

# DECISION AND ORDER

**Decision Issue Date** Friday, April 30, 2021

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

Appellant(s): MICHAEL CARPINO

Applicant: LEMCAD CONSULTANTS

Property Address/Description: 97 YARDLEY AVE

Committee of Adjustment Case File: 19 169522 STE 19 CO, 19 169523 STE 19 MV, 19 169524 STE 19 MV

**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

**Hearing date:** Thursday, February 11, 2021

**DECISION DELIVERED BY S. GOPIKRISHNA**

APPEARANCES	ROLES	REPRESENTATIVE
LEMCAD CONSULTANTS	APPLICAN	
IET THAT	OWNER	
MICHAEL CARPINO	APPELLANT	AMBER STEWART
FRANCO ROMANO	EXPERT WITNESS	
GEORGE EASTMAN	PARTICIPANT	
DEV SINGH	PARTICIPANT	
HEATHER LIBERTY	PARTICIPANT	
STAN BURROWS	PARTICIPANT	

## INTRODUCTION AND BACKGROUND

Michael Carpino is the owner of 97 Yardley Ave, located in Municipal Ward 19 of the City of Toronto. He applied to the Committee of Adjustment (COA) to sever the property at 97 Yardley Avenue into two lots, as well as approval of variances for two detached houses, each of which was to be built on one of the two lots. The COA heard the application at its meeting on December 11, 2019, and refused the application in its entirety.

The Applicant appealed the COA's decision to the Toronto Local Appeal Body on December 12, 2019, which originally scheduled a Hearing on April 21, 2020 and April 28, 2020. The reasons for postponing the Hearing, as a result of COVID 19, and other reasons, are discussed in my Interim Decisions dated July 31, 2020 and August 24, 2020. The TLAB issued a Notice of Hearing dated December 24, 2020, as a result of which the Hearing was scheduled for February 11, 2021

## MATTERS IN ISSUE

To obtain consent to sever the property into two undersized lots.

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

#### **Address to be assigned**

The lot has an area of 232.26 m<sup>2</sup> and frontage on Yardley Avenue of 7.62 m. A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in the recitation below.

### **Conveyed – Part 2, Draft R-Plan**

#### **Address to be assigned**

The lot has an area of 232.26 m<sup>2</sup> and frontage on Yardley Avenue of 7.62 m. A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in the recitation below.

#### Part 1 (West Lot)

#### **1. Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m, if it is no closer to a side lot line than 1.4 m. The new two-storey detached dwelling will have a rear ground floor deck that will encroach 1.79 m into the required rear yard setback, and be located 1.22 m from the west side lot line and 0.61 m from the east side lot line.

#### **2. 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. The new two-storey detached dwelling will have stairs that will be located 0.41 m from the east side lot line.

**3. Chapter 10.20.30.10.(1)(A), By-law 569-2013**

The minimum required lot area is 370.0 m<sup>2</sup>. The new two-storey detached dwelling will be located on a lot with an area of 232.26 m<sup>2</sup>.

**4. Chapter 10.20.30.20.(1)(A), By-law 569-2013**

The minimum required lot frontage is 12.0 m. The new two-storey detached dwelling will be located on a lot with a frontage of 7.62 m.

**5. Chapter 10.20.30.40.(1)(A), By-law 569-2013**

The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>). The new two-storey detached dwelling will have a lot coverage of 42.4% of the lot area (98.41 m<sup>2</sup>).

**6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (139.36 m<sup>2</sup>). The new two-storey detached dwelling will have a floor space index of 0.77 times the area of the lot (179.51 m<sup>2</sup>).

**7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m. The new two-storey detached dwelling will be located 0.61 m from the east side lot line.

**Part 2 (East Lot)**

**1. Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m, if it is no closer to a side lot line than 1.4 m.

The new two-storey detached dwelling will have a rear ground floor deck that will encroach 1.79 m into the required rear yard setback, and be located 0.61 m from the west side lot line and 1.22m from the east side lot line

**2. 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.

The new two-storey detached dwelling will have stairs that will be located 0.41 m from the west side lot line.

**3. Chapter 10.20.30.10.(1)(A), By-law 569-2013**

The minimum required lot area is 370.0 m<sup>2</sup>.

The new two-storey detached dwelling will be located on a lot with an area of

232.26 m<sup>2</sup>.

**4. Chapter 10.20.30.20.(1)(A), By-law 569-2013**

The minimum required lot frontage is 12.0 m.

The new two-storey detached dwelling will be located on a lot with a frontage of 7.62 m.

**5. Chapter 10.20.30.40.(1)(A), By-law 569-2013**

The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>).

The new two-storey detached dwelling will have a lot coverage of 42.4% of the lot area (98.41 m<sup>2</sup>).

**6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (139.36 m<sup>2</sup>).

The new two-storey detached dwelling will have a floor space index of 0.77 times the area of the lot (179.51 m<sup>2</sup>).

**7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m.

The new two-storey detached dwelling will be located 0.61 from the west side lot line.

## **JURISDICTION**

### **Provincial Policy – S. 3**

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

### **Consent – S. 53**

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

(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;

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

- (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.

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120**  
**S45 19 TLAB**  
**EVIDENCE**

At the Hearing held on February 11, 2021, the Appellant was represented by Ms. Amber Stewart, a lawyer, and Mr. Franco Romano, a planner. The Participants, Ms. Heather Liberty, and Mr. Stan Burrows, represented themselves.

Since the Appellants had agreed to share the updated plans with the Participants, at the Hearing held on December 3, 2020, I began the Hearing by asking if the Participants had received the promised package of drawings and elevations. When the Participants informed me that they had received the plans and elevations “the previous night” ( i.e. the evening of February 10, 2021), and “wished we had more time to prepare for the Hearing”, I adjourned the Hearing for 10 mins so that the Participants could have a conversation amongst themselves, and see if they wanted to adjourn to a different day , so that they could have a better opportunity to prepare for the Hearing. At the end of the 10 minute adjournment, the Participants elected to proceed with the Hearing, notwithstanding their “being inadequately prepared” for the Hearing.

Mr. Frank Romano was sworn in, and recognized as an Expert Witness on the basis of his qualifications and experience.

Describing the relationship between the 2014 Provincial Policy Statement (PPS) and the proposal, Mr. Romano said that the proposal is consistent with the Settlement Area-related policies of the **2014 Provincial Policy Statement**, particularly as it relates to achieving an appropriate mix and range of housing, optimizing the use of land and making better, more efficient use of existing infrastructure. He then opined that the proposal did not conflict with, the Settlement Area, Delineated Built Up Area policies of the Growth Plan( 2019). He asserted that the proposal appropriately implemented intensification policies that achieve the objective of complete communities, that optimize land use and infrastructure..

Mr. Romano next spoke to the relationship between the proposal and the Official Policy (OP). He stated that the Subject Site is designated “Neighbourhoods” in the OP. Policy 2.1 of the OP recognizes that neighbourhoods are not static, gradual change will occur within neighbourhoods over a period of time, and that the change should respect, and reinforce the existing physical character of the neighbourhood as it is evolving. He emphasized that the neighbourhoods policies do not require replication of what already exists, but focus on the need for new development to fit the general physical patterns. He also said that different patterns can be found within, and contribute to the character of a neighbourhood’s geographic, and immediate contexts.

