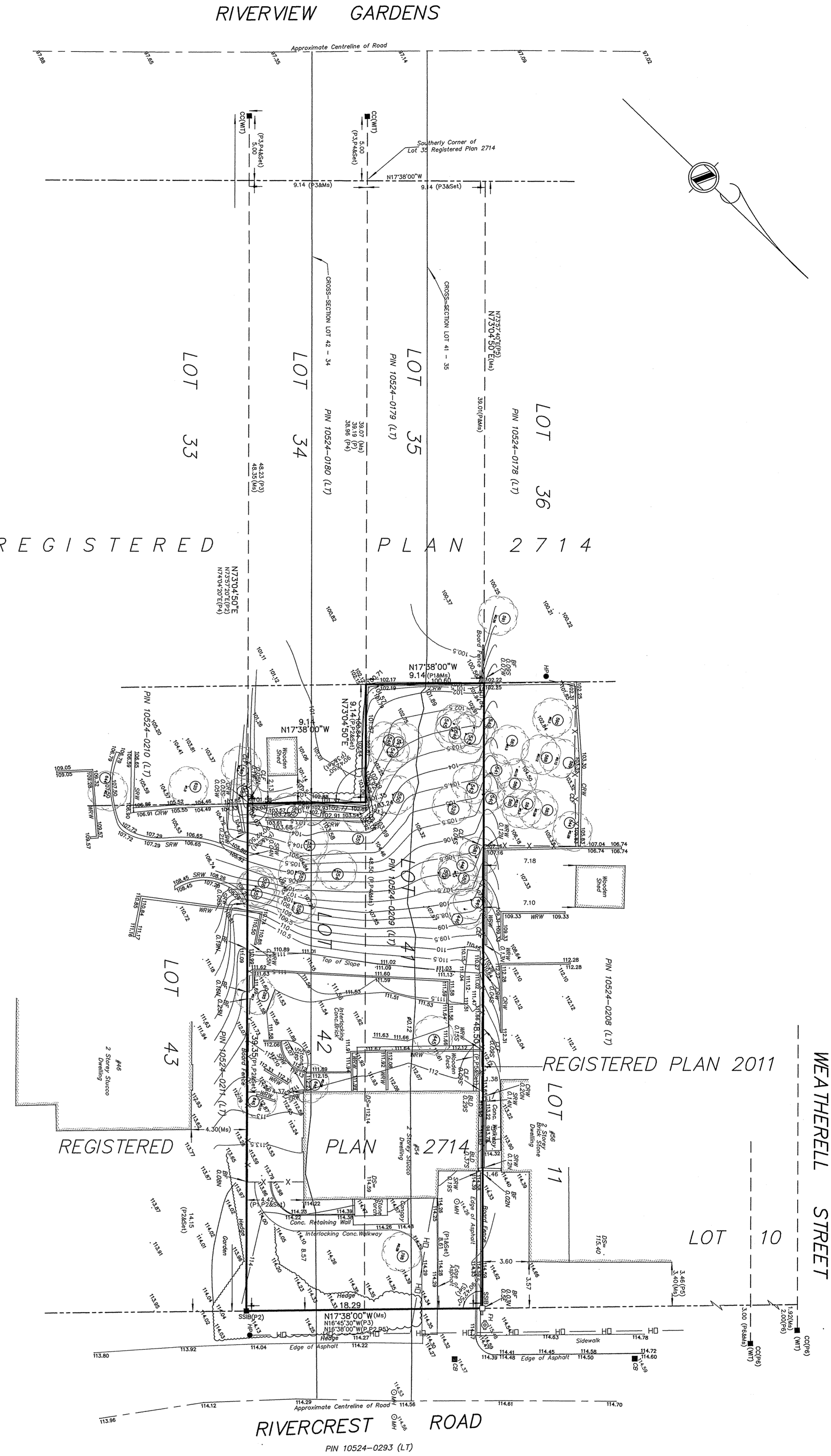
SURVEYOR'S REAL PROPERTY REPORT (PART 1)
SHOWING TOPOGRAPHIC FEATURES OF
LOTS 41 AND PART OF LOT 42
REGISTERED PLAN 2714
CITY OF TORONTO
(FORMERLY CITY OF YORK)

