

## DECISION AND ORDER

**Decision Issue Date** Tuesday, July 31, 2018

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

Appellant(s): GERALD IAN CAMPBELL

Applicant: LEMCAD CONSULTANTS

Property Address/Description: 569 CRAVEN RD

Committee of Adjustment Case File Number: 17 175364 STE 30 CO, 17 175368 STE 30 MV, 17 175372 STE 30 MV

TLAB Case File Number: **17 261492 S53 30 TLAB, 17 261493 S45 30 TLAB, 17 261495 S45 30 TLAB**

**Hearing date:** Thursday, April 05, 2018

**DECISION DELIVERED BY S. Gopikrishna**

### APPEARANCES

| Name                | Role           | Representative    |
|---------------------|----------------|-------------------|
| Lemcad Consultants  | Applicant      |                   |
| Gerald Ian Campbell | Appellant      |                   |
| Syed Jamil Shah     | Party/Owner    | Deepak Bhatt      |
| City of Toronto     | Party          | Alexander Suriano |
| Nadeem Irfan        | Expert Witness |                   |

## **INTRODUCTION AND BACKGROUND**

Syed Jamil Shah, the owner of 569 Craven Road, located in Ward 30 of the City of Toronto, applied to the Committee of Adjustment (COA), for consent to sever the property and for variances for houses to be built on each of the 2 lots created as a result of the variance. The COA heard the applications on October 25, 2017 and approved the consent to sever the property and the variances on the two properties. Mr. Gerrard Campbell, who lives at 316 Rhodes Ave. appealed the decision to the Toronto Local Appeal Body (TLAB). The hearing was originally scheduled for 7 March, 2018

The City of Toronto applied for Party status on 5 March 2018, 2 days before the hearing date- the late request for Party Status was attributed to late direction from the City Council to oppose the Appeal. Mr. Stan Makuch, the TLAB Panel Member, assigned to hear the case, granted the Motion enabling the City of Toronto to become a Party. He also recused himself from hearing the case because he himself had represented clients who lived in the vicinity of the said property before the Ontario Municipal Board (OMB) many years ago. The case was then then assigned to me and a hearing date was set for 5 April, 2018.

## **MATTERS IN ISSUE**

As an editorial note, please refer to the attached Site Plan to see the references to Parts 1, 2 and 3 referenced below and their relationship to 569 Part A and 569 Part B, the two lots to be created as a result of the proposed severance.

To obtain a consent to sever the property into two undersized residential lots and to maintain the existing easement/right of way.

**Conveyed- Parts 2 and 3, Draft R-Plan**  
**Address to be assigned**

The frontage is 7.11 m and the lot area is 158.07 sq. m. A new two storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning by-law.

### **Easement/Right of Way**

Part 3 will be maintained as an easement/right of way as described in Instrument No CA 243544.

**Retained- Part 1, Draft R-Plan**  
**Address to be assigned**

The lot frontage is 7.11 m and the lot area is 158.07 sq. m.

A new two storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law.

## **REQUESTED VARIANCES FOR 569 CRAVEN RD- PART A**

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, the property is zoned (R d0.6 H10.0m x741).

### **City Wide Zoning By-Law- 569-2013**

- (A) The required minimum lot area is (180) square metres. The proposed lot area is (158.07) square metres. [10.10.30.10.(1) Minimum Lot Area]
- (B) (i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is (7.77) metres.
- (ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is (7.77) metres. [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
- (C) The permitted maximum floor space index is (0.6) times the area of the lot: (94.84) square metres. The proposed floor space index is (1.024) times the area of the lot: (162.01) square metres [10.10.40.40.(1) Floor Space Index]
- D) The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is (5.61) metres. [10.10.40.70.(2) Minimum Rear Yard Setback]
- E) . Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 metres. The (proposed) lot frontage is (7.11) metres. [10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]
- F) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed rear yard stairs are (0) metres from the (south side) lot line and the proposed front porch steps are 0.06 metres from the front lot line [10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]
- G) The minimum required parking space must have a minimum width of 2.9 metres. The proposed parking space (s) will have a width of (2.79) metres. (200.5.1.10.(2) Parking Space Dimensions - Minimum]

### **Former City of Toronto Zoning By-Law 438-86**

The property is located in the former municipality of the City of Toronto and is subject to Zoning By-law No. 438-86, as amended, and is zoned (R2 Z0.6 H10.0m)

- A) The by-law limits the residential gross floor area in an area zoned (R2) to (0.6) times the area of the lot: (94.84) square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately (67.17) square metres. [6(3) Part I 1 - Residential Gross Floor Area]

B)The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is (5.61) metres to the rear wall. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min]

C)The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 metres where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line. [6(3) Part IV 3(I) - Integral Garages, Lots Less Than 7.62 M].

D)The minimum parking space width is 2.9 metres. The proposed width is 2.79 metres. [4(17)(e) - Minimum parking space dimensions]

## **REQUESTED VARIANCES FOR 569 CRAVEN RD - PART B**

### **City Wide Zoning By-Law 569-2013**

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended, and is zoned (R d0.6 H10.0m x741).

A)The required minimum lot area is (180) square metres. The proposed lot area is (158.07) square metres. [10.10.30.10.(1) Minimum Lot Area]

B)(i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is (7.77) metres.

(ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is (7.77) metres [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

C) The permitted maximum floor space index is (0.6) times the area of the lot: (94.84) square metres. The proposed floor space index is (0.99) times the area of the lot: (156.56)square metres. [10.10.40.40.(1) Floor Space Index]

D) The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is (5.77) metres [10.10.40.70.(2) Minimum Rear Yard Setback]

E) . Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 metres. The (proposed) lot frontage is (7.11) metres. [10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]

F) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed rear yard stairs are (0.06) metres from the (south side) lot line and the proposed front porch steps are 0.06 metres from the front lot line [10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

G) The minimum required parking space must have a minimum width of 2.9 metres. The proposed parking space (s) will have a width of (2.79) metres [200.5.1.10.(2) Parking Space Dimensions - Minimum]

### **Toronto Zoning By-Law 438-86**

The property is located in the former municipality of the City of Toronto and is subject to Zoning By-law No. 438-86, as amended, and is zoned (R2 Z0.6 H10.0m).

A) The by-law limits the residential gross floor area in an area zoned (R2) to (0.6) times the area of the lot: (94.84) square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately (61.72) square metres. [6(3) Part I 1 - Residential Gross Floor Area]

B) The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is (5.77) metres to the rear wall. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min]

C) The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 metres where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line. [6(3) Part IV 3(I) - Integral Garages, Lots Less Than 7.62 M].

D) The minimum parking space width is 2.9 metres. The proposed width is 2.79 metres. [4(17)(e) - Minimum parking space dimensions]

## **JURISDICTION**

### **Provincial Policy – S. 3**

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

### **Consent – S. 53**

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

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;

(b) whether the proposed subdivision is premature or in the public interest;

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

(d) the suitability of the land for the purposes for which it is to be subdivided;

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(h) conservation of natural resources and flood control;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

### **Minor Variance – S. 45(1)**

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

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

## **EVIDENCE**

. At the hearing held on 5 April, 2018, the City of Toronto was represented by Mr. Alexander Suriano, a lawyer while the Applicant, Mr. Shah was represented by Mr. Nadeem Irfan, an architect, Mr. Deepak V. Bhatt, a planner and Mr. Javad Ameen, a lawyer. Mr. Gerard Campbell, Appellant and resident of 316 Rhodes Ave, which backs onto the property at 569 Craven Rd., and Ms. Johanna Wilks, who introduced herself as a “neighbour renting in the neighbourhood”, and a Participant to the Appeal, were both present.

The hearing commenced with Mr. Suriano stating that a Settlement had been reached between the Parties, and that the Settlement would be presented before the TLAB for approval. Mr. Ameen, Counsel for the Respondent and Applicant, stated that he did not practice municipal law, and would not lead the witnesses through an Examination-in-chief. Mr. Suriano volunteered to be a “Friend of the Court” and help the witnesses give evidence. I thanked Mr. Suriano for his willingness to help, and permitted him to assist various witnesses to give evidence.

Mr. Suriano also informed me that Mr. Irfan, was an architect, who would not provide planning evidence, notwithstanding his being listed as an Expert Witness. The planning evidence would instead be presented by Mr. Bhatt, a Registered Professional Planner. Mr. Suriano also informed that the stated Settlement resulted in the generation of new variances on the lots to be created as a result of the proposed severances. He also informed me that a new Zoning Notice, with the identified updated variances, was in the process of being generated. However, Mr. Suriano submitted that the absence of a Zoning Notice did not impede the hearing from proceeding forward since all the new variances were smaller than the variances listed on the original Zoning Notice.

Notwithstanding the unusual circumstances where the actual variances to be ruled upon were not available, I did not adjourn the hearing of the Appeal but proceeded to hear the Appeal. The reasons for this decision are listed in the Analysis, Findings and Reasons section.

Mr. Suriano drew my attention to the Plans and variances for the proposed buildings as submitted to the Committee of Adjustment (COA), as well as the list of recommended conditions of approval to be imposed should the proposal be approved. Mr. Suriano reiterated under Section 45(18.1) of the Act, there is no need for a new notice for the variances generated as a result of the Settlement because all the variances are reductions. Further, he also advised that there could be a further variance to the interior lot regarding GFA; however, this too was perceived as being “minor” and Mr. Suriano suggested that it did not require further notice. Mr. Suriano advised me that the updated Plans and new Zoning Notice with the variances would be made available “approximately a month” after the hearing.

Mr. Suriano then described the variances. The variances respecting the side yard setbacks were removed from the original proposal because they now complied with

what was as of right. The rear yard setback had been slightly increased to 5.61 m and 5.77 m respectively. The third change was a decrease to Floor Space Index( FSI )under both by laws. Mr. Nadeem then drew my attention to the fact that the front foyer had been reduced to 8.8 m<sup>2</sup> from 10 m<sup>2</sup>, which could trigger possible reductions to the FSI, which was originally more than 1.5 when submitted to the COA. However, it was explained to me that the updated Zoning Notice had to confirm the actual number. However, it was expected that the new FSI would be in the 0.99 range, as compared to the 1.5 figure before the settlement. He emphasized the fact that the figure in the 0.99 range contrasted favourably with an FSI of 1.66, which had been approved in the vicinity, based on their research into COA decisions. The height variances, represented the major change to the design of the house, and are the consequence of a planned integral garage in both the houses. The integral garages, according to Mr. Nadeem, are needed because the paucity of parking on the road. According to Mr. Nadeem, all new builds in the area, have integral garages, because of the lack of adequate parking on the road. However, the parking space that was being created was 2.6 m, which is shorter than the standard parking space by 2 inches, triggering another variance.

The frontage of the proposed lots is 7.1 m, which was smaller than what the by-law required. However, the proposed houses with frontages of 7.1 m and areas of 166.87 sq. m., were bigger than a house with a frontage of 5 m and an area of 111 sq. m., after severance, approved at 539 Craven by the COA. Mr. Nadeem then reviewed the Site Plans and pointed out the aforementioned variances, as they related to the Site Plan, and reiterated that there would be no impact on the neighbouring properties if the variances were to be granted. He completed his statement by undertaking to complete the aforementioned zoning review and confirm the variances.

Mr. Suriano then discussed the Conditions to be imposed if the proposal were to be approved. The Consent Approval would be subject to standard conditions, including confirmation of payment of outstanding taxes to the satisfaction of the City Tax Department, assignment of municipal numbers for the subject lots to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, requisite hard copies and electronic of the registered reference plans being submitted to relevant authorities, and the imposition of a 1 year time frame to complete these tasks.

Mr. Suriano next discussed the conditions to be imposed on the approval of variances, which included tying the construction of the buildings to the plans and elevations as submitted to TLAB. The third condition, which had been requested by the Department of Transportation for both the proposed lots, imposed restrictions on the maximum width of the driveway; it stated *"The maximum width of the driveway and ramped vehicular access within the City of Toronto right-of-way shall not exceed 3.05 m"*

Mr. Bhatt, a Registered Professional Planner, was sworn in next as a Witness (By way of editorial note, the Applicants chose to have Mr. Bhatt present as a Witness while Mr. Irfan, the architect, was the Expert Witness). Mr. Bhatt discussed Section 2 of the



Provincial Policy Statement (PPS) and stated that the proposal conformed with Section 2-2(h) which discussed orderly development, including frontage and massing. The plot is underutilized and is an example of infill development, which is in the spirit of the Provincial Growth Policy. According to Mr. Bhatt, the development was also consistent with Policy 2(c), which discusses how to manage the natural resources so as to preserve the green areas. Mr. Suriano then asked Mr. Bhatt if the application complied with policies of interest to the Province? Mr. Bhatt answered the question through discussing Provincial Policy 1, which discusses the building of strong and healthy communities. He specifically referred to Policy 1.1(b), which discusses appropriate range of housing. He pointed out that lot depths on Craven Road are different from lot depths on Rhodes Road and that the lot areas are smaller on Craven because of the reduced lot depth. He also referred to Policy 1.1.3.3, which again supports intensification.

The next question from Mr. Suriano was about compatibility of the proposal with the Official Plan (OP). Mr. Bhatt started with its objective and provided evidence which amounted to a commentary on the OP, as opposed to specific policies of relevance to the proposal. Mr. Suriano intervened and asked Mr. Bhatt to restrict himself to discussing the proposal and its impact solely at a local level. Mr. Bhatt then discussed Section 4.1 of the OP and stated that it recognized that neighbourhoods are stable but not static, and that the test of appropriate development is its being consistent with the OP, respect and reinforce the development. According to Mr. Bhatt, the project will not result in builds which are out of character with the community because “no changes are being made through rezoning”. Mr. Bhatt stated that notwithstanding objections to the height, the building had 3 storeys and an integral garage- he emphasized that 3 storeys were “as of right”.

Mr. Bhatt then discussed Section 51(24) of the Act which discussed factors to be looked at when considering consents to sever properties. He asserted that the project was in the public interest and supported subsection (e) of Section 51(24) because it made housing “affordable” through creation of smaller houses that were more affordable. Mr. Suriano then intervened to correct Mr. Bhatt on the definition of how the expression “affordable housing” was to be interpreted. Municipal services, according to Mr. Bhatt, were adequate in the area, and could support the needs of the families living in the 2 new properties without any stress.

At this stage, I intervened to ask Mr. Bhatt to submit a detailed witness statement with fulsome evidence of how the proposal was consistent with planning principles, with specific reference to the 4 tests under Section 45.1. The reasons behind this decision are expanded upon in the Analysis section.

Mr. Bhatt then stated that the new builds would result in buildings that are compatible with the Building Code by virtue of being energy efficient. There was no Site Plan control policies in play and the severances therefore complied with the requirements of Section 51(24). Mr. Bhatt also asserted that the 2 houses which would be constructed

satisfied the 4 tests under Section 45(1). He therefore concluded that the consent to sever as well as the variances on each of the 2 lots should be approved.

There were no questions from other Parties. Mr. Suriano then summed up the argument by stating that the proposals presented in themselves, represented the basis of a Settlement, that was supported by all Parties. He recommended approval of the proposal after the updated Zoning Review was submitted, subject to the conditions of approval

I reminded the Parties that while the oral evidence had been heard, there were 2 major submissions outstanding from the Parties, including the Site Plans and the witness statement from Mr. Bhatt. I also advised Mr. Bhatt that on a go forward basis, it was a good idea to have the planner as an Expert Witness rather than an architect, since the formerr could focus on planning evidence which was crucial to evidence at the hearing. Mr. Suriano concurred with my observations.

The written Witness Statement was submitted by Mr. Bhatt on 15 May, 2018 while the updated Zoning Plan and Site Plans were submitted on 11 June 2018. As stated earlier, these filings were crucial to the evidence on this case.,

The submissions made by Mr. Bhatt on 15 May, 2018, are captured below.

On the matter of consent, Mr. Bhatt referenced subsections (l) and (m) of Section 51(24) to state the following:

The existing building is 50 years old and under -utilized because only 75% of the allowable built up area under the zoning by-law has been constructed. Current construction is legal but non-conforming to the updated Ontario Building Code for the insulation rating and for energy efficiency for the doors, window and roofing "Star" energy rating system. The proposed new dwelling units will be more energy efficient, better insulated and enhance fire safety. The integral garages will improve accessibility as well as make it safe and convenient for pedestrians, in addition to improving snow removal, and better movement of garbage and recycling trucks on the street.