Mr. Romano defined the geographic neighbourhood to be the interior of the neighbourhood bounded by Victoria Park Avenue to the east, Westview Boulevard to the west, Holland Avenue to the north and Tiago Avenue to the south. These lands are contextually proximate to the Subject Site containing low scale, detached residential building type and zoning, lot size and configuration, street pattern, pedestrian connectivity and dividing features. As it relates to the Subject Site’s location within the neighbourhood, the patterns illustrate a prevailing physical character of modest-sized

rectangular lots fronting onto a public road system and occupied by low rise detached dwellings which occupy the front portion of each lot while maintaining modest front yard and ample rear yard landscaping. The patterns illustrate that site and dwelling designs reflect the era of construction with more recent development being two storey dwellings which occupy more space on a lot and continuing tight to modest sized side yard setbacks. Parking solutions include individual on site private parking, at and above grade, separate or included within the dwelling's built form (these latter features reflect the era of construction with the more recent trend towards integral garages). The physical form of development reflects an intermingling of lot sizes and low rise detached dwelling built form.

Mr. Romano opined that the proposal exhibited physical characteristics, including lot size, lot configuration, site design and built form features, which are consistent with what is already found in the neighbourhood. He asserted that the proposal will result in a development that will fit in well with the existing and/or planned context of this neighbourhood's geographic and immediate contexts.

He said that the proposal conformed to the built form policies of Policy 3.1.2, because the house would be situated on the lot such that negative impacts could be minimized, added that the proposal was also compatible with housing policies found in Section 3.2.1 which focus on residential supply, mix, maintenance, replenishment, infill and intensification. He noted that there are no environmental or heritage features associated with the proposal, and that TRCA approval is not necessary. He added that the Urban Forestry Staff's memorandum dated December 5, 2019, noted no concerns, and provided standard conditions of approval. Mr. Romano explained how natural features to be considered had been addressed and integrated, and concluded that the proposal was consistent with Policy 3.4 of the OP.

He described how the proposal was consistent with Section 4.1.5 of the Official Policy- he emphasized the language in the OP, which pointed out that some Neighbourhoods had more than one prevailing building type, or physical character). He then discussed the Development Criteria in Neighbourhoods, with their emphasis on how change should be gradual, and must be sensitive, gradual and "fit" the existing physical character. Reviewing specific criteria, Mr. Romano stated that Part a of Policy 4.1.5 was satisfied because the road network and block pattern were being maintained, and that the proposed lots would continue to have the rectangular lot shapes, that already existed on the street. He added that no single lot size numeric prevailed, and that the most frequently occurring lot size was a modest sized lot size. Speaking to Policy 4.1.5(c), Mr. Romano commented that the two storey proposed buildings fit in with the low rise, 1-3 storey buildings common in the area. The proposed massing, which is oriented towards the front and/or central portion of the lot conforms and within the parameters established by the applicable planning instruments, including the zoning by-laws for massing. Speaking to the density (FSI) of the house, he said that the figure varied from 0.16 to 0.85 on Yardley, and that the proposed FSI was appropriate, and well within the range of what had been approved before.

Discussing (f), Mr. Romano said that the residential building will form a good front wall alignment along Yardley Avenue. He then addressed component (g), and said that the

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

prevailing patterns of rear yard setbacks are modest. The proposal maintains an appropriately modest-sized open amenity rear yard that fits in well with the area. The prevailing patterns of side yard setbacks are modest, and are in line with the modest sized lot fabric. Mr. Romano concluded that the proposed setbacks are consistent with what already exists in the community. He concluded the discussion of Section 4.1.5 by stating that components (h) and (i) did not apply.

Mr. Romano also added that the proposal was consistent with the City's desire to accommodate new single family detached dwellings as part of an overall approach to maintain and achieve a housing mix, plan for growth and complete communities can be assisted by the approval of gentle intensification proposals such as that which is proposed by this project. The opportunity for this type of gentle intensification proposal primarily exists within the City's Neighbourhoods, and it is supported and/or permitted under policies 3.2.1.1, 3.2.1.2 and 4.1.5b.

It may be noted that there is no site specific approval per OPA 320.

Based on the above discussion, Mr. Romano concluded that the proposal was consistent with the Official Plan.

Mr. Romano discussed how the proposal helped maintain the intent and purpose of Zoning By-Law 569-2013.

Mr. Romano contextualized the plan by stating that the Subject Site has a detached residential zoning – RD pursuant to the Toronto harmonized Zoning By-law 569-2013 and R1B pursuant to the former East York zoning by-law 6752. Both bylaws permit low scale residential uses. He then discussed the overall general intent and purpose of the Zoning By-laws, which is to achieve an orderly, compatible form of low rise residential housing. Stating that this general intent and purpose is maintained through the erection of a detached residential building, a permitted building type, Mr. Romano specifically spoke to the performance standards of the types of requested variances, and how they were satisfied. The description appears below.

**Rear Deck Side Yard Setback** (1.22m and 0.61m V. min. 1.4m)

The proposed rear deck side yard setbacks meet the general intent and purpose to achieve adequate access and spatial separation as well as maintain a subordinate relationship to the dwelling.

**Side Stair Side Yard Setback** (one inside side yard setback of 0.41m v. min. 0.6m)

The side entrance within the interior of the Subject Site has one step that is setback 0.41m from the proposed side lot line. This stair side yard setback meets the general intent and purpose to achieve adequate access and spatial separation as well as maintain a subordinate relationship to the dwelling.

**Lot Frontage and/or Lot Area** (7.62m v. min. 12m; 232.26m<sup>2</sup> v. min. 370m<sup>2</sup>)

The proposed lot frontage and/or lot area meets the general intent and purpose to achieve an appropriately modest-sized lot within the Subject Site's physical contexts. The proposal achieves a lot size that will fit in well with the intermingling of lot sizes,

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

including many existing lots that are smaller than the general zoning requirement of 12m and 370m<sup>2</sup>. These lots are well represented within the Subject Site's physical contexts.

**Lot Coverage** (42.4% - 98.41m<sup>2</sup> v. max. 35% - 81.29m<sup>2</sup>)

The proposed lot coverage meets the general intent and purpose to ensure that an appropriate amount of the lot is covered so that the property can accommodate other features such as amenity, servicing and setback components. The proposed lot coverage provides for ample open space on the lot ensuring that the proposal is not an overdevelopment.

**Floor Space Index** (0.77 – 179.51m<sup>2</sup> v. max. 0.6 – 139.36m<sup>2</sup>)

The proposed FSI meets the general intent and purpose to ensure that the floor area of the dwelling is appropriate for the lot. The proposed floor area is reasonably deployed on the lot in a manner that is anticipated to be occupied by a low-rise residential building. Further, the proposed GFA and FSI is compatible with the GFA and FSI represented elsewhere within the Subject Site's physical context.

**Side Yard Setback** (one side 0.61m v. min. 1.2m)

The proposed side yard setback variance proposed for each dwelling meets the general intent and purpose to provide for adequate space to facilitate access, maintenance and servicing. There is appropriate and adequate space on both sides of each dwelling. I note that the neighbourhood includes commonly found side yard setbacks that are smaller than the zoning requirement

On the basis of the above discussion, Mr. Romano concluded that the proposal satisfied the test of being consistent with the Zoning By-Laws.

Mr. Romano discussed how the proposal was consistent with the test of minor.