YOUNG & YOUNG SURVEYING INC.
ONTARIO LAND SURVEYORS
© 2021

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

METRIC	
0	10 Metres
1	10
2	20
3	30
4	40
5	50
6	60
7	70
8	80
9	90
10	100

SCALE 1:200



- LEGEND**
- DENOTES FOUND BAR
 - DENOTES PLANTED BAR
 - ▣ DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD BAR
 - DENOTES CUT CROSS
 - DENOTES UNKNOWN
 - DENOTES MEASURED
 - DENOTES WITNESSED
 - P DENOTES REFERENCE PLAN 2714
 - P1 DATED APRIL 23, 1945.
 - P2 DENOTES SURVEY BY UNWIN, MURPHY & ESTER LTD. DATED DECEMBER 11, 1983.
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LAND SURVEY GROUP O.L.S.
 - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY UNWIN, MURPHY & ESTER LTD. DATED JUNE 7, 2013.
 - P5 DENOTES SURVEY BY F.C. RABENAU SURVEYING LTD. O.L.S. DATED JUNE 24, 2003.
 - P6 DENOTES SURVEY BY WITSCHE & AZIZ INC. O.L.S. DATED OCTOBER 03, 2012.
 - D DENOTES INSTRUMENT NO. C9588954
 - D1 DENOTES INSTRUMENT NO. T8534965
 - DENOTES HYDRO POLE
 - DENOTES CATCHBASIN
 - DENOTES OVERHEAD HYDRO LINES
 - DENOTES DECIDUOUS TREE WITH DIAMETER
 - DENOTES CENTRE LINE
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - W DENOTES WEST
 - E DENOTES EAST
 - S DENOTES SOUTH FENCE
 - RF DENOTES REFERENCE
 - RF DENOTES CONCRETE RETAINING WALL
 - RF DENOTES STONE RETAINING WALL
 - RF DENOTES WOOD RETAINING WALL
 - DENOTES POINT ID
 - DENOTES DIAMETER

DISTANCE NOTE
DISTANCES ARE SHOWN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999771

BEARING NOTE
BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS/2010).

BEARING ROTATION NOTE
BEARINGS ARE UTM GRID, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS/2010).

REVISION NOTE
THIS PLAN WAS REVISIONED ON JULY 29, 2021 TO SHOW ADDITIONAL GROUND ELEVATIONS, CONTOUR LINES CROSS SECTIONS AND A FOUND MONUMENT (SSIB) ON THE EAST CORNER OF LOT 42.

SURVEYORS CERTIFICATE
I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF JULY, 2021.

Attest: *07/21*
DATE

JAMES A. ASTEWANG, B.Eng.
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
217/4063

YOUNG & YOUNG SURVEYING INC.
A Subsidiary of Manco Group Inc.
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE: 905.951.8000 - FAX: 905.957.4811
WWW.YOUNGANDYOUNG.COM
CLIENT: LYONNE & CO. LTD.
PLAN# 17/000053/2021/0729/17/000053/2021_0729_17_000053

PROJECT No. 21-B7675

BENCHMARK NOTE
ELEVATIONS HEREON ARE GEOMETRIC IN ORIGIN AND WERE DERIVED FROM THE MINISTRY OF TRANSPORTATION ONTARIO BENCHMARK #2819899009 (CONV28-PRC-78 DATUM) HAVING A PUBLISHED ELEVATION 115.519 METRES.

NOTE
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. PRIOR TO ANY EXCAVATION OR DIGGING, THE UTILITY OWNERS SHALL BE ASKED FOR A LOCATE.

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LOT 35

LOT 41

LOT 34

LOT 42