Mr. Bhatt's submissions on the compatibility between the proposal and the tests corresponding to conformity with the Official Plan, and being desirable for the development of the property, may be summarized as follows:

"Comparative ratio of lot length to frontage is smaller than lots of Rhodes and Ashdale Avenue. A larger FSI is therefore necessary for houses on Craven in order to provide families with similar and reasonable size dwellings, similar to other houses in the area. For this to be made possible, it is important to grant variances for smaller lot areas, for larger built up areas and FSI.

The calculation of the coverage and total built up area (FSI) in the case of the proposed residences has to include the basement area because the proposed grade level is higher than the average grade level. Structural limitations prevent further lowering of the basement floor level which results in the basement being counted towards the GFA even when the basement height is comparable to other basements in the neighbourhood. The basement height makes it higher than average grade level.”

Proceeding to the issue of increasing the maximum permitted exterior main wall Front and Rear Height from 7.5 to 7.7 m, Mr. Bhatt’s written testimony stated that the purpose of the proposed increase is to adjust the roof slope for rain water. Stating that the height is compatible with buildings in the neighbourhood, Mr. Bhatt explained why the height of the building precluded the need for a sun/shade study. However, on the basis of his “modal analysis”, Mr. Bhatt concluded that an increase of 0.27 metres in total height will not create an adverse impact on the neighbouring area.

Commenting on the variances for the rear side yard, minimum frontage width for vehicle entrance and minimum side wall setback for open deck and exterior stairs pedestrian access encroachment, Mr. Bhatt stated that the requested variances are actually an improvement from current conditions. According to Mr. Bhatt, the side yard setback on the north side has been increased in order to keep the buildings to be constructed at an appropriate distance from the neighbouring building which is on the lot line and is legal but non-compliant with the bylaws. The lack of sideyard setbacks, in Mr. Bhatt’s opinion, “will result in multiple non-compliance issues. Fire and safety reasons also support the granting of these variances.”

On the matter of the parking spaces, Mr. Bhatt asserted that while the minimum width of a parking space is reduced from 2.9 m to 2.79 m, innovations in automobile technology made it possible for cars that can fit into the smaller space.

There was no evidence offered on the tests of compliance with the intention of the zoning by-law, and the test of being minor.

## **ANALYSIS, FINDINGS, REASONS.**

What makes this case unique is that a substantial portion of relevant evidence was completed after the oral evidence had been heard. The reasons behind my agreeing to, and permitting the hearing to proceed, notwithstanding my concerns with the wholeness of the evidence submitted before the hearing, was that I was sympathetic to the situation of the Applicants, whose hearing had been adjourned twice as a result of reasons beyond their control, notwithstanding their objections to the adjournments.

However, my willingness to proceed is also a consequence of the fact that I had underestimated the state of completeness of the evidence presented at the hearing to

be considered in order to arrive at a meaningful decision. The unavailability of prior information about the lack of an updated zoning notice with accurate variances prior to the hearing, and the paucity of fulsome planning evidence, may have resulted in my prevailing on the Parties to adjourn and reconvene only when all pertinent evidence was available, and disclosed to all Parties and myself.

However, the fact that the hearing represents a Settlement between the Appellants and the City of Toronto, with no significant opposition from Mr. Campbell (the third Party) allowed for written submissions to be made after the hearing and the hearing completed. I had taken the precaution of asking Mr. Bhatt to submit his evidence for perusal and comments by Mr. Suriano before sending it to TLAB. This was to ensure that the document addressed all relevant policies and would have enough quality to form the basis on which TLAB could consider as a basis to issue a decision.

The decision to obtain evidence in writing after the completion of the hearing did not prejudice the rights of Parties because they had reached a Settlement. My decision to ask for written submission was also shaped by the sequence in which the Respondent introduced the witnesses- the Expert Witness was an architect, while a Registered Professional Planner was a Witness. It is unusual for a Registered Professional Planner to be a witness since it restricts their ability to provide commentary on the implications of policies at the City level, in addition to the community of interest. Mr. Bhatt's lack of comfort with his limited role, clearly interfered with his ability to present adequate evidence to satisfy the TLAB's requirements.

However, I do not consider the approach of proceeding to a hearing without an updated Zoning Notice, or wholesome written submissions to be precedent setting, nor even advisable, because it represents an on the spot improvisation to address an unusual situation, as opposed to a deliberate and thoughtful approach that is designed to improve evidence collection at the hearing. The slew of evidence obtained through this approach have reinforced my belief that notwithstanding any Settlement arrived at by Parties, hearings should be adjourned until an updated Zoning Notice is available. The availability of fulsome submissions with contemporaneous, relevant evidence is a strongly recommended because it provides opportunities to the adjudicator to review material and ask pertinent questions.

I would also like to acknowledge the help and patience of Mr. Suriano, who by volunteering to play the part of "amicus curiae", helped the gathering of oral evidence to be completed as smoothly, as was possible under the circumstances.

The evidence presented by Mr. Bhatt is accepted largely because it was uncontroverted and represents a Settlement. Notwithstanding my acceptance of his evidence, it needs to be pointed out that he restricted himself to proving compliance with the Official Plan and the test of desirability, when discussing the variances. There was no specific written evidence submitted on 15 May, 2018, regarding compliance with zoning, and the test of being minor, nor was it canvassed at the hearing on 5 April, 2018.

Given that I had specifically stated my expectations at the hearing about the need for submitting evidence referencing the severance, as well as all the stated tests under Section 45(1) of the Act, and had requested that the City review the evidence for thoroughness before the submission, I am disappointed that there was no effort made to provide specific evidence respecting the tests which speak to compatibility with the zoning by-laws and the test of being minor.

Exploring the oral evidence, as opposed to merely examining it, and consolidating various bits and pieces of information through sifting the evidence, I conclude that the proposal meets the intent and purpose of the zoning by-laws broadly. If we acknowledge that the overall purpose of the zoning by-laws is to provide consistent standards to guide growth within neighborhoods, with respect to matters such as lot size, building type, height, density, and setbacks from lot lines, and the intention of zoning pertinent to FSI is to govern the size of a house in relation to lot size, it may be concluded that the proposed variances on each of the severed lots at 569 A Craven and 569 B Craven, are generally in compliance with the intention of the zoning by-law. It may also be noted that the need to include the basement in calculations, resulting in the constructed houses being comparable to their neighbours, albeit on narrower lots, result in a large FSI, but still fulfill the intent of the zoning by-law. Similarly, the height variances comply with the intent of the zoning by-laws because no adverse privacy issues were mentioned at the hearing. The side yard setbacks meet the intent of providing adequate spacing between houses, as well as provision of access for cleaning, maintenance and access.

Lastly, the fact that this is a Settlement hearing, where the neighbours have not expressed any concerns about the impacts of the proposed houses to be built may be interpreted to mean that the impacts of the variances, are collectively and individually minor. There were examples provided about similar COA approved consents and variances, which demonstrate that there has been no adverse impact.

In terms of the actual variances and consent to sever, there is no significant adverse impact nor contravention to note, based on the clauses of Section 51(24) which apply to this proposal.. .

The conditions to be approved, as recommended by the City, reflect standard forestry conditions, and a site specific recommendation from the Transportation Department. The Parties are aware of the conditions, and have not expressed any disagreement with any of the conditions. I have carefully considered the submissions of Mr. Suriano, as well as the recommendations in TLAB's Practice Direction 1, and have imposed the optimal combination of the two sets of suggested conditions. Should there be an issue with the approved conditions, the Decision states clearly that TLAB may be spoken to.

The appeal can therefore considered to be allowed in part because of the reduced variances, as supplied and hereinafter set out. I find that no further Notice is required pursuant to Section 45(18.1) of the Planning Act

## **DECISION AND ORDER**

1. The Appeal respecting 569 Craven Road is allowed in part, and the decision of the Committee of Adjustment dated 25 October, 2017, is set aside.
2. Pursuant to Sections 53 (19) and 51(24) of the Planning Act, The Consent to sever the property, with the legal description Plan 1301 CON 1 FB PT LOT 8, and presently known as 569 Craven Road, into two residential lots and to maintain the existing easement/right of way, is granted and the severed lots may be described as follows:

**Conveyed- Parts 2 and 3, Draft R-Plan**  
**Address to be assigned**

The frontage is 7.11 m and the lot area is 158.07sq.m. Part 3 will be maintained as an easement/right of way as described in Instrument No CA243544.

**Retained- Part 1, Draft R-Plan**  
**Address to be assigned**

The lot frontage is 7.11 m and the lot area is 158.07 sq. m.

3. Pursuant to Subsection 45(18) of the Planning Act, the following minor variances from the City of Toronto Zoning By-law(s) relating to the property with the legal description plan 1301 CON1 FB PT Lot 8, and presently known as 569 Craven Road in the municipality of the City of Toronto, are approved:

- A) Regarding the conveyed lot described in Paragraph 2 above, which was the subject of Minor Variance Application A0651/17TEY, and which is depicted as Parts 2 and 3 on the attached Draft Plan:

### **City Wide Zoning By-Law- 569-2013**

- (A)The required minimum lot area is (180) square metres. The proposed lot area is (158.07) square metres. [10.10.30.10.(1) Minimum Lot Area]
- (B) (i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is (7.77) metres.
- B (ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is (7.77) metres. [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
- (C) The permitted maximum floor space index is (0.6) times the area of the lot: (94.84) square metres. The proposed floor space index is (1.024) times the area of the lot: (162.01square metres) [10.10.40.40.(1) Floor Space Index]

D) The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is (5.61) metres. [10.10.40.70.(2) Minimum Rear Yard Setback]

E) . Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 metres. The (proposed) lot frontage is (7.11) metres.[10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]

F) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed rear yard stairs are (0) metres from the (south side) lot line and the proposed front porch steps are 0.06 metres from the front lot line [10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

G) The minimum required parking space must have a minimum width of 2.9 metres. The proposed parking space (s) will have a width of (2.79) metres. (200.5.1.10.(2) Parking Space Dimensions - Minimum]

### **Former City of Toronto Zoning By-Law 438-86**

The property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended, and is zoned (R2 Z0.6 H10.0m)

A)The by-law limits the residential gross floor area in an area zoned (R2) to (0.6) times the area of the lot: (94.84) square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately (67.17) square metres. [6(3) Part I 1 - Residential Gross Floor Area]

B)The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is (5.61) metres to the rear wall. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min]

C)The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 metres where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line. [6(3) Part IV 3(I) - Integral Garages, Lots Less Than 7.62 M].

D)The minimum parking space width is 2.9 metres. The proposed width is 2.79 metres. [4(17)(e) - Minimum parking space dimensions]

**B)** Regarding the retained lot described in Paragraph 2, above, which was the subject of Minor Variance Application A0652/17TEY, and which is depicted as Part 1 on the attached Draft plan:

### **City Wide Zoning By-Law 569-2013**

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended, and is zoned (R d0.6 H10.0m x741).

A)The required minimum lot area is (180) square metres. The proposed lot area is (158.07) square metres. [10.10.30.10.(1) Minimum Lot Area]

B)(i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is (7.77) metres.

B) (ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is (7.77) metres [10.10.40.10.(2)

Maximum Height of Specified Pairs of Main Walls]

C) The permitted maximum floor space index is (0.6) times the area of the lot: (94.84) square metres. The proposed floor space index is (0.99) times the area of the lot: (156.56)square metres. [10.10.40.40.(1) Floor Space Index]

D) The required minimum rear yard setback is 7.5 metres. The proposed rear yard setback is (5.77) metres [10.10.40.70.(2) Minimum Rear Yard Setback]

E) . Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 metres. The (proposed) lot frontage is (7.11) metres. [10.10.80.40.(1) Garage Entrance in Front Wall Not Permitted on Certain Lots]

F) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed rear yard stairs are (0.06) metres from the (south side) lot line and the proposed front porch steps are 0.06 metres from the front lot line [10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]

G) The minimum required parking space must have a minimum width of 2.9 metres. The proposed parking space (s) will have a width of (2.79) metres [200.5.1.10.(2) Parking Space Dimensions - Minimum]

### **Toronto Zoning By-Law 438-86**

The property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended, and is zoned (R2 Z0.6 H10.0m).

A) The by-law limits the residential gross floor area in an area zoned (R2) to (0.6) times the area of the lot: (94.84) square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately (61.72) square metres. [6(3) Part I 1 - Residential Gross Floor Area]

B) The by-law requires a building to have a minimum rear yard setback of 7.5 metres. The proposed rear yard setback is (5.77) metres to the rear wal. [6(3) Part II 4 - Rear Lotline Setback, 7.5 m Min]

C) The by-law does not permit an integral garage in a building on a lot having a frontage of less than 7.62 metres where access to the garage is located in a wall facing the front lot line. The proposed integral garage is in a wall that faces the front lot line. [6(3) Part IV 3(I) - Integral Garages, Lots Less Than 7.62 M].

D) The minimum parking space width is 2.9 metres. The proposed width is 2.79 metres. [4(17)(e) - Minimum parking space dimensions]



**4)** The consent to sever referred to above, in paragraph 2 of this Decision, is conditional upon the following:

- A). Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- B). Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- C) Prior to the issuance of a building permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of the Director, Parks, Forestry and Recreation, Urban Forestry Services.
- D) Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- E). Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- F) One electronic copy of the registered plan of survey satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- G) Three copies of the registered reference plan of survey satisfying the requirement of the City Surveyor, shall be filed with the Committee of Adjustment.
- H) Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

**5.** This Decision, regarding the minor variances, pertaining to the conveyed lot, referred to above in Paragraph 3 (A), is subject to the following conditions:

- A). The proposed development shall be constructed substantially in accordance with the revised plans, site plans, elevations, and architectural drawings prepared for 569B Craven Road by Lemcad Consultants, dated April 9, 2018 and submitted to TLAB by Alexander Suriano, the solicitor for the City of Toronto, on June 11, 2018. A copy of the plans and elevations is attached to this Decision.

B) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

C) The maximum width of the driveway and ramped vehicular access within the City of Toronto right-of-way shall not exceed 3.05 m.

**6.** This Decision regarding the minor variances pertaining to the retained lot, referred to above in Paragraph 3(B), is subject to the following conditions:

A). The proposed development shall be constructed substantially in accordance with the revised plans, site plans, elevations, and architectural drawings prepared for 569A Craven Road by Lemcad Consultants, dated April 9, 2018 and submitted to TLAB by Alexander Suriano, the solicitor for the City of Toronto, on June 11, 2018. A copy of the plans and elevations is attached to this Decision.

B) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

C). The maximum width of the driveway and ramped vehicular access within the City of Toronto right-of-way shall not exceed 3.05 m.

**7.** No variances that are not explicitly listed in this Decision, are considered to be approved.

If there are any difficulties experienced in the implementation of this Decision, the TLAB may be spoken to.

So orders the Toronto Local Appeal Body

X 

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S. Gopikrishna  
Panel Chair, Toronto Local Appeal Body

1. The Toronto Local Appeal Body orders that;
2. Pursuant to subsection 53(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, consent to sever the property with the legal description Plan 1301 CON 1 FB PT LOT 8, and presently municipally known as 569 Craven Road, into two residential lots and to maintain the existing easement/right-of-way, is granted and the severed lots may be described as follows:

**Conveyed - Parts 2 and 3, Draft R-Plan**

Address to be assigned

The lot frontage is 7.10m and an area of 158.07 sq. m.

Part 3 will be maintained as an easement/right-of-way as described in Instrument No. CA243544.

**Retained - Part 1, Draft R-Plan**

Address to be assigned

The lot frontage is 7.10m and an area of 158.07 sq. m.

3. The consent to sever referred to above, in paragraph 2 of this decision, is conditional upon the following:
  - a. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department
  - b. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
  - c. Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator Projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
  - d. One electronic copy of the registered plan of survey satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
  - e. Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or

(5) or subsection 53(42) of the Planning Act, as it pertains to the conveyed land and/or consent transaction.