Mr. Romano opined that that the proposal created no unacceptable adverse impact on its neighbours, or the street unacceptable adverse impacts such as shadowing, privacy or overlook or any related to site development features. The proposed dwellings are located within an area of the existing lot where a two storey dwelling with similar height, length, depth and setback conditions can occur as-of-right. The proposed severance is in keeping with the evolution of this neighbourhood where lots have been altered and created since the inception of the plans of subdivision. This has occurred gradually and as one of a multitude of diverse site development choices taken by landowners. It is clear from the record of activity that precedent or development pressure is not an adverse impact in this instance

He addressed the concern about the proposal's setting the stage for more severances by pointing out that there are few other lots of a similar or larger size within the Subject Site's physical contexts that may be capable of achieving a similar development scenario. While it is not reasonable to expect that every single one of those lots would be subject to a severance application, in the event that one, some or all are, they would not necessarily result in a physical character that is not permitted by the applicable

planning instruments. To the contrary, provided that a future proposal illustrates the same level of sensitivity to, and integration with, the character attributes of the neighbourhood's geographic and immediate contexts as this proposal exhibits, they too may be found to be acceptable, at least under the current planning instrument and legislative framework.

Lastly, Mr. Romano next discussed how the proposal satisfied the test of appropriate development.

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

Based on the above evidence, as recited, Mr. Romano concluded that the proposal satisfied the four tests under Section 45.1

Mr. Romano addressed how the proposal was compatible with Section 51(24) of the Planning Act, which governs severances.

Speaking to the question of whether the proposal is premature, Mr. Romano said that services are readily available to accommodate the residential development, and there is no outstanding planning instrument or physical characteristic or other attribute which would render the consent premature. Speaking to the question of how the proposal aligns with public interest, he said that the proposal is within the public interest to accommodate a gentle intensification that is reflective of and represented elsewhere in the Subject Site's physical contexts.

Speaking to component (d) i.e. physical suitability of the proposed residential development, Mr. Romano said that the proposed site design reflects a context-appropriate and sensitive development that is also complementary and compatible with the Subject Site's surroundings. There is nothing being proposed that is new or unsuitable within the Subject Site's physical contexts.

Mr. Romano next addressed the dimensions of the proposed lots ( component f ) , and said they were compatible, and similar to other existing lots. The rectangular shape of the proposed lots is also consistent with the rectangular lot shapes of other lots in adjacent plans of subdivision.

Mr. Romano said that component (g) did not apply because there are no restrictions or impediments to development , including no easements, rights of way etc. To the extent that the zoning is imported in this criterion, the applicable zoning has been implemented in a manner where some regulations are compliant and others are not compliant .

Mr. Romano completed this discussion by addressing Component (i), where he said that the available services are available and inadequate, while he said that component

(i) would be fulfilled through the use of modern materials that will optimize the land usage and energy etc. efficiencies

Mr. Stan Burrows, the next door neighbour, who lives at 95 Yardley Ave., spoke in opposition to the proposal. He spoke to how the Zoning for the area allowed single family homes, with minimum frontages of 10 m. While conceding that there were some lots with frontages of 25 feet ( 7.3 metres), Mr. Burrows asserted that these lots predated the amalgamation of the City, and the Zoning By-Laws, and said that he was concerned about the creation of plots, whose frontage was 36.5% less than the Zoning standard. He expressed concern about the precedent that would be set, resulting in developers asking for more severances, resulting in the community character being altered completely.

Mr. Burrows pointed out that Yardley Street was already “subject to traffic calming measures”, and asserted that traffic situation could only worsen, as more houses came up on the street. He pointed out that the storm and sewer systems on Yardley were inadequate, to address the new housing, and specifically pointed to how the west end of Yardley Ave, and Westview Ave.” experience basement flooding on a regular basis, during heavy rains”. He then said that he was “unaware” of any sunlight studies that had been undertaken by the Applicant, and asserted that the proposed houses would “have a negative impact for most of the morning hours because of the depth of the proposed house”. Mr. Burrows stated that he was concerned about the potential damage, that could be caused as a result of the proposed construction at 97 Yardley to a “mature young tree”, on its front yard. He said that the tree had existed more than 30 yards, and hoped that it would be preserved. He also spoke about a “lovely” rose garden which his wife had planted, and wondered what impact would the shadowing created by the proposed house have on the rose garden.

Ms. Heather Liberty, who lived at 90 Yardley Avenue., was the next Witness to speak in opposition to proposal. She reiterated that no lots with 25 feet frontages had been created since the 1960s, and the concerns about the increase in flooding, because “the neighborhood was built on a flood plain, and major flooding of basements on Yardley and Westview Ave is common after a heavy rainfall” . She theorized that “the small homes on large lots have substantial lawns, and many have large trees, all of which help to absorb excess water, which in turn prevents some water from entering the already overburdened sewer system”. Stating that there was a new condo building to be built at the intersection of Yardley and O’Connor, she asked what the impact would be on the existing infrastructure, if more buildings were constructed.

Ms. Liberty next spoke to the volume of traffic and said that stoplights at either end “make it a perfect shortcut, especially now with Eglinton LRT construction”. She expressed concern about how the traffic would pose a significant hazard for children, “as the proposed houses will not have enough backyard space for children to play”, forcing them to play in the streets. She then questioned where new cars would be able to park, other than on the street, because the proposed

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

homes will likely not have enough parking for all vehicles, forcing those vehicles to park on the street.

In the Appellant's Reply evidence, Mr. Romano stated that his client agreed to a condition of installation of back flow valves, and permeable pavers on the driveway, and privacy screens. The Appellant also said that they could install frosted windows on the bathrooms, or alternately, install skylights on the portion of the roof over the bathrooms. When Mr. Burrows was asked for his preference, he recommended that skylights be installed. Lastly, he specifically explained how the proposed height of the building would not change the existing shading condition, allowing for the rose garden on the Burrows property to be left intact.

The conditions pertaining to the approval of the requested Minor Variances is recited below:

1. The proposed dwellings shall be built substantially in accordance with the following plans prepared by Lemcad Consultants, dated February 15, 2021:
  - a. Part 1: Site Plan (A1), Front (North) Elevation (A6), Rear (South) Elevation (A7), Side (East) Elevation (A8), Side (West) Elevation (A9);
  - b. Part 2: Site Plan (A1), Front (North) Elevation, Rear (South) Elevation (A7), Side (East) Elevation (A8), Side (West) Elevation (A9).
2. The proposed driveways shall be constructed with permeable pavers, as shown on the approved plans.
3. There shall be no windows installed on the second floor of the Side (West) Elevation for Part 1(97A Yardley), as shown on the approved plans.
4. There shall be no windows installed on the second floor of the Side (East) Elevation for Part 2 (97B Yardley), as shown on the approved plans.
5. The Owner shall install privacy screens a minimum of 1.8 m high on the east and west sides of the rear ground floor decks, as shown on the approved plans.
6. The Owner shall install back flow preventer valves on each new lot, which shall be illustrated on the building permit application to the satisfaction of Toronto Buildings.
7. The Owner shall utilize shoring where necessary to prevent disruption to the adjacent properties, including to ensure that there is no damage to the existing rose garden on the east lot line of 95 Yardley Avenue.
8. The Owner shall submit a complete application for a permit to injure or remove a City owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article II Trees on City Streets.

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

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

Ms. Stewart addressed the Opposition's concerns about "precedents" being set up for severances. by pointing out that the houses at 1 Holland Street, and 2 Holland Street, on opposite sides of the street, had very different outcomes in terms of severance applications, because 1 Holland was severed through an OMB decision, 2 Holland was unsuccessful. She then pointed out that the application to sever 50 Holland was unsuccessful, even after it was appealed to the TLAB in 2019, and stated that each application was context and evidence dependent, and the outcome of a severance was not predictable

## **ANALYSIS, FINDINGS, REASONS**

While I deeply empathize with the concerns raised by Mr. Burrows and Ms. Liberty, many of their concerns concentrate on issues that are not directly impacted by the proposal in front of the TLAB- some of these issues include traffic, drainage and sewage concerns. The Opposition is right to point out that the sewage and drainage systems are outdated and were not designed to handle the pressure of contemporary communities and population densities- however, there is no evidence to demonstrate an extra house on Yardley Road (since one lot with a single house will be replaced by two lots, with a house each) will be the equivalent of the proverbial straw that broke the camel's back. There is no evidence of an unacceptable adverse impact with reference to drainage, as well as traffic at the community level, if the proposal at 97 Yardley Rd. were approved

The other major issue raised by the Appellants is the "precedent" that may arise out of the approval of this proposal. I agree with Ms. Stewart's explanation that the approvals are context dependent, and are strongly influenced by, as per her incisive observation, "the quality of the evidence" before the Tribunal. I take this opportunity to reassure that decisions on Appeals to the TLAB, do not follow the logic of "What is good for the goose is good for the gander". Each case is looked at independently, and the outcome is dependent on context, evidence of adverse impacts to the neighbours and the community, and above all, the evidence from the Parties and Participants.

I am satisfied by the evidence from the Appellant that the proposal is consistent with higher level Provincial Policies because of the optimization of the land. I find that the proposal maintains the intent and purpose of the OP because it satisfies Policies 2.3.1.1, 3.1.2 (Subsections 1-3) and 4.1.5. The evidence demonstrates that the various performance standards set out by Zoning By-Law 569-2013 are satisfied. I find that the proposal will not result in an unacceptable adverse impact on the neighbouring properties, and consequently satisfy the test of minor. In this context, I would like to

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120 S45 19 TLAB**

appreciate, and applaud Mr. Carpino's sensitivity to the concerns expressed by the neighbours, and responding to the same to explain how the rose garden on the Burrows' property would not be impacted, as well as his willingness to propose conditions to be imposed on the approval of the minor variance, including permeable pavers, skylights and privacy screens.

The proposed houses are consistent with the detached type of houses that already exist on Yardley, as well as the dimensions of the houses. In conjunction with the fact that no unacceptable adverse impacts are created, I find that the proposal satisfies the test of appropriate development.

On the basis of the above discussion, I find that the variances proposed for the houses to be built, satisfy Section 45.1 of the Planning Act.

The requested Severance satisfies the conditions laid out in Section 51(24) of the Planning Act. While they result in rectangular substandard lots, both from an area and frontage perspective, they complement what exists in the community, and on Yardley Road in particular. Consequently, they satisfy the test of shapes and sizes, as stated in component (f) of Section 51(24) of the Planning Act. I find that the proposal conforms to the OP, on the basis of the evidence recited earlier, with specific reference the proposal maintains the intent and purpose of the OP. On the basis of Mr. Romano's evidence about the adequacy of services, I find that the proposal satisfies component (i) of 51(24), notwithstanding my empathy for the concerns expressed by Ms. Liberty, and Mr. Burrows.

On the basis of the above evidence, I find that the request for Severance satisfies Section 51(24) of the Planning Act.

The Conditions to be imposed on the severance are consistent with Practice Direction 1 of the TLAB. The Conditions to be approved on the approval of the variances corresponds to the concerns expressed by the neighbours, as well as Urban Forestry, and are recited in the Evidence Section.

Lastly, I would like to congratulate all the participants in the Hearing, namely Ms. Liberty, Mr. Burrows, Ms. Stewart and Mr. Romano, for their willingness to be flexible, and mutual civility. I found my Chairing of this Hearing to be personally rewarding because it demonstrated how opposing perspectives can converge, when a sense of neighbourliness, and mutual cooperation suffuse the Proceeding, notwithstanding an acrimonious start.

## DECISION AND ORDER

1. The Appeal respecting 97 Yardley is allowed, and the decision of the Committee of Adjustment dated December 11, 2019, is set aside.

2. The Consent to Sever the existing lands at 97 Yardley is approved as follows:

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

#### **Address to be assigned**

The lot has an area of 232.26 m<sup>2</sup> and frontage on Yardley Avenue of 7.62 m. A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in the recitation below.

### **Conveyed – Part 2, Draft R-Plan**

#### **Address to be assigned**

The lot has an area of 232.26 m<sup>2</sup> and frontage on Yardley Avenue of 7.62 m. A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in the recitation below.

3. The following variances are approved:

#### Part 1 (West Lot)

**8. Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m, if it is no closer to a side lot line than 1.4 m. The new two-storey detached dwelling will have a rear ground floor deck that will encroach 1.79 m into the required rear yard setback, and be located 1.22 m from the west side lot line and 0.61 m from the east side lot line.

**9. 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. The new two-storey detached dwelling will have stairs that will be located 0.41 m from the east side lot line.

**10. Chapter 10.20.30.10.(1)(A), By-law 569-2013**

The minimum required lot area is 370.0 m<sup>2</sup>. The new two-storey detached dwelling will be located on a lot with an area of 232.26 m<sup>2</sup>.

**11. Chapter 10.20.30.20.(1)(A), By-law 569-2013**

The minimum required lot frontage is 12.0 m. The new two-storey detached dwelling will be located on a lot with a frontage of 7.62 m.

**12. Chapter 10.20.30.40.(1)(A), By-law 569-2013**

The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>).

The new two-storey detached dwelling will have a lot coverage of 42.4% of the lot area (98.41 m<sup>2</sup>).

**13. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (139.36 m<sup>2</sup>). The new two-storey detached dwelling will have a floor space index of 0.77 times the area of the lot (179.51 m<sup>2</sup>).

**14. Chapter 10.20.40.70.(3)(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m. The new two-storey detached dwelling will be located 0.61 m from the east side lot line.

**Part 2 (East Lot)**

**8. Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m, if it is no closer to a side lot line than 1.4 m.

The new two-storey detached dwelling will have a rear ground floor deck that will encroach 1.79 m into the required rear yard setback, and be located 0.61 m from the west side lot line and 1.22m from the east side lot line

**9. 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.

The new two-storey detached dwelling will have stairs that will be located 0.41 m from the west side lot line.

**10. Chapter 10.20.30.10.(1)(A), By-law 569-2013**

The minimum required lot area is 370.0 m<sup>2</sup>.

The new two-storey detached dwelling will be located on a lot with an area of 232.26 m<sup>2</sup>.

**11. Chapter 10.20.30.20.(1)(A), By-law 569-2013**

The minimum required lot frontage is 12.0 m.

The new two-storey detached dwelling will be located on a lot with a frontage of 7.62 m.

**12. Chapter 10.20.30.40.(1)(A), By-law 569-2013**

The maximum permitted lot coverage is 35% of the lot area (81.29 m<sup>2</sup>).

The new two-storey detached dwelling will have a lot coverage of 42.4% of the lot area (98.41 m<sup>2</sup>).

**13. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (139.36 m<sup>2</sup>).

The new two-storey detached dwelling will have a floor space index of 0.77 times the area of the lot (179.51 m<sup>2</sup>).

**14. Chapter 10.20.40.70.(3)(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m.

The new two-storey detached dwelling will be located 0.61 from the west side lot line.

4. No other variances are approved.

5. The following conditions are imposed on the Severance of the land at 97 Yardley:

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

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

3). One electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services.

4). One electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.

5) Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the Planning Act if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.

6). Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment issue the Certificate of Official.