4. Pursuant to subsection 45(18) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the following minor variances from City of Toronto Zoning By-law(s) relating to the property with the legal description plan 1301 CON1 FB PT LOT 8, and presently municipally known as 569 Craven Road in the City of Toronto are hereby approved (the "Minor Variances"):

A) . Regarding the conveyed lot described in Paragraph 2, above, which was the subject of Minor Variance Application A0651/17TEY, and which is depicted as Part 2 and 3 on the attached Draft plan:

- i. Chapter 10.10.30.10(1)(B), By-law 569-2013  
The minimum required lot area is 180 sq. m.  
The area of the conveyed lot will be 158.0710 sq. m.
- ii. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013  
The maximum permitted height of all front exterior main walls is 7.5 m.  
The height of the front exterior main wall of the new dwelling will be 7.77 m.
- iii. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013  
The maximum height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main wall of the new dwelling will be 7.77 m.
- iv. Chapter 10.10.40.40.(1)(A), By-law 569-2013  
The maximum permitted floor space index is 0.6 times the area of the lot (94.84 sq. m.)  
The new two-storey detached dwelling will have a floor space index equal to 0.99 times the area of the lot (156.56 sq. m.)
- v. Chapter 10.10.40.70.(2), By-Law 569-2013  
The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 5.77 m from the rear lot line.
- vi. Chapter 10.10.80.40.(1), By-Law 569-2013  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
The conveyed lot will have a frontage of 7.10 m.
- vii. Chapter 10.5.40.60.(3)(A)(iii), By-Law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

In this case, the stairs in the rear yard will be located 0.0 m from the south side lot line and the front porch steps will be located 0.06 m from the front lot line.

viii. Chapter 200.5.1.10.(2), By-Law 569-2013

The minimum required width of a parking space is 2.9 m.

The Parking space will have a width of 2.79 m.

ix. Section 6(3) Part I 1, By-Law 438-86

The maximum permitted floor space index is 0.6 times the area of the lot (94.84 sq. m.)

The new two-storey detached dwelling will have a floor space index equal to 0.99 times the area of the lot (156.56 sq. m.).

x. Section (6)3 Part II 4, By-Law 438-86

The minimum required rear yard setback is 7.5 m.

The new dwelling will be located 5.77 m from the rear lot line.

xi. Section 6(3) Part IV (3)(I), By-Law 438-86

An integral garage in a building located on a lot with frontage less than 7.62 m and where access to the garage is located in a wall facing the front line is not permitted.

In this case, the integral garage is in a wall that faces the front lot line.

xii. Section 4.17(e), By-Law 438-86

The minimum required width of a parking space is 2.9 m.

The Parking space will have a width of 2.79 m.

B) . Regarding the **retained** lot described in Paragraph 2, above, which was the subject of Minor Variance Application A0652/17TEY, and which is depicted as Part 1 on the attached Draft plan:

i. Chapter 10.10.30.10(1)(B), By-law 569-2013

The minimum required lot area is 180 sq. m.

The area of the conveyed lot will be 158.0710 sq. m.

ii. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.5 m.

The height of the front exterior main wall of the new dwelling will be 7.77m.

- iii. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013  
The maximum height of all rear exterior main walls is 7.5 m.  
The height of the rear exterior main wall of the new dwelling will be 7.77 m.
- iv. Chapter 10.10.40.40.(1)(A), By-law 569-2013  
The maximum permitted floor space index is 0.6 times the area of the lot (94.84 sq. m.)  
The new two-storey detached dwelling will have a floor space index equal to 1.024 times the area of the lot (162.01 sq. m.)
- v. Chapter 10.10.40.70.(2), By-Law 569-2013  
The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 5.61 m from the rear lot line.
- vi. Chapter 10.10.80.40.(1), By-Law 569-2013  
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.  
The conveyed lot will have a frontage of 7.10 m.
- vii. Chapter 10.5.40.60.(3)(A)(iii), By-Law 569-2013  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
In this case, the stairs in the rear yard will be located 0.0 m from the north side lot line and the front porch steps will be located 0.15 m from the front lot line.
- viii. Chapter 200.5.1.10.(2), By-Law 569-2013  
The minimum required width of a parking space is 2.9 m.  
The Parking space will have a width of 2.79 m.
- ix. Section 6(3) Part I 1, By-Law 438-86  
The maximum permitted floor space index is 0.6 times the area of the lot (94.84 sq. m.)  
The new two-storey detached dwelling will have a floor space index equal to 1.024 times the area of the lot (162.01 sq. m.).
- x. Section (6)3 Part II 4, By-Law 438-86  
The minimum required rear yard setback is 7.5 m.  
The new dwelling will be located 5.61 m from the rear lot line.
- xi. Section 6(3) Part IV (3)(I), By-Law 438-86

An integral garage in a building located on a lot with frontage less than 7.62 m and where access to the garage is located in a wall facing the front line is not permitted.  
In this case, the integral garage is in a wall that faces the front lot line.

xii. Section 4.17(e), By-Law 438-86

The minimum required width of a parking space is 2.9 m.  
The Parking space will have a width of 2.79 m.

**5. This decision regarding the minor variances pertaining to the conveyed lot,** referred to above in Paragraph 4 (A) is subject to the following conditions:

- a. The proposed development shall be constructed substantially in accordance with the revised plans, site plans, elevations, and architectural drawings prepared for 569B Craven Road by Lemcad Consultants dated April 9, 2018 and submitted to TLAB by Alexander Suriano, the solicitor for City of Toronto, on June 11, 2018.
- b. Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- c. The maximum width of the driveway and ramped vehicular access within the City of Toronto right-of-way shall not exceed 3.05 m.

**6. This decision regarding the minor variances pertaining to the retained lot,** referred to above in Paragraph 4(B) is subject to the following conditions:

- a. The proposed development shall be constructed substantially in accordance with the revised plans, site plans, elevations, and architectural drawings prepared for 569A Craven Road by Lemcad Consultants dated April 9, 2018 and submitted to TLAB by Alexander Suriano, the solicitor for City of Toronto, on June 11, 2018.
- b. Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

c. The maximum width of the driveway and ramped vehicular access within the City of Toronto right-of-way shall not exceed 3.05 m.

7. The dwellings on both lots need to be constructed in substantial compliance with the Plans and Elevations date stamped April 9, 2018, a copy of which is attached to this decision as an Attachment

8. No variances that are not explicitly listed in this decision, are considered to be approved.

If there are difficulties experienced in the implementation of this decision, the TLAB may be spoken to.



PLAN OF SURVEY OF  
PART OF LOT 8, CONCESSION 1  
FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK)

ALSO KNOWN AS  
RESERVE

ABUTTING LOTS 130 AND 131,  
REGISTERED PLAN 1301

CITY OF TORONTO  
SCALE 1:150

1:500  
0 1.5 3  
7.5metres

VLADIMIR DOSEN SURVEYING, O.L.S.

PE--

I require this plan to be deposited  
under the Land Titles Act

PLAN 66R --

RECEIVED AND DEPOSITED

Date

Date

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

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

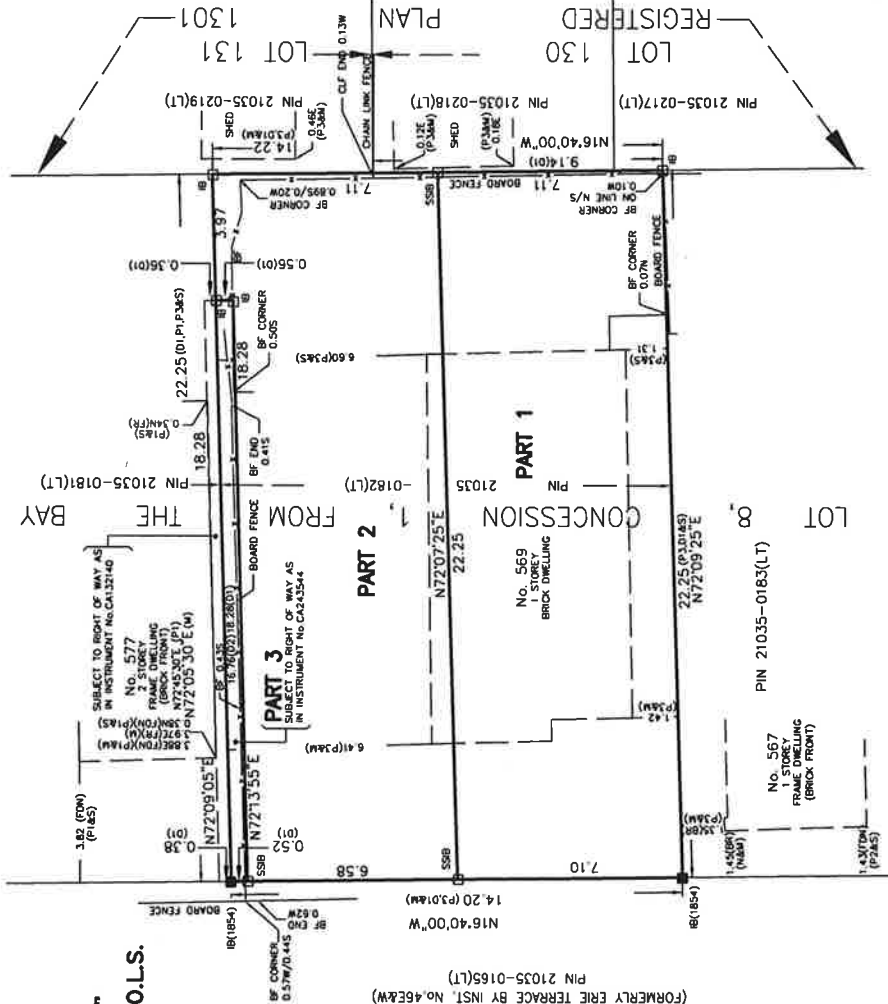
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
THE TORONTO REGISTRY OFFICE(No.66)

SCHEDULE

| PART | PART OF LOT | CONCESSION | ALL OF PIN     | AREA IN<br>Sq.m. |
|------|-------------|------------|----------------|------------------|
| 1    | 8           | 1          | 21035-0182(LT) | 158.07           |
| 2    |             |            |                | 148.33           |
| 3    |             |            |                | 9.74             |

PART 3 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT No.CA243544

CRAVEN ROAD (BY BY-LAW 9884)  
(FORMERLY ERIE TERRACE BY INST. No.466&W)  
PIN 21035-0185(LT)



**BEARING NOTE:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM CONTROL  
MONUMENTS HON 02019550008 AND HON 02019720025 BASED ON AN N.T.M.  
COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST, EPOCH  
1984-1983.505, EPOCH 2011.

DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE  
CONVERSION SCALE FACTOR OF 0.3048.

STATED CONTROL POINTS (P.1, P.2, P.3, P.4, P.5, P.6, P.7, P.8, P.9, P.10, P.11, P.12, P.13, P.14, P.15, P.16, P.17, P.18, P.19, P.20, P.21, P.22, P.23, P.24, P.25, P.26, P.27, P.28, P.29, P.30, P.31, P.32, P.33, P.34, P.35, P.36, P.37, P.38, P.39, P.40, P.41, P.42, P.43, P.44, P.45, P.46, P.47, P.48, P.49, P.50, P.51, P.52, P.53, P.54, P.55, P.56, P.57, P.58, P.59, P.60, P.61, P.62, P.63, P.64, P.65, P.66, P.67, P.68, P.69, P.70, P.71, P.72, P.73, P.74, P.75, P.76, P.77, P.78, P.79, P.80, P.81, P.82, P.83, P.84, P.85, P.86, P.87, P.88, P.89, P.90, P.91, P.92, P.93, P.94, P.95, P.96, P.97, P.98, P.99, P.100, P.101, P.102, P.103, P.104, P.105, P.106, P.107, P.108, P.109, P.110, P.111, P.112, P.113, P.114, P.115, P.116, P.117, P.118, P.119, P.120, P.121, P.122, P.123, P.124, P.125, P.126, P.127, P.128, P.129, P.130, P.131, P.132, P.133, P.134, P.135, P.136, P.137, P.138, P.139, P.140, P.141, P.142, P.143, P.144, P.145, P.146, P.147, P.148, P.149, P.150, P.151, P.152, P.153, P.154, P.155, 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**SURVEYOR'S REAL PROPERTY REPORT**

PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
PART OF LOT 8, CONCESSION 1  
FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK)  
ALSO KNOWN AS

**RESERVE**

ABUTTING LOTS 130 AND 131,  
REGISTERED PLAN 1301

**CITY OF TORONTO**

**SCALE 1:150**



**VLADIMIR DOSEN SURVEYING, O.L.S.**

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2013886

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1206, Section 28(3)

THIS REPORT WAS PREPARED FOR  
IMMALGAT, PATRICK  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES

**PART 2) SURVEY REPORT**  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
SUBJECT TO AND TOGETHER WITH RIGHT OF WAY AS IN  
CONFORMANCE WITH MUNICIPAL ZONING BY-LAWS:  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS.

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - S DENOTES MEASURED
  - 1 DENOTES DIAMETER
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY  
OTTO ERTL, O.L.S., DATED MARCH 26, 1991
  - P2 DENOTES BUILDING LOCATION SURVEY BY  
D.H. BLACK SURVEYING LTD., O.L.S.,  
DATED MAY 20, 1988
  - D1 DENOTES INSTRUMENT NO. CA132140
  - D2 DENOTES INSTRUMENT NO. CA132140

- BF DENOTES BOARD FENCE
- BR DENOTES BRICK
- CBRW DENOTES CONCRETE BLOCK RETAINING WALL
- CLF DENOTES CHAIN LINK FENCE
- DSE DENOTES CONCRETE RETAINING WALL
- FDN DENOTES DOOR SILL ELEVATION
- FW DENOTES FOUNDATION
- GM DENOTES GAS METER
- IF DENOTES IRON FENCE
- UP DENOTES UTILITY POST
- WK DENOTES WATER KEY
- ⊙ DENOTES DECIDUOUS TREE

**BEARING NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
FROM THE EASTERLY LIMIT OF RESERVE  
AS SHOWN ON REGISTERED PLAN 1301  
HAVING A BEARING OF N16°40'00".

**BENCHMARK NOTE:**  
ELEVATIONS ARE LOCAL.

NO PERSON MAY COPY, REPRODUCE, DISSEMINATE OR ALTER THIS  
CERTIFICATE WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS 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  
24th DAY OF MARCH, 2017

APRIL 20, 2017

DATE

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

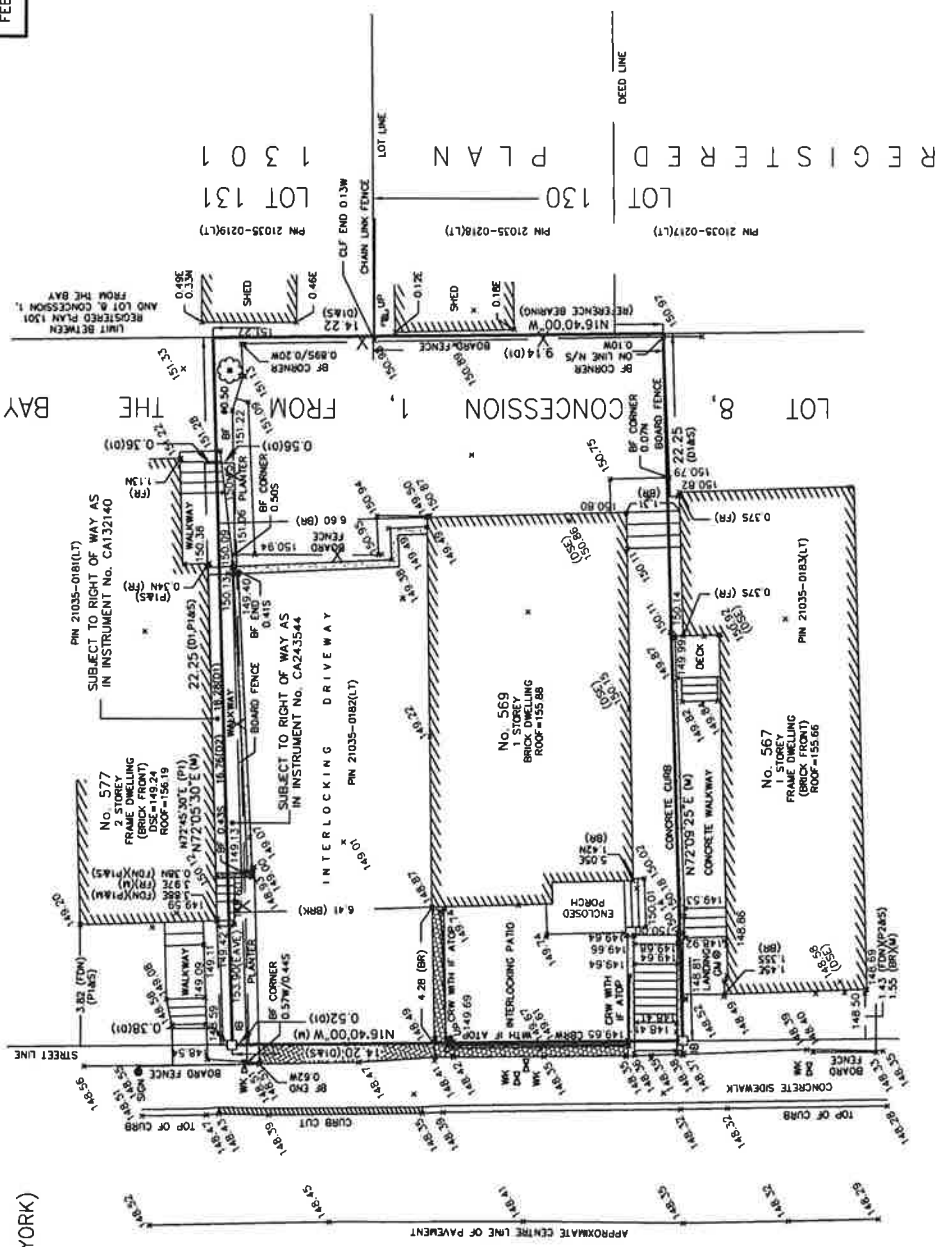
**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**