7). Within ONE YEAR of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions

6. The following conditions are imposed on the approval of the variances to build the proposed detached houses at 97 Yardley Road:

1) The proposed dwellings shall be built substantially in accordance with the following plans prepared by Lemcad Consultants, dated February 15, 2021:

- a. Part 1: Site Plan (A1), Front (North) Elevation (A6), Rear (South) Elevation (A7), Side (East) Elevation (A8), Side (West) Elevation (A9);
- b. Part 2: Site Plan (A1), Front (North) Elevation, Rear (South) Elevation (A7), Side (East) Elevation (A8), Side (West) Elevation (A9).

2) The proposed driveways shall be constructed with permeable pavers, as shown on the approved plans.

3) There shall be no windows installed on the second floor of the Side (West) Elevation for Part 1 (97A Yardley), as shown on the approved plans.

4) There shall be no windows installed on the second floor of the Side (East) Elevation for Part 2 (97B Yardley), as shown on the approved plans.

5) The Owner shall install privacy screens a minimum of 1.8 m high on the east and west sides of the rear ground floor decks, as shown on the approved plans.

6) The Owner shall install back flow preventer valves on each new lot, which shall be illustrated on the building permit application to the satisfaction of Toronto Buildings.

7) The Owner shall utilize shoring where necessary to prevent disruption to the adjacent properties, including to ensure that there is no damage to the existing rose garden on the east lot line of 95 Yardley Avenue.

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

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

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

**Decision of Toronto Local Appeal Body Panel Member: S. GOPIKRISHNA**  
**TLAB Case File Number: 19 265118 S53 19 TLAB, 19 265119 S45 19 TLAB, 19 265120**  
**S45 19 TLAB**

So orders the Toronto Local Appeal Body

X



---

S. Gopikrishna  
Panel Chair, Toronto Local Appeal Body

LOT 372  
REGISTERED PLAN 1826

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(

APPROXIMATE CENTRE LINE OF PAVEMENT

2.5m                      0                      2.5                      5                      7.5                      10m

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
© PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR ROSEN. O.I.S.

(KNOWN AS) **GLENBURN AVENUE**  
(STEPHNEY STREET BY REGISTERED PLAN 1826)

## LEGEND

□	DENOTES	SURVEY MONUMENT PLANTED
■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
M	DENOTES	MEASURED
(OU)	DENOTES	ORIGIN UNKNOWN
(P1)	DENOTES	SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED OCTOBER 3, 1949
(P2)	DENOTES	SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED JUNE 1, 1957
(P3)	DENOTES	REGISTERED PLAN 1826
(P4)	DENOTES	SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED MAY 2, 1951
(P5)	DENOTES	PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED OCTOBER 3, 1962.
∅	DENOTES	DIAMETER/ROUND
BF	DENOTES	BOARD FENCE
BR	DENOTES	TIES TO BRICK
CBK	DENOTES	TIES TO CONCRETE BLOCK
CLF	DENOTES	CHAIN LINK FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
FR	DENOTES	TIES TO FRAME
GSE	DENOTES	GARAGE SILL ELEVATION
MH	DENOTES	MAN HOLE
STU	DENOTES	TIES TO STUCCO
UP	DENOTES	UTILITY POLE
⦿	DENOTES	DECIDUOUS TREE

**BENCHMARK NOTE:**  
ELEVATIONS ARE LOCAL.

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE  
DERIVED FROM THE NORTHERLY LIMIT  
OF YARDLEY AVENUE, AS SHOWN  
ON REGISTERED PLAN 1826,  
HAVING A BEARING OF N72°57'00"E.

THIS REPORT WAS PREPARED FOR  
M. CARPINO  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES.

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER, 2018

DATE: NOVEMBER 14, 2018

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: [vladdosen@rogers.com](mailto:vladdosen@rogers.com)

JOB No: 18417	FIELD BY: KUMAR
FILE: 14-015	DRAWN BY: JHL
CAD FILE: 97 YARDLEY AVENUE	CHECKED BY: VD

PART 2) SURVEY REPORT

DESCRIPTION OF LAND:

LOT 461, REGISTERED PLAN 1826, PIN 10374-0329(LT).  
REGISTERED EASEMENTS AND/OR RIGHT OF WAY:  
NONE.

BOUNDARY FEATURES:

POSITION OF FENCES AS SHOWN ON PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS

LOT 491  
REGISTERED  
PLAN 1826

No 97

LOT 460  
REGISTERED PLAN 1826  
PIN 10374-0328(LT)

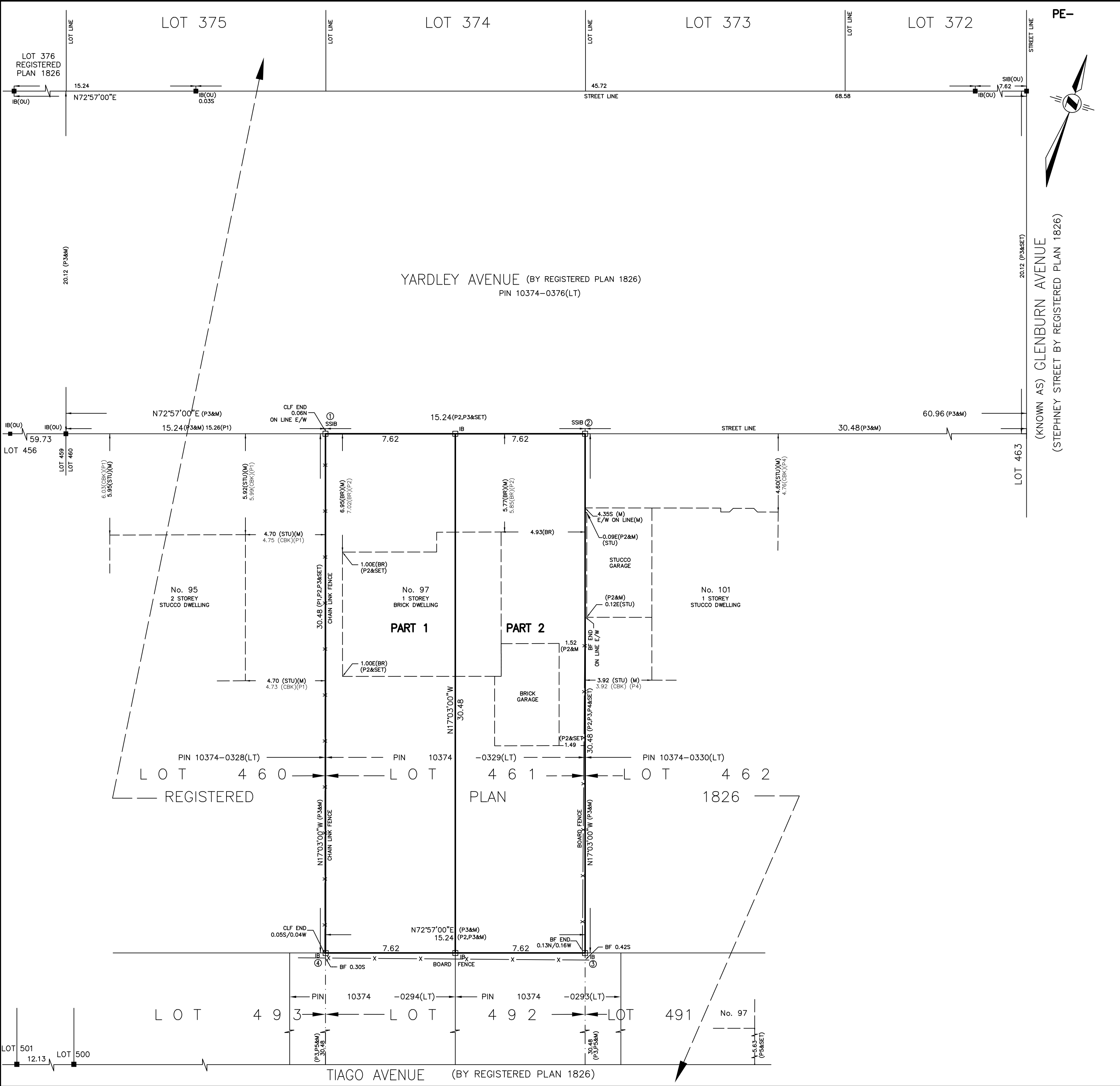
LOT 461  
REGISTERED PLAN 1826  
PIN 10374-0329(LT) x

LOT 462  
REGISTERED PLAN 1826  
PIN 10374-0330(LT)

LOT 493 —————  
REGISTERED PLAN 1826

LOT 492 PIN 10374  
REGISTERED PLAN 1826

TIAGO AVENUE (BY REGISTERED PLAN 1826)



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

RECEIVED AND DEPOSITED

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	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA IN Sq.m.
1	461	1826	10374-0329(LT)	232.3
2				232.3

PLAN OF SURVEY OF  
LOT 461  
REGISTERED PLAN 1826  
CITY OF TORONTO  
(FORMERLY BOROUGH OF EAST YORK)  
SCALE 1:150

2.5m02.557.510m

VLADIMIR DOSEN SURVEYING, O.L.S.

LEGEND

□

■

IB

SIB

M

(OU)

(P1)

(P2)

(P3)

(P4)

(P5)

BF

BR

CBK

CLF

FR

DENOTES SURVEY MONUMENT PLANTED

DENOTES SURVEY MONUMENT FOUND

DENOTES IRON BAR

DENOTES STANDARD IRON BAR

DENOTES MEASURED

DENOTES ORIGIN UNKNOWN

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED OCTOBER 3, 1949

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED JUNE 1, 1957

DENOTES REGISTERED PLAN 1826

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED MAY 2, 1951

DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED OCTOBER 3, 1962.

DENOTES BOARD FENCE

DENOTES TIES TO BRICK

DENOTES TIES TO CONCRETE BLOCK

DENOTES CHAIN LINK FENCE

DENOTES TIES TO FRAME

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HCM 02019842052 AND HCM 02019842053 BASED ON THE M.T.M. COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, CGRS (NAD 83)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999885

SPECIFIED CONTROL POINTS (SCP'S)

ONTARIO COORDINATE SYSTEM, ZONE 10, TOR 11 CGRS: 02019842052

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG.216/10

SPECIFIED CONTROL POINTS	NORTHING	EASTING
02019842052	4851060.746	334196.249
02019842053	4850792.683	334304.512

CO-ORDINATE INDEX:

POINTS ID	NORTHING	EASTING
1	4850798.303	334419.064
2	4850768.124	334424.649
3	4850747.933	334359.452
4	4850777.086	334350.557

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER, 2018

DATE: APRIL 17, 2019

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: vladdosen@rogers.com

JOB No: 18417

FILE: 14-015

CAD FILE: 97 YARDLEY AVENUE-RPLAN

FIELD BY: KUMAR

DRAWN BY: JHL/NATHAN

CHECKED BY: VD



**97A YARDLEY AVENUE**  
**PROPOSED 2 STORY DWELLING**

**LIST OF DRAWINGS**

RE-ISSUED FOR TLAB FEB 15, 2021

A1 SITE PLAN  
A1a SITE STATISTICS  
A1b LANDSCAPE PLANS  
A2 PROPOSED BASEMENT  
A3 PROPOSED GROUND FLOOR PLAN  
A4 PROPOSED SECOND FLOOR PLAN  
A5 PROPOSED ROOF PLAN

A6 PROPOSED FRONT (NORTH) ELEVATION  
A7 PROPOSED REAR (SOUTH) ELEVATION  
A8 PROPOSED SIDE (EAST) ELEVATION  
A9 PROPOSED SIDE (WEST) ELEVATION

YARDLEY AVENUE  
(BY REGISTERED PLAN 1826)

PIN 10374-0376(LT)

APPROXIMATE CENTRE LINE OF PAVEMENT

ORIENTATION



LEM CAD CONSULTANTS

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

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97A YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: FEB. 15, 2021

JOB NO.:

DWG. NO.: A1 OF 9

CADD-NAME: 181015

A1

SITE PLAN INFORMATION TAKEN FROM:  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
LOT 461  
REGISTERED PLAN 1826  
CITY OF TORONTO  
(FORMERLY BOROUGH OF EAST YORK)  
BY: VLADIMIR DOSEN SURVEYING, O.L.S.

DEED LINE

LOT LINE

DEED LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

ADDITIONAL SITE STATISTICS 97A YARDLEY AVENUE

		PROVIDED	REQUIRED
TOTAL FRONT YARD AREA	= 479.39 SQFT (44.54 SQ.M.)		
AREA #1 DRIVEWAY AREA	= 163.31 SQFT (15.17 SQ.M.)		
PROPOSED FRONT YARD LANDSCAPING	= 316.08 SQFT (29.36 SQ.M.)	66%	50%
AREA #2 PROPOSED HARD LANDSCAPING	= 66.65 SQFT (6.19 SQ.M.)		
AREA #3 + #4 PROPOSED SOFT LANDSCAPING	= 249.43 SQFT (23.17 SQ.M.)	79%	75%
TOTAL REAR YARD AREA	= 628.66 SQFT (58.40 SQ.M.)		
AREA #5 PROPOSED HARD LANDSCAPING	= 149.00 SQFT (13.84 SQ.M.)		
AREA #6 PROPOSED SOFT LANDSCAPING	= 479.66 SQFT (44.56 SQ.M.)	76.29%	50%
		PROVIDED	MAXIMUM
COVERAGE		42.37% 98.41 SQ.M.	35.0% 81.29 SQ.M.
FLOOR AREA		74% 173.08 SQ.M.	60.00% 139.35 SQ.M.
BUILDING HEIGHT		8.43M	8.5M
GROUND FLOOR HEIGHT		1.19M	1.20M
MAIN WALL HEIGHT		6.68M	7.0M
BUILDING DEPTH		16.99M	17.0M
		PROVIDED	MINIMUM
MIN. FRONTAGE		7.62M	12.0M
MIN. LOT AREA		232.26 SQ.M.	370.0 SQ.M.
MIN. FRONT YARD SETBACK		5.84M	5.135M
MIN REAR YARD		7.66M	7.62M
SIDE YARD SETBACK (EAST)		0.61M	0.90M
SIDE YARD SETBACK (WEST)		1.22M	0.90M
PARKING		1 SPACE	1 SPACE

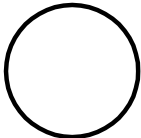
SITE DATA	
•LOT AREA = 2500.00 SQ.FT. (232.26 SQ.M.)	
•FLOOR AREAS : PROPOSED	
GROUND FLOOR =	787.75 SQ.FT (73.18 SQ.M.)
SECOND FLOOR =	1075.25 SQ.FT (99.89 SQ.M.)
TOTALS G.F.A. =	1863.00 SQ.FT (173.08 SQ.M.) OR 74%
COVERAGE : PROPOSED	
GROUND FLOOR =	787.75 SQ.FT (73.18 SQ.M.)
ATTACHED GARAGE =	227.16 SQ.FT (21.10 SQ.M.)
COVERED PORCH =	44.33 SQ.FT (4.12 SQ.M.)
TOTALS COVERAGE =	1059.24 SQ.FT (98.41 SQ.M.) OR 42.37%