555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE: (416) 466-0440 EMAIL: vlad@vldosen.com

FIELD: DJ/MW CAD FILE: 569 CRAVEN ROAD  
DRAWN BY: CL FILE: 12-026

CHECKED BY: VD JOB NO: 17050

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



**CRAVEN ROAD (BY BY-LAW 9884)**  
(FORMERLY ERIE TERRACE BY INST. NO. 46E&W)

PN 21035-0165(LT)

APPROXIMATE CENTRE LINE OF PAVEMENT

INTERLOCKING DRIVEWAY

ENCLOSURE

INTERLOCKING PATIO

CONCRETE WALKWAY

CONCRETE CURB

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

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CONCRETE WALKWAY

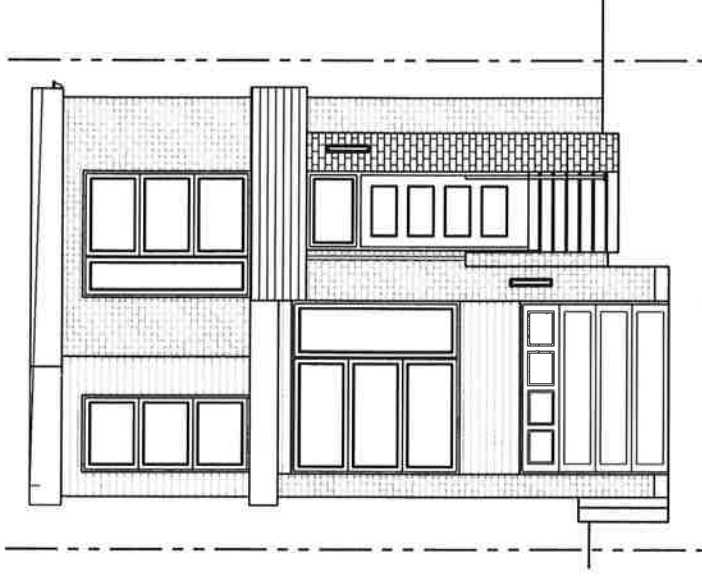
CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

CONCRETE WALKWAY

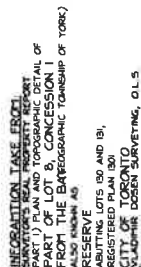


**569B / PART 2&3/ CRAVEN ROAD, TORONTO**  
**PROPOSED NEW 2 STORY DETACHED DWELLING**

**LIST OF DRAWINGS**

ISSUED FOR TLAB - APRIL 09, 2018

|                                       |                                    |
|---------------------------------------|------------------------------------|
| A1 SITE PLAN                          | A5 PROPOSED ROOF PLAN              |
| A1a SITE STATISTICS                   | A6 PROPOSED FRONT (WEST)           |
| A1b FRONT & REAR YARD LANDSCAPE PLANS | A7 PROPOSED REAR (EAST)            |
| A2 PROPOSED BASEMENT PLAN             | A8 PROPOSED SIDE (NORTH) ELEVATION |
| A3 PROPOSED GROUND FLOOR PLAN         | A9 PROPOSED SIDE (SOUTH) ELEVATION |
| A4 PROPOSED SECOND FLOOR PLAN         |                                    |



**LEM CAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED NEW DWELLING

**LOCATION: 569B CRAVEN ROAD, TORONTO**

DATE: APR. 09, 2018

CADD-NAME: 170206



## ORIENTATION

# ADDITIONAL SITE STATISTICS

|  | PROVIDED                        | REQUIRED                   |
|--|---------------------------------|----------------------------|
| TOTAL FRONT YARD AREA                          | = 174.14 SQFT<br>(16.18 SQ.M.)  |                            |
| AREA #2<br>DRIVEWAY AREA                       | = 78.33 SQFT<br>(7.28 SQ.M.)    |                            |
| PROPOSED FRONT YARD<br>LANDSCAPING             | = 96.81 SQFT<br>(8.99 SQ.M.)    | 50%                        |
| AREA #4<br>PROPOSED HARD LANDSCAPING           | = 16.99 SQFT<br>(1.57 SQ.M.)    |                            |
| AREA #1 + #3 + #5<br>PROPOSED SOFT LANDSCAPING | = 79.82 SQFT<br>(7.42 SQ.M.)    | 75%                        |
| TOTAL REAR YARD AREA                           | = 491.74 SQFT<br>(45.71 SQ.M.)  |                            |
| AREA #6 + #7<br>PROPOSED HARD LANDSCAPING      | = 192.58 SQFT<br>(17.90 SQ.M.)  |                            |
| AREA #8<br>PROPOSED SOFT LANDSCAPING           | = 299.16 SQFT<br>(27.81 SQ.M.)  | 50%                        |
| FLOOR AREA                                     | PROVIDED 99.34%<br>157.11 SQ.M. | MAXIMUM 60%<br>94.83 SQ.M. |
| MAX. BUILDING HEIGHT                           | 8.23M                           | 10.0M                      |
| GROUND FLOOR HEIGHT                            | 0.98M                           | 1.2M                       |
|  | PROVIDED                        | MINIMUM                    |
| MIN. FRONTAGE                                  | 7.10M                           | 6.00M                      |
| MIN. LOT AREA                                  | 158.01<br>SQ.M.                 | 180.00<br>SQ.M.            |
| MIN. FRONT YARD SETBACK                        | 2.64M                           | 2.63M                      |
| MIN REAR YARD                                  | 5.77M                           | 7.5M                       |
| SIDE YARD SETBACK (NORTH)                      | 0.86M                           | 0.45M                      |
| SIDE YARD SETBACK (SOUTH)                      | 0.46M                           | 0.45M                      |
| PARKING  | 1 SPACE                         | 1 SPACE                    |

| SITE DATA                                |  | 569B CRAVEN ROAD |
|--|--|------------------|
| LOT AREA = 1701.43 SQ.FT. (158.07 SQ.M.) |  |                  |
| *FLOOR AREAS :                           |  | PROPOSED         |
| GROUND FLOOR =                           | 854.81 SQ.FT (79.45 SQ.M.)             |                  |
| SECOND FLOOR =                           | 835.50 SQ.FT (77.66 SQ.M.)             |                  |
| TOTALS G.F.A. =                          | 1690.31 SQ.FT (157.11 SQ.M.) OR 99.34% |                  |

## LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1a

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569B CRAVEN ROAD, TORONTO

PART 2 & 3

DWG. BY: PD CK'D BY: LM APP. BY:

DATE: APR. 09, 2018

JOB NO.:

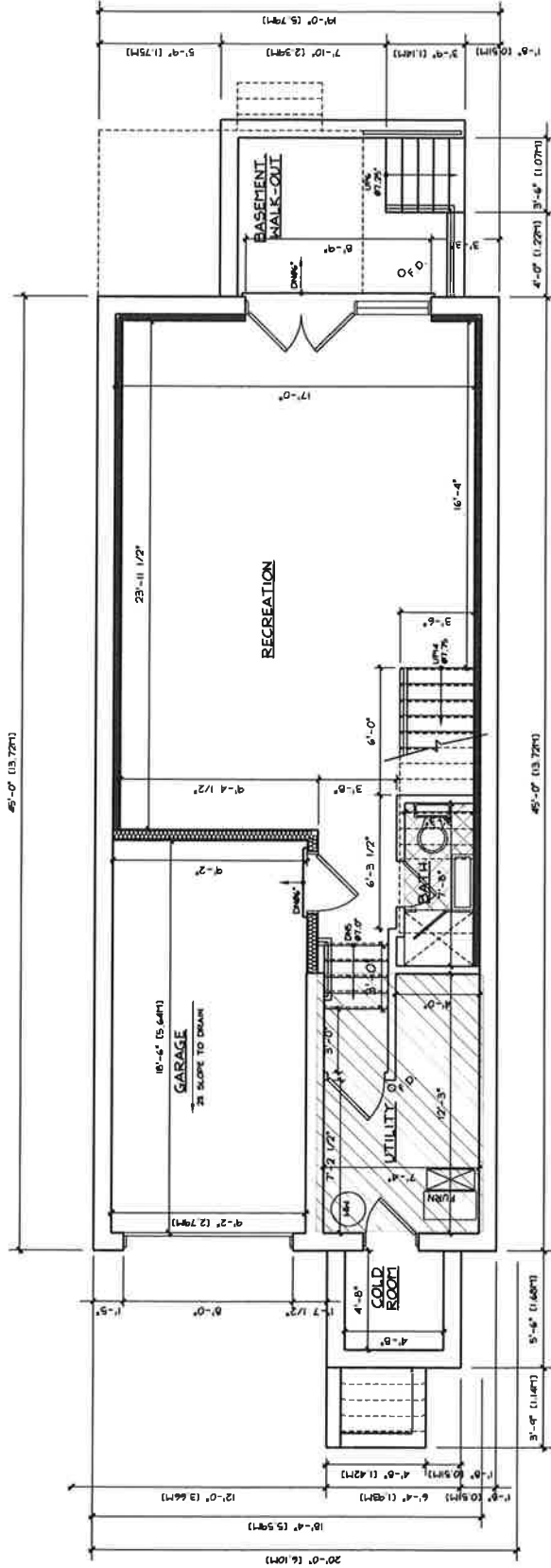
DWG. NO.: A9 OF 9

CADD-NAME: 170206

ORIENTATION







PROPOSED  
BASEMENT FLOOR PLAN

1  
A2 SCALE: 3/16"=1'-0"

# LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A2

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569B CRAVEN ROAD, TORONTO

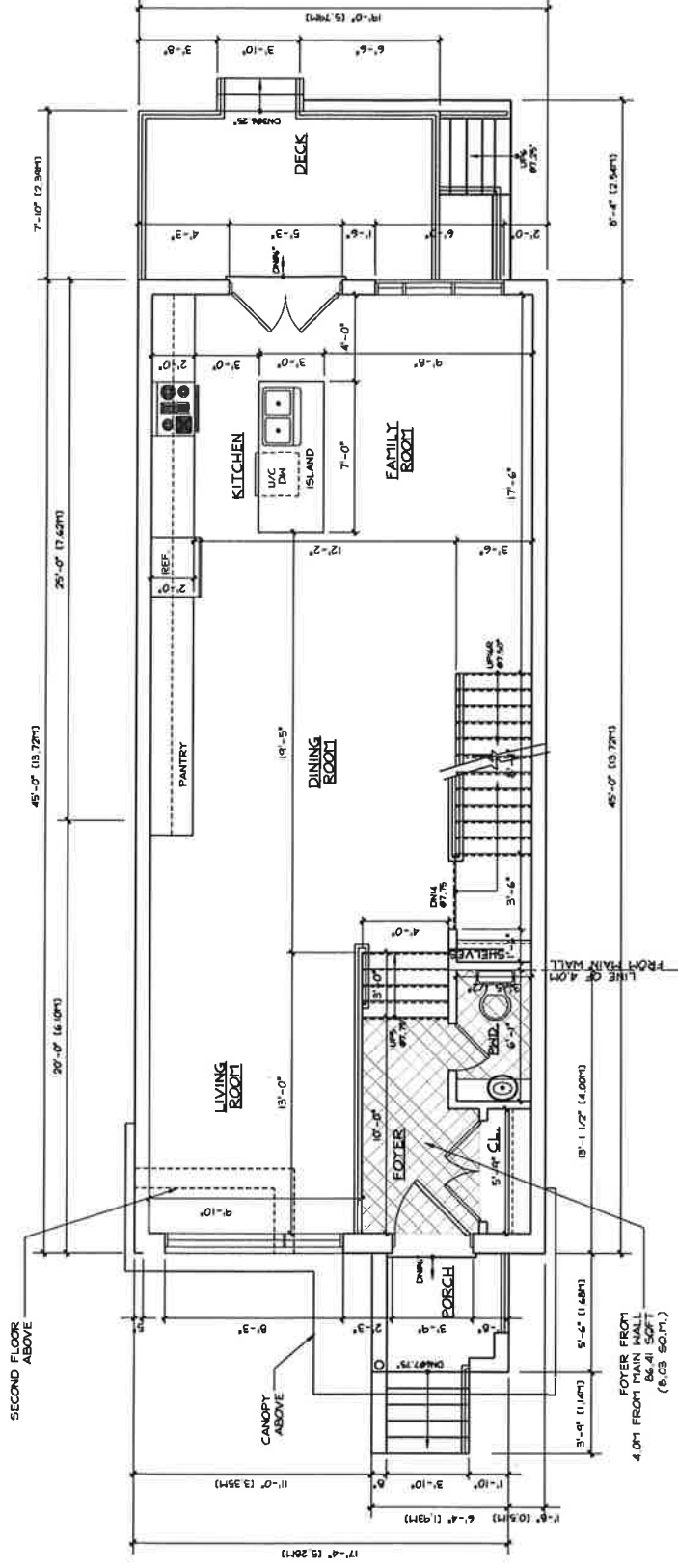
PART 2 & 3

DWG. BY: PD CK'D BY: LM APP. BY: APP DATE: APR. 09, 2018

JOB NO.: NUMBER DWG. NO.: A9 OF 9 CADD-NAME: 170206



ORIENTATION



PROPOSED  
GROUND FLOOR PLAN  
SCALE: 3/16"=1'-0"

# LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A3

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569B CRAVEN ROAD, TORONTO

PART 2 & 3

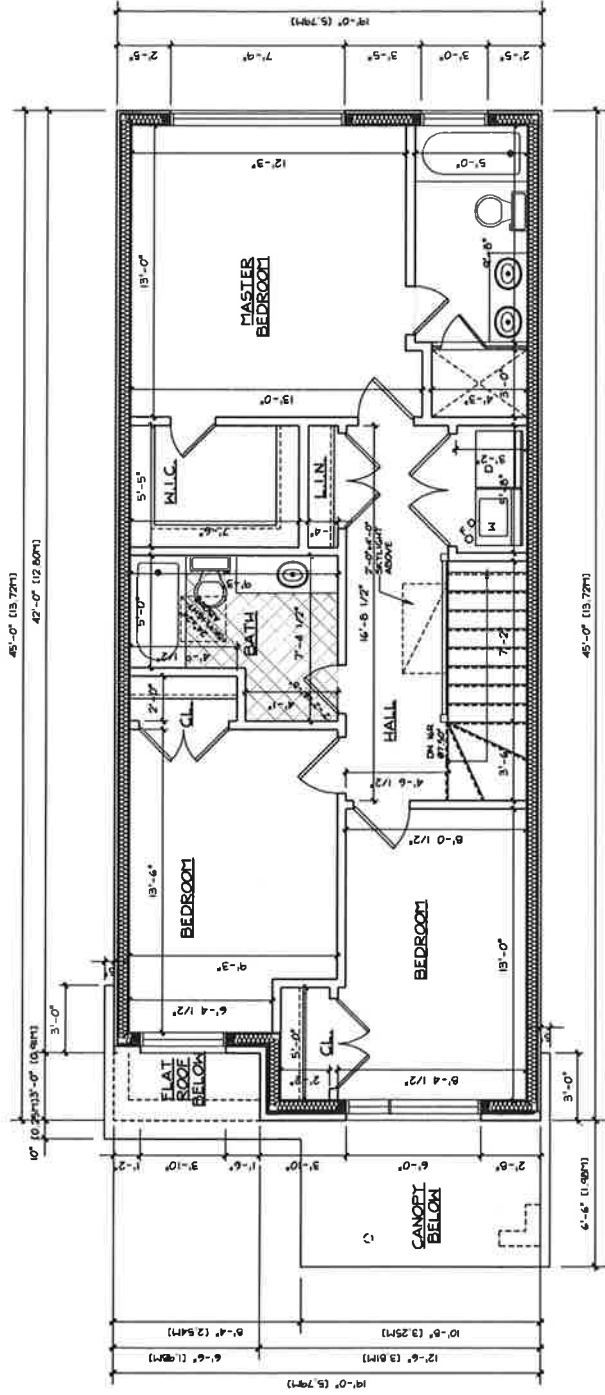
DWG. BY: PD CK'D BY: LM APP. BY: DATE: APR. 09, 2018