LEMCAD CONSULTANTS

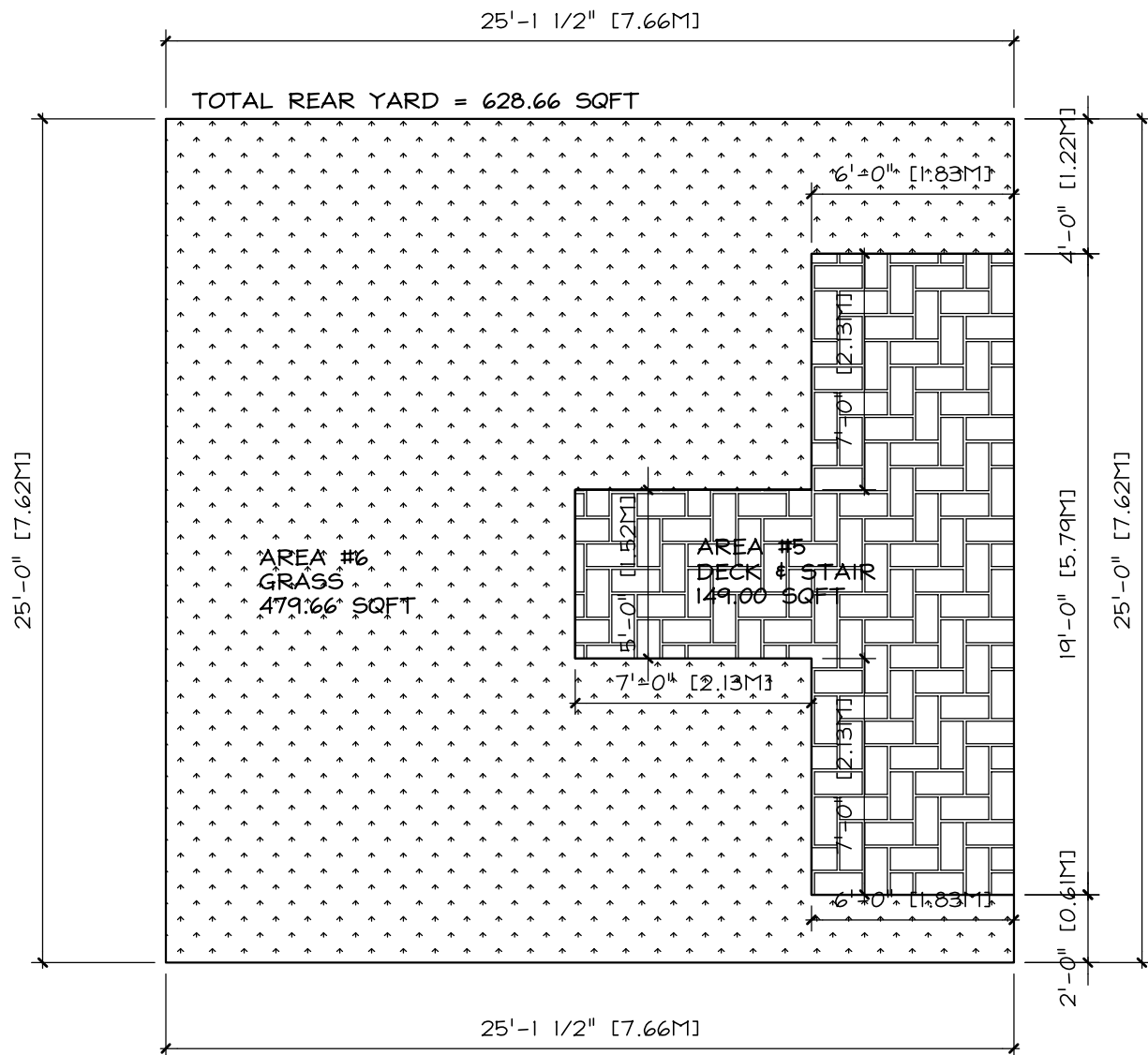
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1A

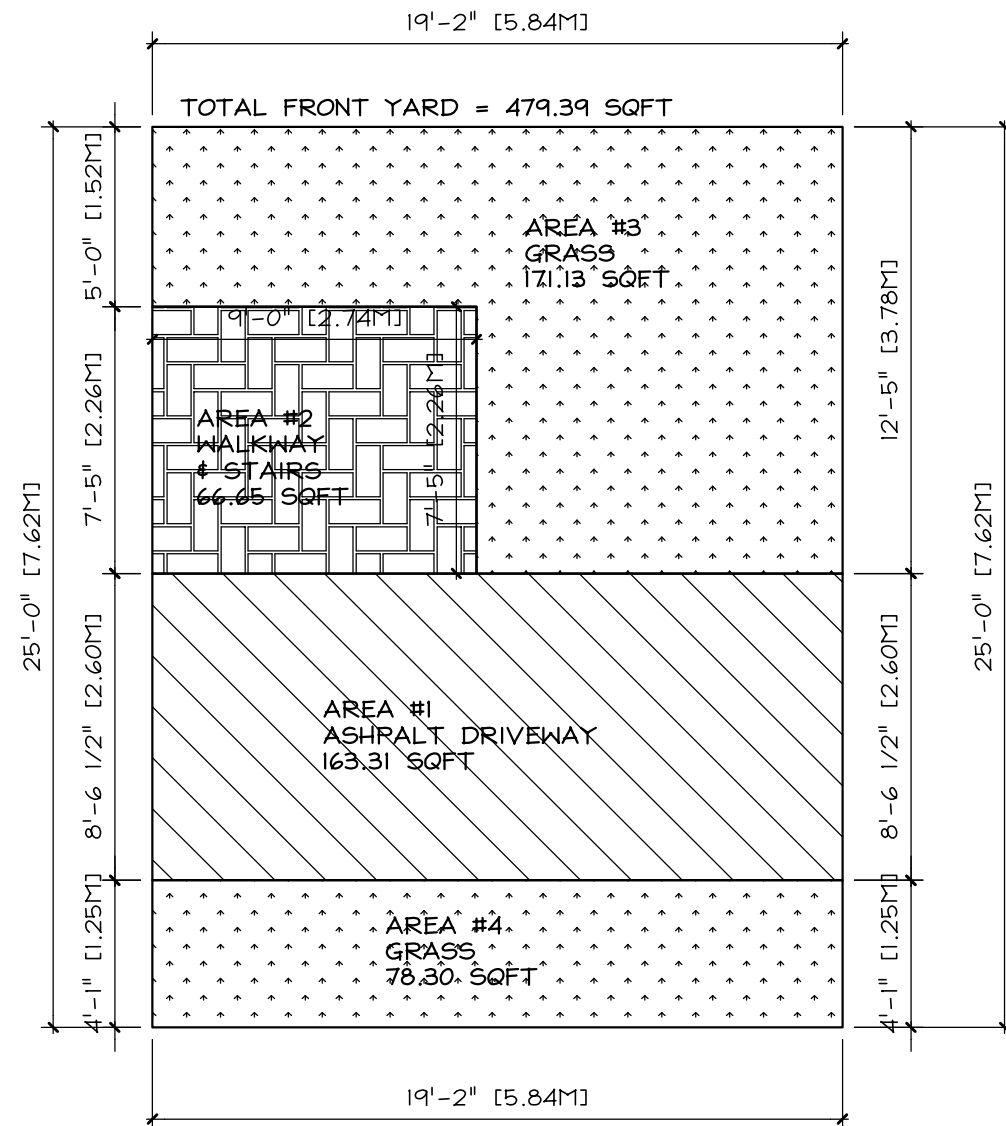
PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97A YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:		DWG. NO.: A1A OF 9	CADD-NAME: 181015