JOB NO.: DWG. NO.: A9 OF 9 CADD-NAME: 170206



ORIENTATION





PROPOSED  
SECOND FLOOR PLAN  
SCALE: 3/16"=1'-0"

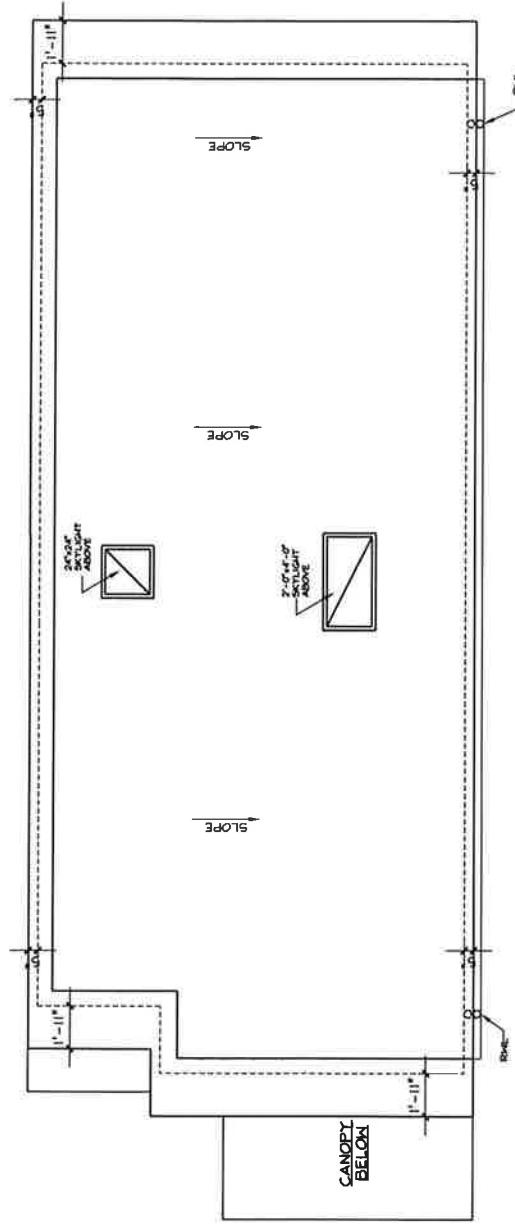
# LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

|    |                                     |                   |                   |                     |
|----|-------------------------------------|-------------------|-------------------|---------------------|
| A4 | PROJECT: PROPOSED NEW DWELLING      |                   |                   |                     |
|    | LOCATION: 569B CRAVEN ROAD, TORONTO |                   | PART 2 & 3        |                     |
|    | DWG. BY: PD                         | CK'D BY: LM       | APP. BY:          | DATE: APR. 09, 2018 |
|    | JOB NO.:                            | DWG. NO.: A9 OF 9 | CADD-NAME: 170206 |                     |



ORIENTATION



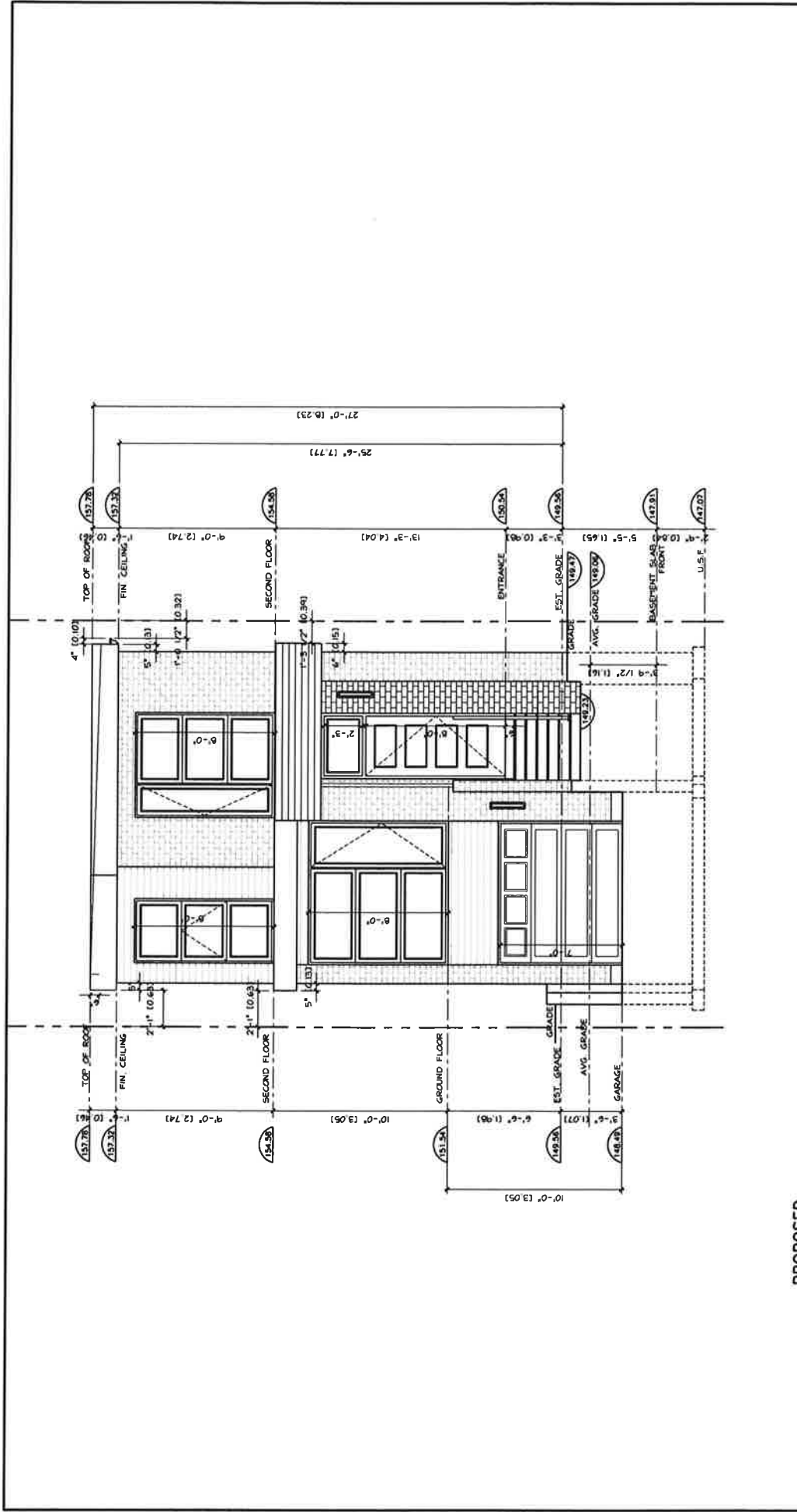
1  
 AS  
 PROPOSED  
 ROOF PLAN  
 SCALE: 3/16"=1'-0"

# L E M C A D C O N S U L T A N T S

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

|    |   |  |                   |          |                     |
|----|---|--|-------------------|----------|---------------------|
| A5 | PROJECT: PROPOSED NEW DWELLING  |  |                   |          |                     |
|    | LOCATION: 569B CRAVEN ROAD, TORONTO   |  |                   |          | PART 2 & 3          |
|    | DWG. BY: PD   |  | CK'D BY: LM       | APP. BY: | DATE: APR. 09, 2018 |
|    | JOB NO.:  |  | DWG. NO.: A9 OF 9 |          | CADD-NAME: 170206   |
|    | <div>ORIENTATION</div> |  |                   |          |                     |





PROPOSED  
FRONT (WEST) ELEVATION  
SCALE: 3/16"=1'-0"

LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569B CRAVEN ROAD, TORONTO

PART 2 & 3

DWG. BY: PD CK'D BY: LM APP. BY:

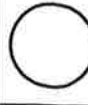
DATE: APR. 09, 2018

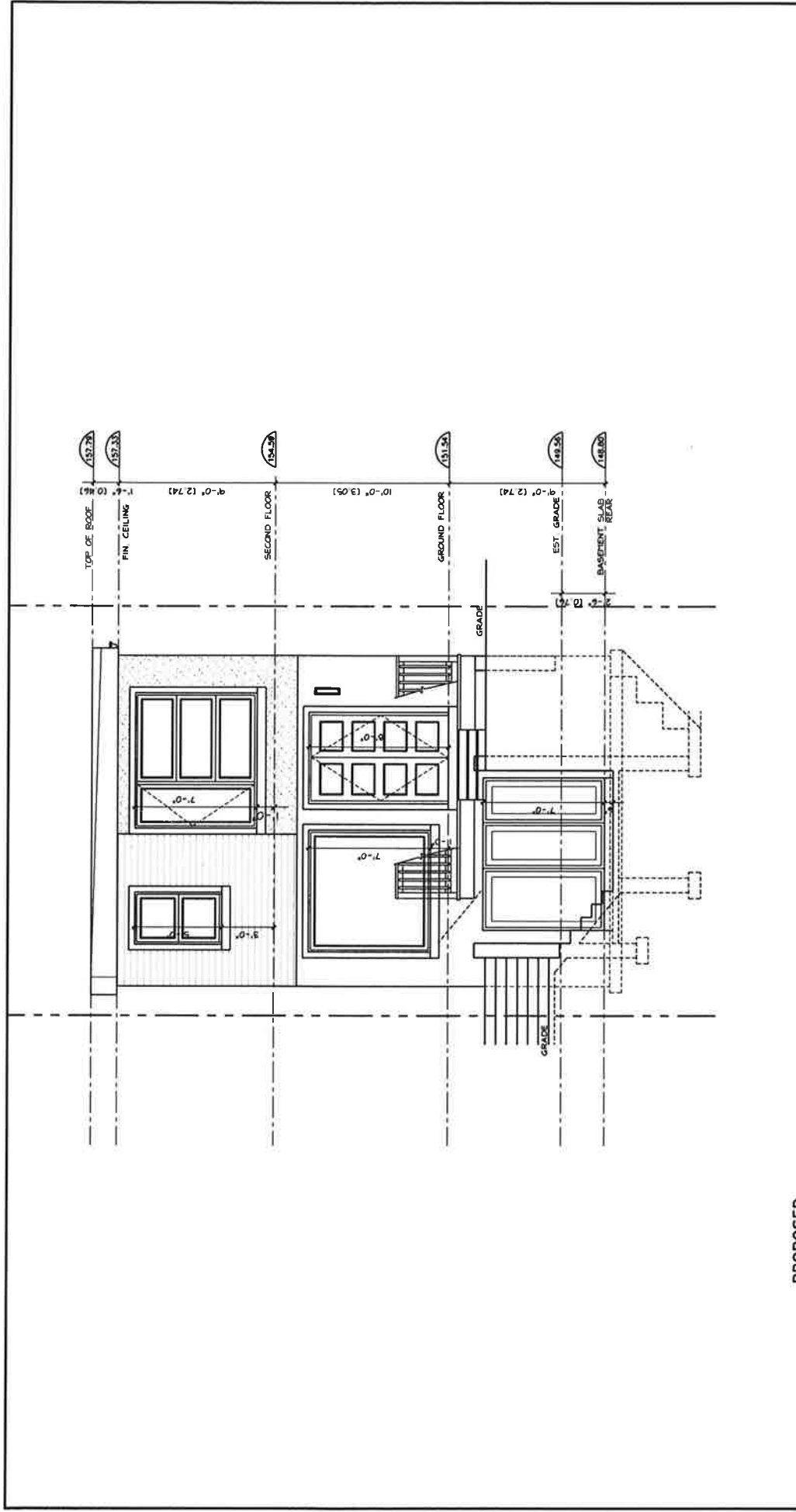
JOB NO.:

DWG. NO.: A9 OF 9

CADD-NAME: 170206

ORIENTATION





PROPOSED  
REAR (EAST) ELEVATION  
SCALE: 3/16"=1'-0"

LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569B CRAVEN ROAD, TORONTO

PART 2 & 3

DWG. BY: PD CK'D BY: LM APP. BY:

DATE: APR. 09, 2018

JOB NO.:

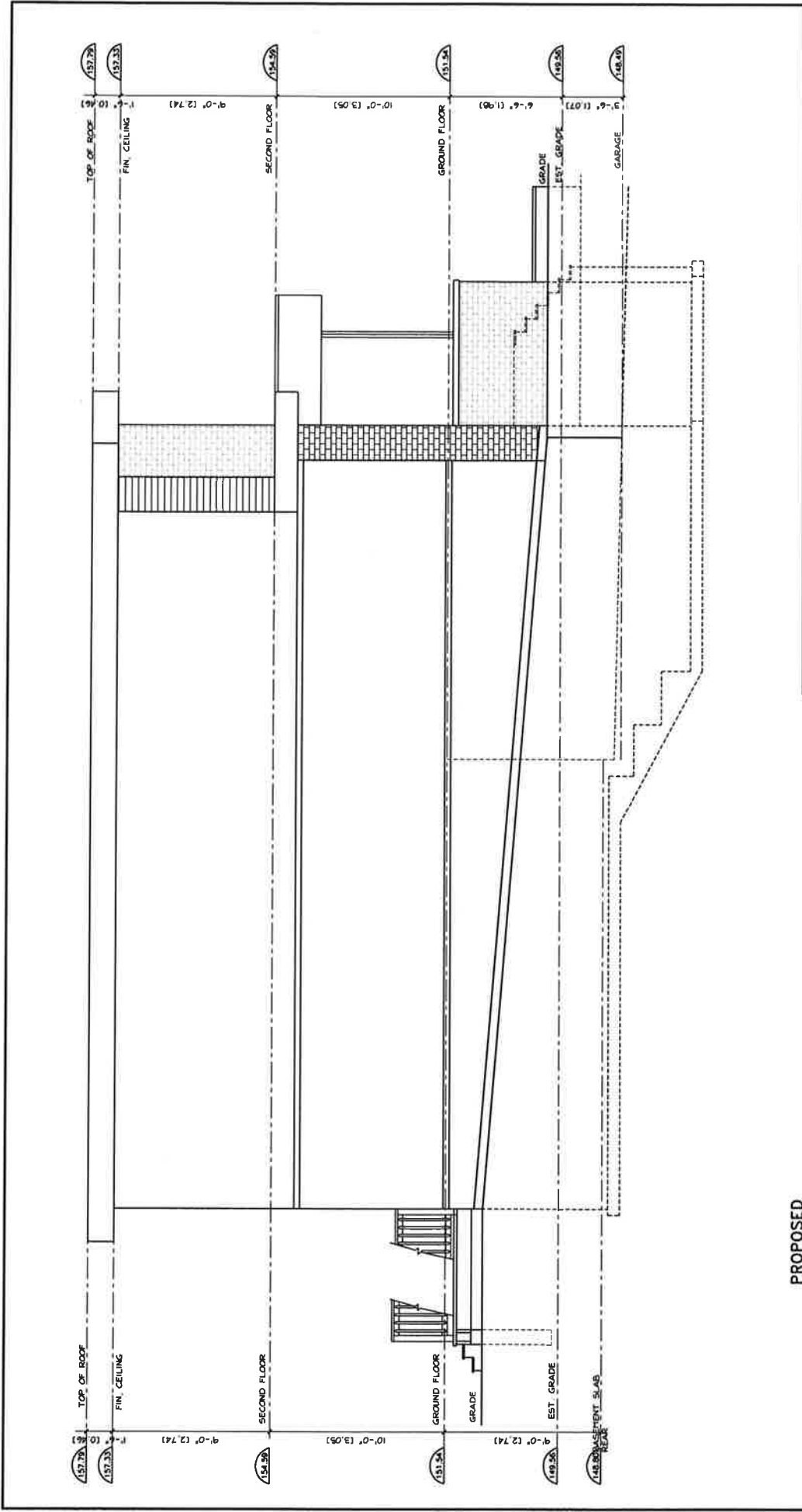
DWG. NO.: A9 OF 9

CADD-NAME: 170206

A7



ORIENTATION



LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED NEW DWELLING

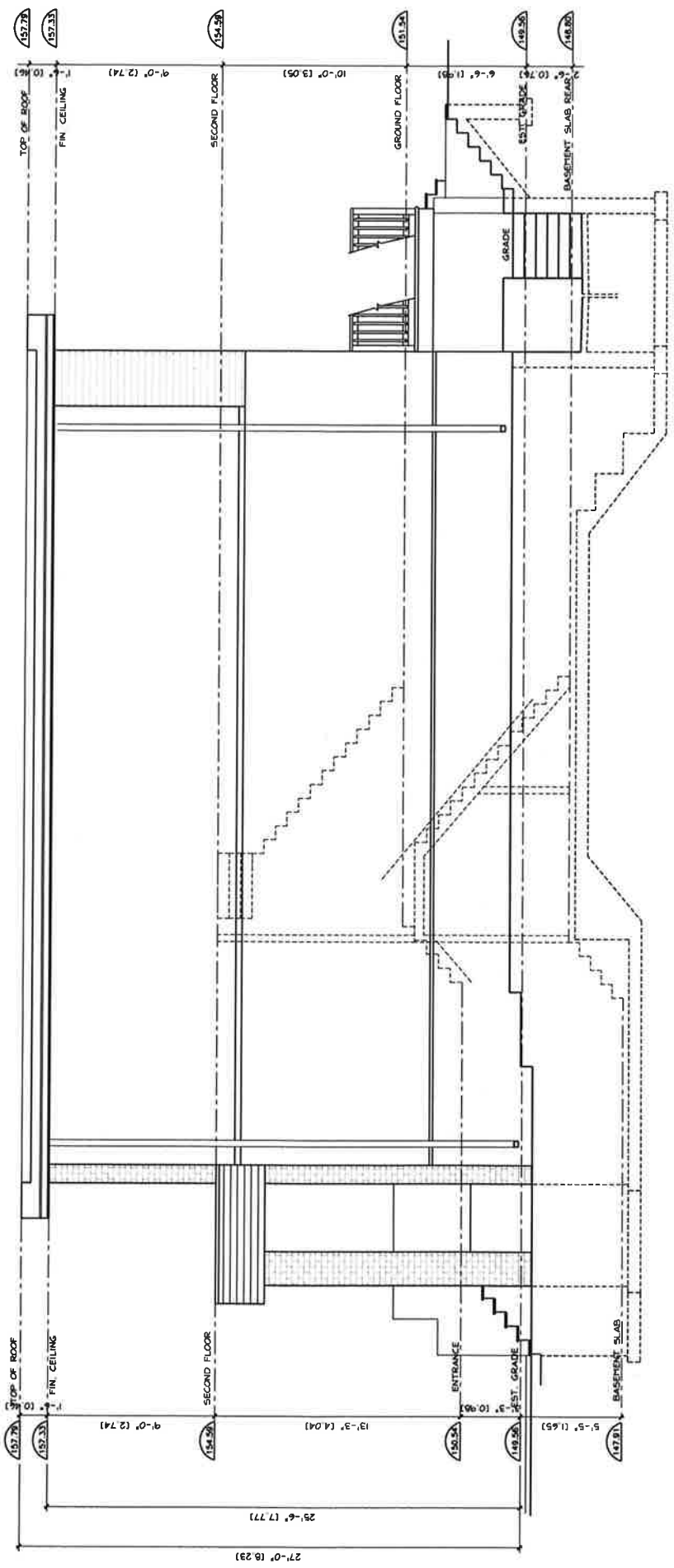
LOCATION: 569B CRAVEN ROAD, TORONTO

DWG. BY: PD CK'D BY: LM APP. BY: DATE: APR. 09, 2018

JOB NO.: DWG. NO.: A8 OF 9 CADD-NAME: 170206

A8

ORIENTATION



PROPOSED  
 1. SIDE (SOUTH) ELEVATION  
 AS SCALE: 3/16"=1'-0"

# LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED NEW DWELLING

LOCATION: 5698 CRAVEN ROAD, TORONTO

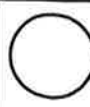
PART 2 & 3

DWG. BY: PD CK'D BY: LM APP. BY:

DATE: APR. 09, 2018

JOB NO.: DWG. NO.: A9 OF 9

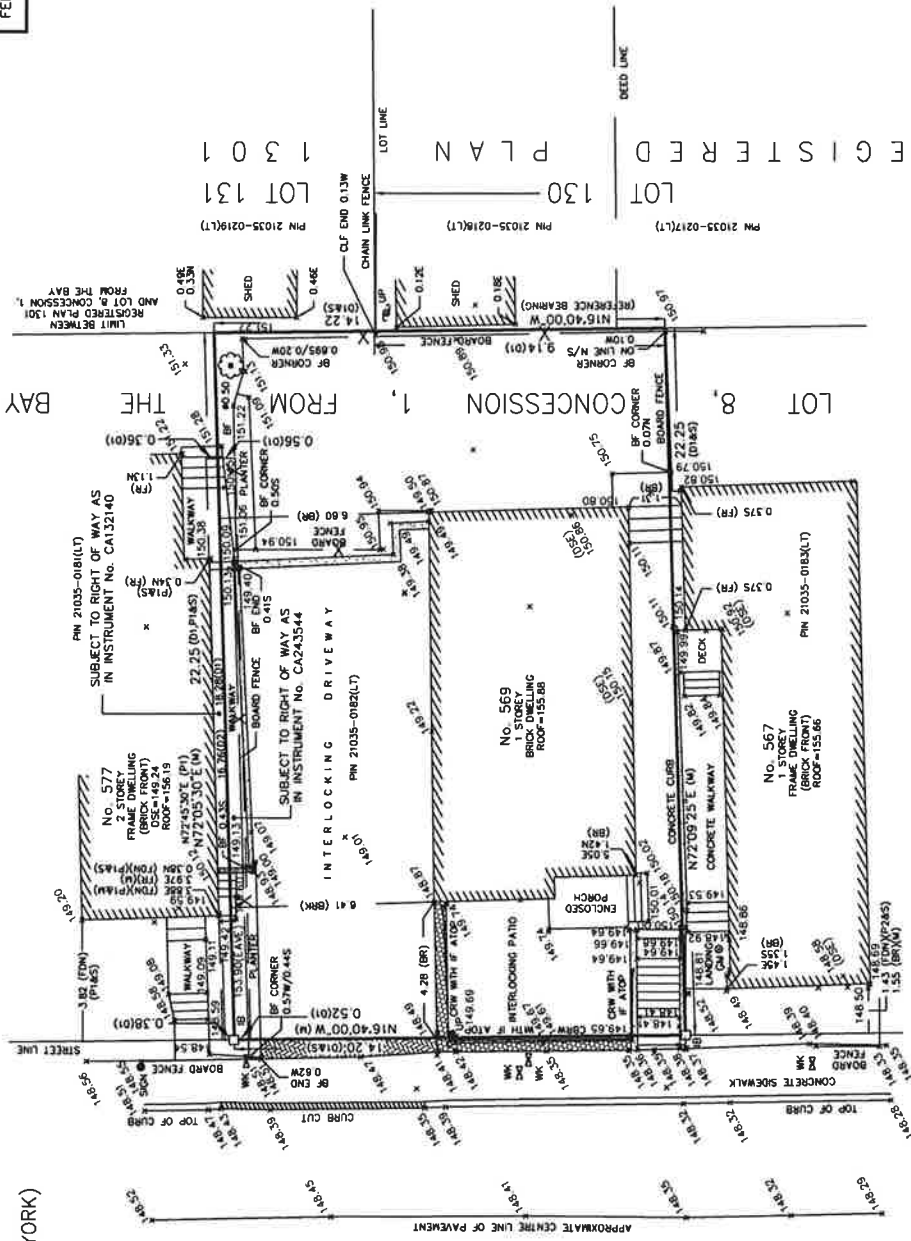
CADD-NAME: 170206



ORIENTATION

**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**PART OF LOT 8, CONCESSION 1**  
**FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK)**  
 ALSO KNOWN AS  
**RESERVE**  
 ABUTTING LOTS 130 AND 131,  
 REGISTERED PLAN 1301  
**CITY OF TORONTO**  
**SCALE 1:150**  
**VLADIMIR DOSEN SURVEYING, O.L.S.**

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



**CRAVEN ROAD (BY BY-LAW 9884)**  
 (FORMERLY ERIE TERRACE BY INST. NO. 46&W)  
 PIN 21035-0185(LT)



THIS REPORT WAS PREPARED FOR  
 IMALINGAT, PATRICK  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**PART 2) SURVEY REPORT**  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 SUBJECT TO AND TOGETHER WITH RIGHT OF WAY AS IN  
 INSTRUMENT NO. CA243544  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - S DENOTES SETBACK
  - M DENOTES DIAMETER
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY OTTO ERTL, O.L.S., DATED MARCH 26, 1991
  - P2 DENOTES BUILDING LOCATION SURVEY BY D.H. BLACK SURVEYING LTD., O.L.S., DATED MAY 20, 1988
  - D1 DENOTES EASEMENT NO. CA243544
  - D2 DENOTES INSTRUMENT NO. CA132140

- BF DENOTES BOARD FENCE
- CBW DENOTES CONCRETE BLOCK RETAINING WALL
- CLF DENOTES CHAIN LINK FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- DSE DENOTES DOOR SILL ELEVATION
- FDN DENOTES TIES TO FOUNDATION
- FTY DENOTES TIES TO FENCE
- IF DENOTES IRON FENCE
- UP DENOTES UTILITY POST
- WK DENOTES WATER KEY
- ⊙ DENOTES DECIDUOUS TREE

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
 FROM THE EASTERLY LIMIT OF RESERVE  
 AS SHOWN ON REGISTERED PLAN 1301  
 HAVING A BEARING OF N16°40'00".  
**BENCHMARK NOTE:**  
 ELEVATIONS ARE LOCAL.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 CERTIFICATE WITHOUT THE WRITTEN PERMISSION  
 OF VLADIMIR DOSEN, O.L.S.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS 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  
 24th DAY OF MARCH, 2017.  
 APRIL 20, 2017  
 DATE  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**  
 555 DAVISVILLE AVENUE  
 TORONTO, ONTARIO M4S 1J2  
 PHONE: (416) 466-0440 EMAIL: vlad@vdoesen.com  
 FIELD: DJ/MV CAD FILE: 569 CRAVEN ROAD  
 DRAWN BY: CL FILE: 12-026  
 CHECKED BY: VD JOB NO: 17050

PLAN OF SURVEY OF  
PART OF LOT 8, CONCESSION 1  
FROM THE BAY (GEOGRAPHIC TOWNSHIP OF YORK)

ALSO KNOWN AS  
RESERVE

ABUTTING LOTS 130 AND 131,  
REGISTERED PLAN 1301

CITY OF TORONTO

SCALE 1:150

1.5m 0 1.5

VLADIMIR DOSEN SURVEYING, O.L.S.

PE-

I require this plan to be deposited  
under the Land Titles Act

PLAN 66R -

RECEIVED AND DEPOSITED

Date

Date

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**METRIC**

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

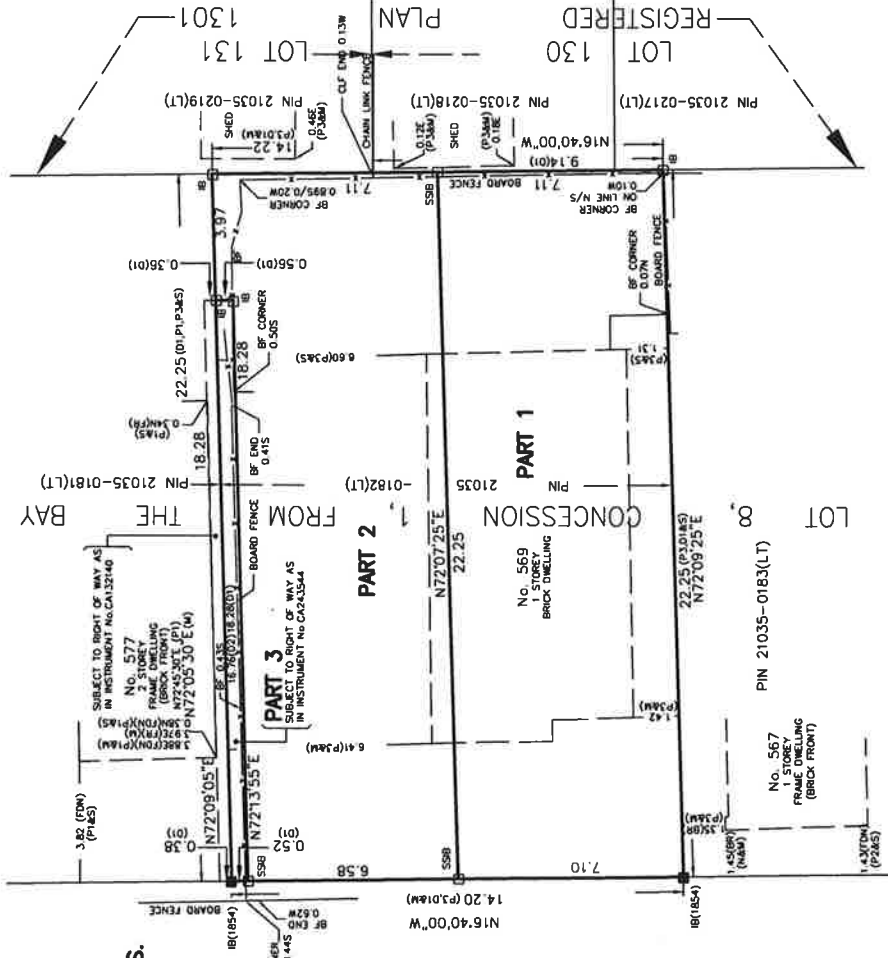
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
THE TORONTO REGISTRY OFFICE(No.66)

**SCHEDULE**

| PART | PART OF LOT | CONCESSION | ALL OF PIN     | AREA IN<br>Sq.m. |
|------|-------------|------------|----------------|------------------|
| 1    | 8           | 1          | 21035-0182(LT) | 158.07           |
| 2    |             |            |                | 148.33           |
| 3    |             |            |                | 9.74             |

PART 3 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT No. CA24-3544

CRAVEN ROAD (BY-LAW 9884)  
(FORMERLY ERIE TERRACE BY INST. No. 466&W)  
PIN 21035-0185(LT)



**BEARING NOTE:**  
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM CONTROL  
MONUMENTS HCN 0201950006 AND HCN 0201970025 BASED ON AN N.T.M.  
MAGNETIC DECLINATION OF 10.00 DEGREES EAST ON JAN. 1, 1983  
AND 1983.5000 DEGREES EAST ON JAN. 1, 2017

DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE  
CONVERSION FACTOR OF 0.3048

COORDINATES TO UTM ZONE 18Q UTM 18Q 14 (2) OF 0180.216/70

POINTS D NORTHING EASTING

0201950006 4828590.457 302446.103

0201970025 4828590.457 302446.103

COORDINATES CANNOT IN THEMSELVES BE USED TO  
RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LIST OF COORDINATES

No. NORTHING EASTING

1 4828590.457 302446.103

2 4828590.457 302446.103

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES STANDARD STEEL BAR
- IB DENOTES IRON BAR
- S DENOTES SET
- M DENOTES MEASURED
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY  
VLADIMIR DOSEN SURVEYING, O.L.S., DATED MARCH 26, 1991
- P2 DENOTES BUILDING (LOCALITY) SURVEYED BY  
VLADIMIR DOSEN SURVEYING, O.L.S., DATED MAY 20, 1988

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE  
24th DAY OF MARCH, 2017

JUNE 23, 2017

DATE

VLADIMIR DOSEN, B.Sc.

ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**

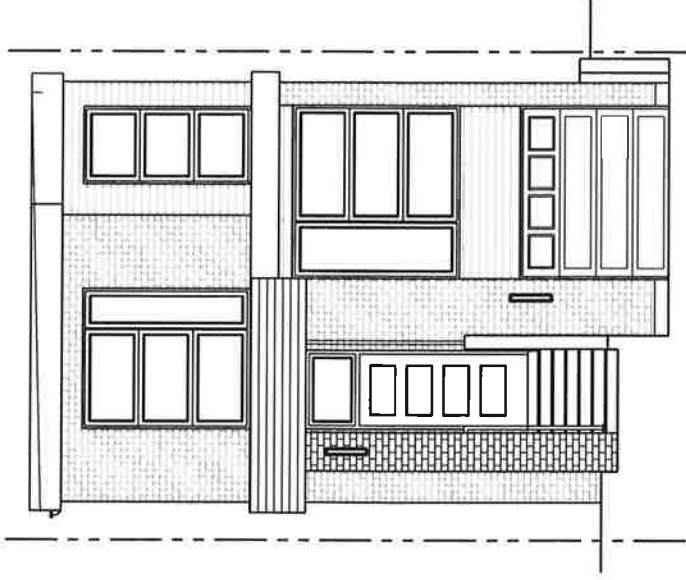
555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE: (416) 466-0440 EMAIL: vlad@doosen.com

FIELD: DJ/MV CAD FILE: 569 CRAVEN RD--RPLAN

DRAWN BY: CL/NATHAN FILE: 12--026

CHECKED BY: VD JOB No: 17050



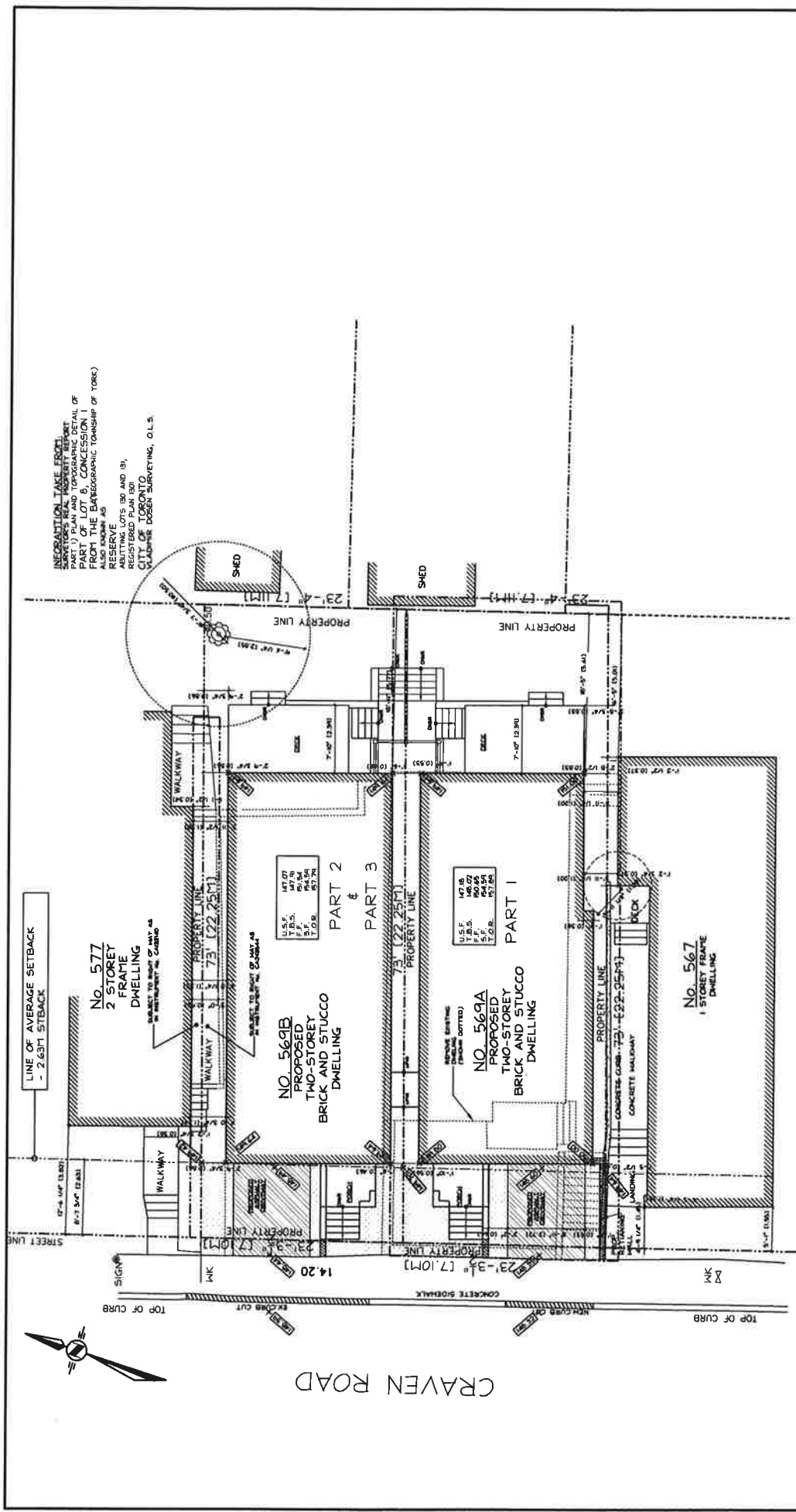


**569A /PART 1/ CRAVEN ROAD, TORONTO  
PROPOSED NEW 2 STORY DETACHED DWELLING**

**LIST OF DRAWINGS**

ISSUED FOR TLAB - APRIL 09, 2018

|     |                                   |    |                                 |
|-----|-----------------------------------|----|---------------------------------|
| A1  | SITE PLAN                         | A5 | PROPOSED ROOF PLAN              |
| A1a | SITE STATISTICS                   | A6 | PROPOSED FRONT (WEST)           |
| A1b | FRONT & REAR YARD LANDSCAPE PLANS | A7 | PROPOSED REAR (EAST)            |
| A2  | PROPOSED BASEMENT PLAN            | A8 | PROPOSED SIDE (NORTH) ELEVATION |
| A3  | PROPOSED GROUND FLOOR PLAN        | A9 | PROPOSED SIDE (SOUTH) ELEVATION |
| A4  | PROPOSED SECOND FLOOR PLAN        |    |                                 |



## LEM CAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

ORIENTATION

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569A CRAVEN ROAD, TORONTO

DWG. BY: PD CK'D BY: LM APP. BY: DATE: APR. 09, 2018

JOB NO.: DWG. NO.: A1 OF 9 CADD-NAME: 170206

PART 1

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

A1

# ADDITIONAL SITE STATISTICS

|  | PROVIDED                       | REQUIRED     |
|--|--------------------------------|--------------|
| TOTAL FRONT YARD AREA                          | = 186.98 SQFT<br>(17.38 SQ.M.) |              |
| AREA #4<br>DRIVENAY AREA                       | = 84.62 SQFT<br>(7.86 SQ.M.)   |              |
| PROPOSED FRONT YARD<br>LANDSCAPING             | = 102.36 SQFT<br>(9.51 SQ.M.)  | 50%          |
| AREA #2+3+6<br>PROPOSED HARD LANDSCAPING       | = 23.83 SQFT<br>(2.21 SQ.M.)   |              |
| AREA #1 + #3 + #5<br>PROPOSED SOFT LANDSCAPING | = 78.53 SQFT<br>(7.29 SQ.M.)   | 75%          |
| TOTAL REAR YARD AREA                           | = 481.57 SQFT<br>(44.76 SQ.M.) |              |
| AREA #7<br>PROPOSED HARD LANDSCAPING           | = 188.02 SQFT<br>(17.47 SQ.M.) |              |
| AREA #8<br>PROPOSED SOFT LANDSCAPING           | = 293.55 SQFT<br>(27.28 SQ.M.) | 50%          |
| FLOOR AREA                                     | PROVIDED MAXIMUM               |              |
|  | 104.66% 60%                    |              |
|  | 145.44 SQ.M. 94.84 SQ.M.       |              |
| MAX. BUILDING HEIGHT                           | 8.23M                          | 10.0M        |
| GROUND FLOOR HEIGHT                            | 0.98M                          | 1.2M         |
|  | PROVIDED MINIMUM               |              |
| MIN. FRONTAGE                                  | 7.10M                          | 6.00M        |
| MIN. LOT AREA                                  | 158.92 SQ.M.                   | 180.00 SQ.M. |
| MIN. FRONT YARD SETBACK                        | 2.79M                          | 2.63M        |
| MIN REAR YARD                                  | 5.67M                          | 7.50M        |
| SIDE YARD SETBACK (NORTH)                      | 0.53M                          | 0.45M        |
| SIDE YARD SETBACK (SOUTH)                      | 0.45M                          | 0.45M        |
| PARKING  | 1 SPACE                        | 1 SPACE      |

| SITE DATA                                |   |
|--|---|
| LOT AREA = 1701.43 SQ.FT. (158.07 SQ.M.) | 569A CRAVEN ROAD                        |
| *FLOOR AREAS :                           | PROPOSED                                |
| GROUND FLOOR =                           | 900.30 SQ.FT (83.64 SQ.M.)              |
| SECOND FLOOR =                           | 880.50 SQ.FT (81.80 SQ.M.)              |
| TOTALS G.F.A. =                          | 1780.80 SQ.FT (165.44 SQ.M.) OR 104.66% |

## LEM CAD CONSULTANTS

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PHONE: (416) 405-8164 FAX: (416) 405-9601

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PROJECT: PROPOSED NEW DWELLING

LOCATION: 569A CRAVEN ROAD, TORONTO

PART 1

DWG. BY: PD CK'D BY: LM APP. BY:

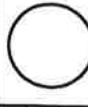
DATE: APR. 09, 2018

JOB NO.:

DWG. NO.: A1a OF 9

CADD-NAME: 170206

ORIENTATION





## ORIENTATION



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|          |                   |                   |
|----------|-------------------|-------------------|
| JOB NO.: | DWG. NO.: A2 OF 9 | CADD-NAME: 170206 |
|----------|-------------------|-------------------|



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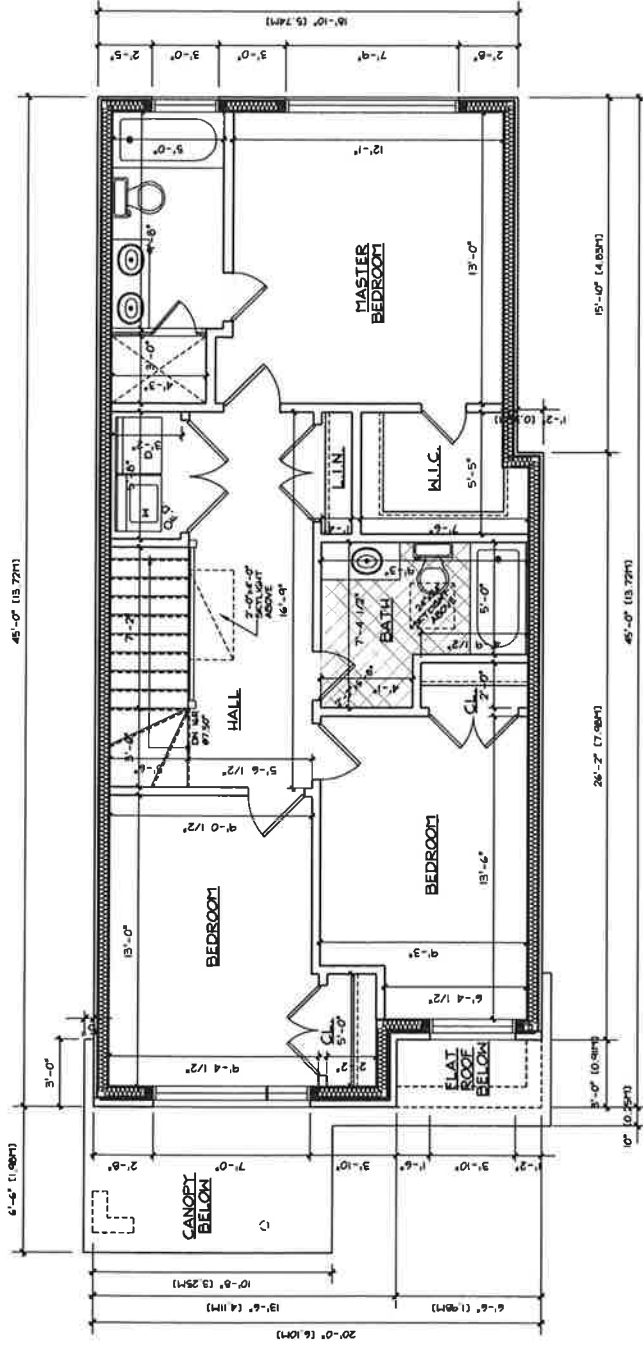
## ORIENTATION

PROJECT: PROPOSED NEW DWELLING

**LOCATION: 569A CRAVEN ROAD, TORONTO**

|             |             |          |                     |
|-------------|-------------|----------|---------------------|
| DWG. BY: PD | CK'D BY: LM | APP. BY: | DATE: APR. 09, 2018 |
|-------------|-------------|----------|---------------------|

|          |                   |                   |
|----------|-------------------|-------------------|
| JOB NO.: | DWG. NO.: A3 OF 9 | CADD-NAME: 170206 |
|----------|-------------------|-------------------|



PROPOSED  
**1 SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

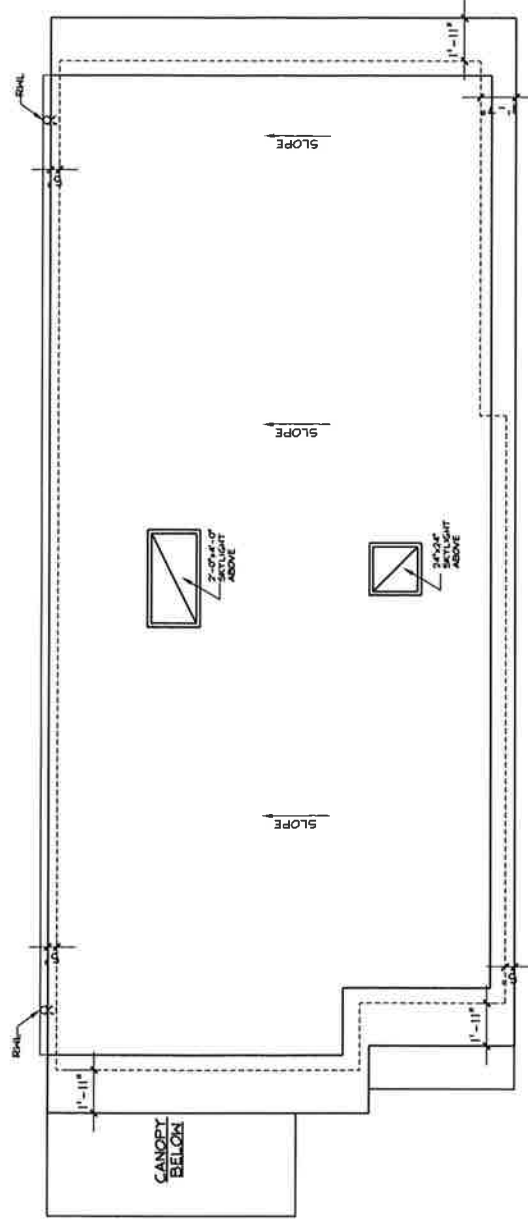
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|                                     |                   |                     |  |
|-------------------------------------|-------------------|---------------------|--|
| PROJECT: PROPOSED NEW DWELLING      |                   | DATE: APR. 09, 2018 |  |
| LOCATION: 569A CRAVEN ROAD, TORONTO |                   | CADD-NAME: 170206   |  |
| DWG. BY: PD                         | CK'D BY: LM       | APP. BY:            |  |
| JOB NO.:                            | DWG. NO.: A4 OF 9 |                     |  |



ORIENTATION



PROPOSED  
ROOF PLAN  
A5 SCALE: 3/16"=1'-0"

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A5

PROJECT: PROPOSED NEW DWELLING

LOCATION: 569A CRAVEN ROAD, TORONTO

PART 1

DWG. BY: PD CK'D BY: LM APP. BY:

DATE: APR. 09, 2018

JOB NO.:

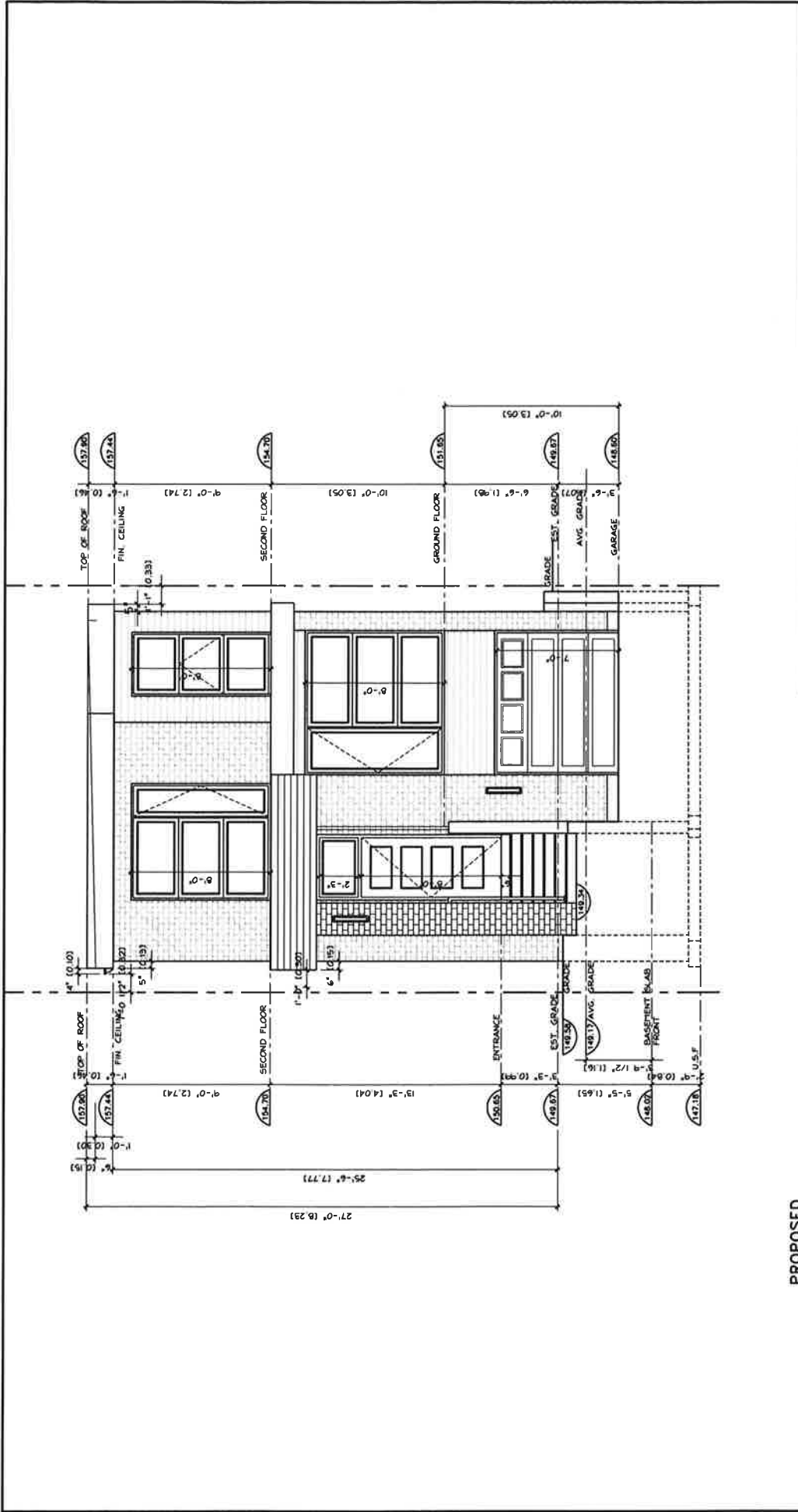
DWG. NO.: A5 OF 9

CADD-NAME: 170206



ORIENTATION



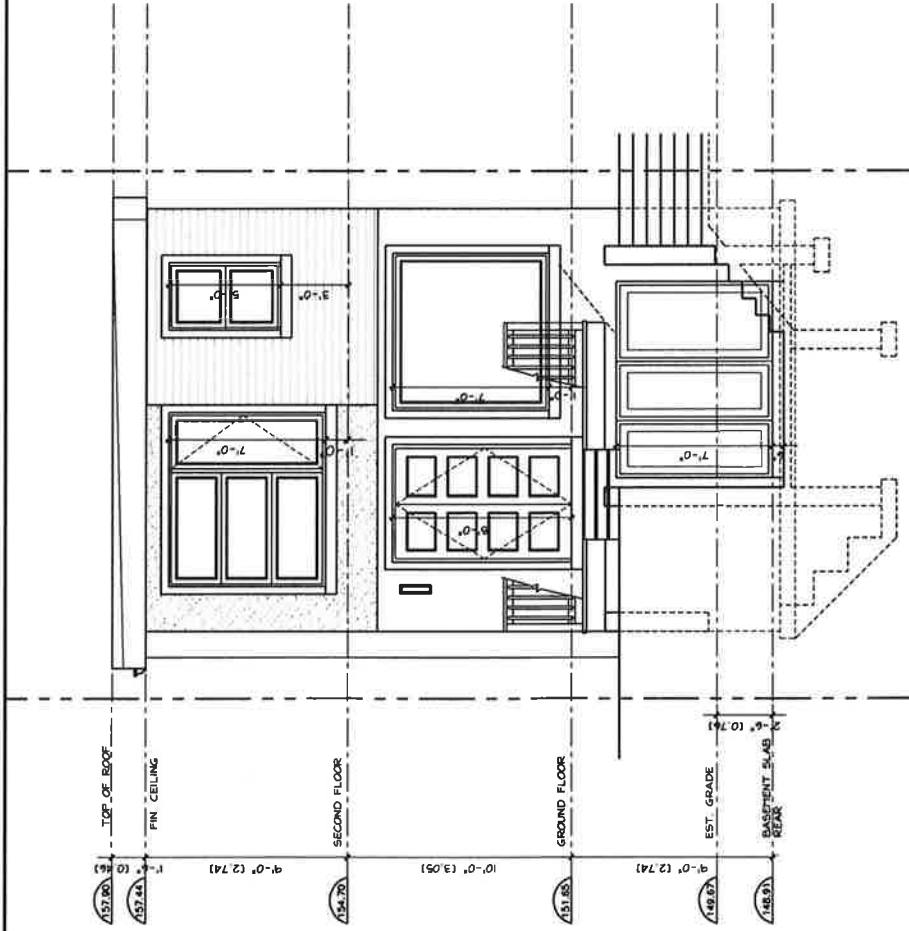


PROPOSED  
FRONT (WEST) ELEVATION  
SCALE: 3/16"=1'-0"

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|                                     |                   |                   |                     |
|-------------------------------------|-------------------|-------------------|---------------------|
| PROJECT: PROPOSED NEW DWELLING      |                   |                   |                     |
| LOCATION: 569A CRAVEN ROAD, TORONTO |                   |                   |                     |
| PART 1                              |                   |                   |                     |
| DWG. BY: PD                         | CK'D BY: LM       | APP. BY:          | DATE: APR. 09, 2018 |
| JOB NO.:                            | DWG. NO.: A6 OF 9 | CADD-NAME: 170206 |                     |
| ORIENTATION                         |                   |                   |                     |



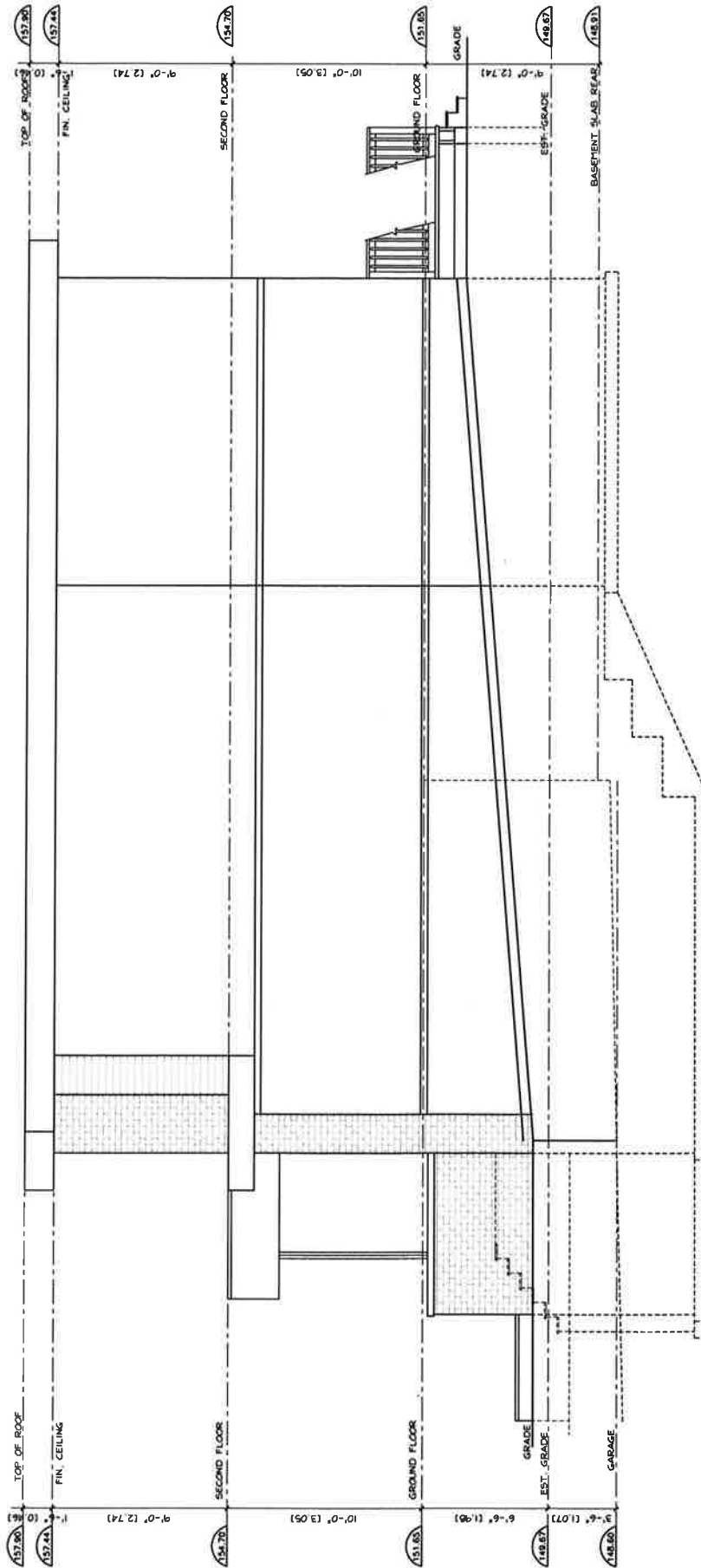
PROPOSED  
REAR (EAST) ELEVATION  
SCALE: 3/16"=1'-0"

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|                                     |                   |                   |                     |
|-------------------------------------|-------------------|-------------------|---------------------|
| PROJECT: PROPOSED NEW DWELLING      |                   |                   |                     |
| LOCATION: 569A CRAVEN ROAD, TORONTO |                   |                   |                     |
| PART 1                              |                   |                   |                     |
| DWG. BY: PD                         | CK'D BY: LM       | APP. BY:          | DATE: APR. 09, 2018 |
| JOB NO.:                            | DWG. NO.: A7 OF 9 | CADD-NAME: 170206 |                     |
| ORIENTATION                         |                   |                   |                     |

A7



PROPOSED  
 1 SIDE (NORTH) ELEVATION  
 AS SCALE: 3/16"=1'-0"

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PROJECT: PROPOSED NEW DWELLING

LOCATION: 569A CRAVEN ROAD, TORONTO

PART 1

DWG. BY: PD CK'D BY: LM APP. BY:

DATE: APR. 09, 2018

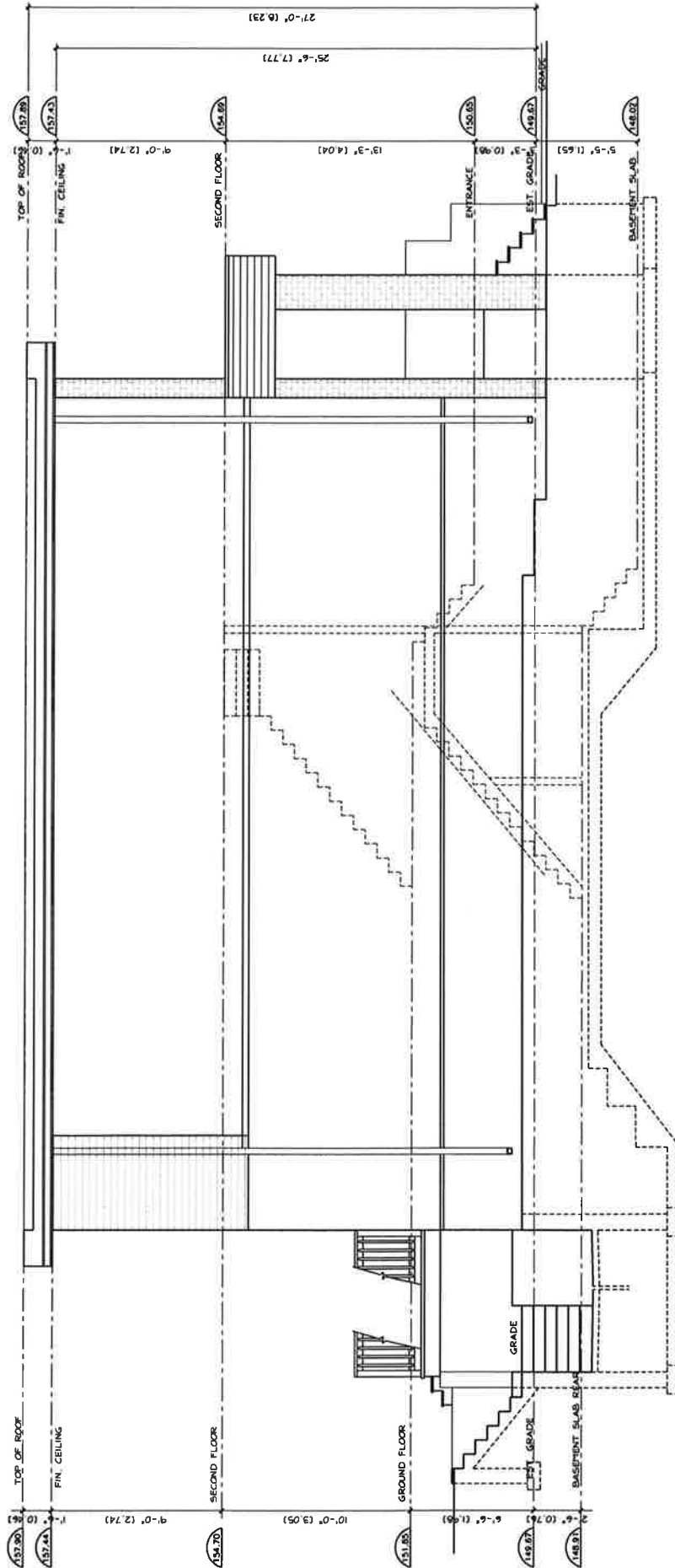
JOB NO.:

DWG. NO.: A8 OF 9

CADD-NAME: 170206

ORIENTATION

A8



PROPOSED  
 1 SIDE (SOUTH) ELEVATION  
 AS SCALE: 3/16"=1'-0"

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|                                     |                   |                     |                   |
|-------------------------------------|-------------------|---------------------|-------------------|
| PROJECT: PROPOSED NEW DWELLING      |                   | PART 1              |                   |
| LOCATION: 569A CRAVEN ROAD, TORONTO |                   | DATE: APR. 09, 2018 |                   |
| DWG. BY: PD                         | CK'D BY: LM       | APP. BY:            | CADD-NAME: 170206 |
| JOB NO.:                            | DWG. NO.: A9 OF 9 | ORIENTATION         |                   |

A9