ORIENTATION



1 REAR YARD LANDSCAPE PLAN  
A1B SCALE: 3/16"=1'-0"



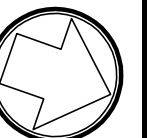
2 FRONT YARD LANDSCAPE PLAN  
A1B SCALE: 3/16"=1'-0"

# LEMCAD CONSULTANTS

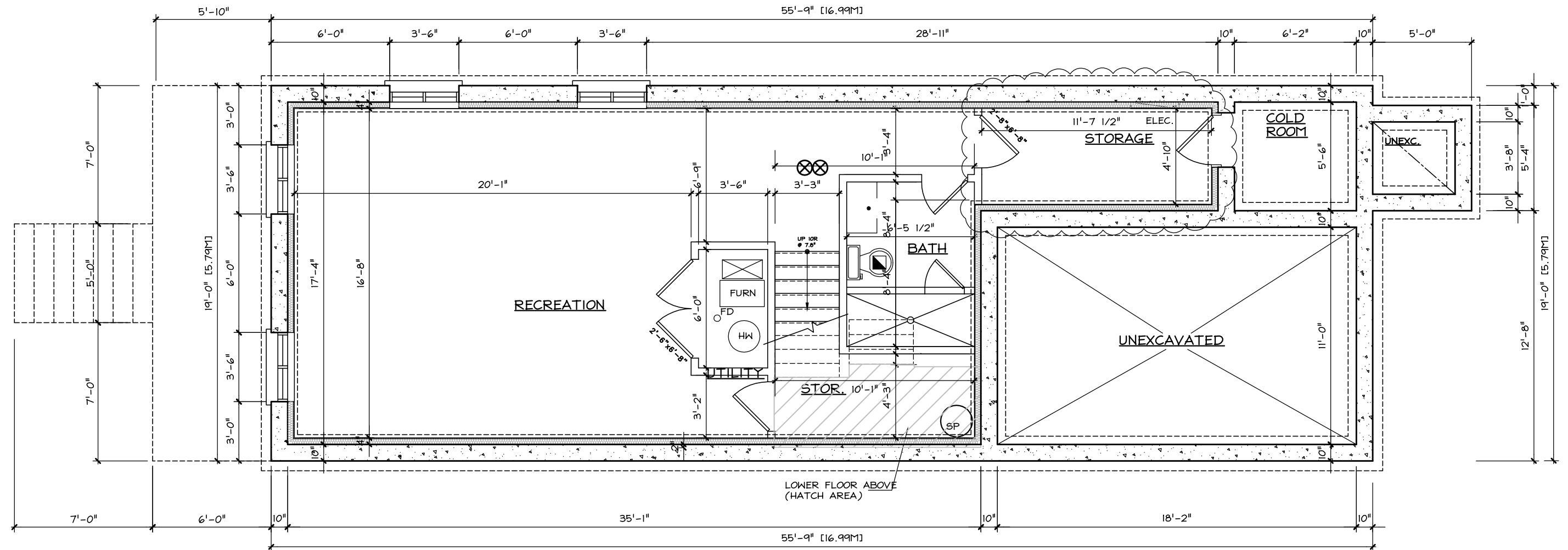
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1B

PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97A YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:	DWG. NO.: A1B OF 9	CADD-NAME: 181015	



ORIENTATION



1  
A2  
PROPOSED  
BASEMENT 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

A2

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97A YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

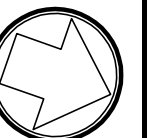
APP. BY:

DATE: FEB. 15, 2021

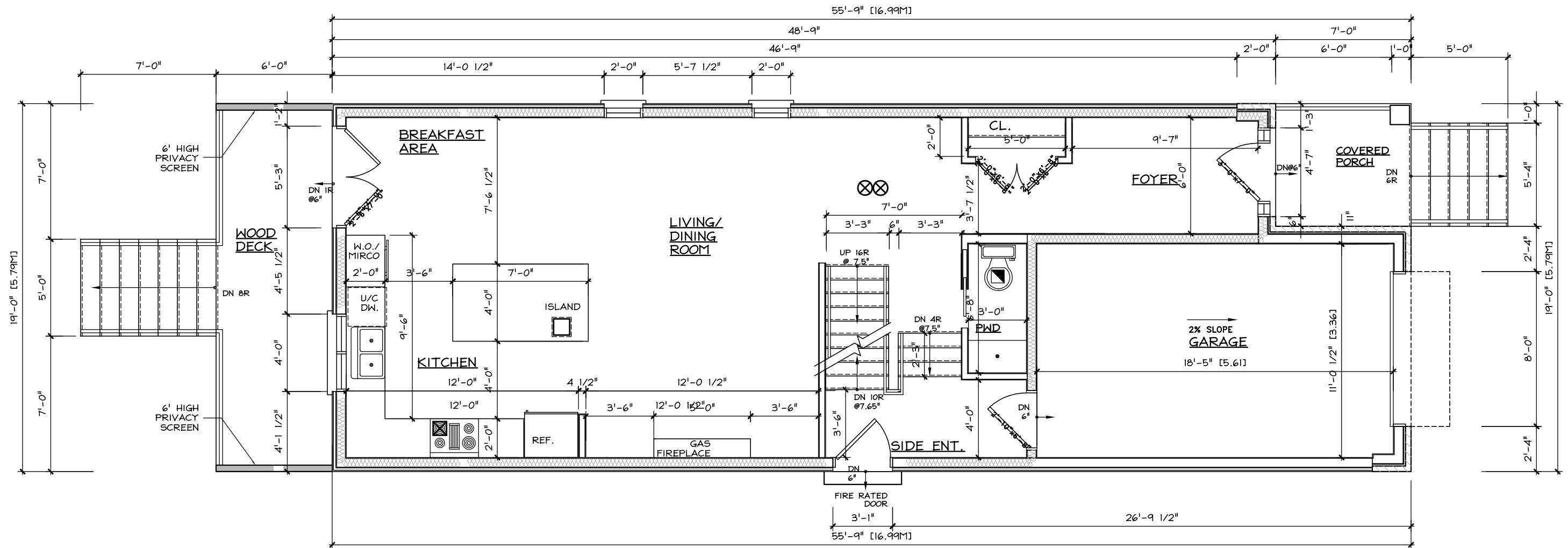
JOB NO.:

DWG. NO.: A2 OF 9

CADD-NAME: 181015



ORIENTATION



**1**  
**A3** **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 2-STY DWELLING

LOCATION: 97A YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

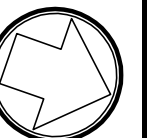
APP. BY:

DATE: FEB. 15, 2021

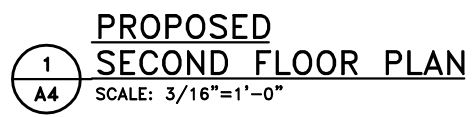
JOB NO.:

DWG. NO.: A3 OF 9

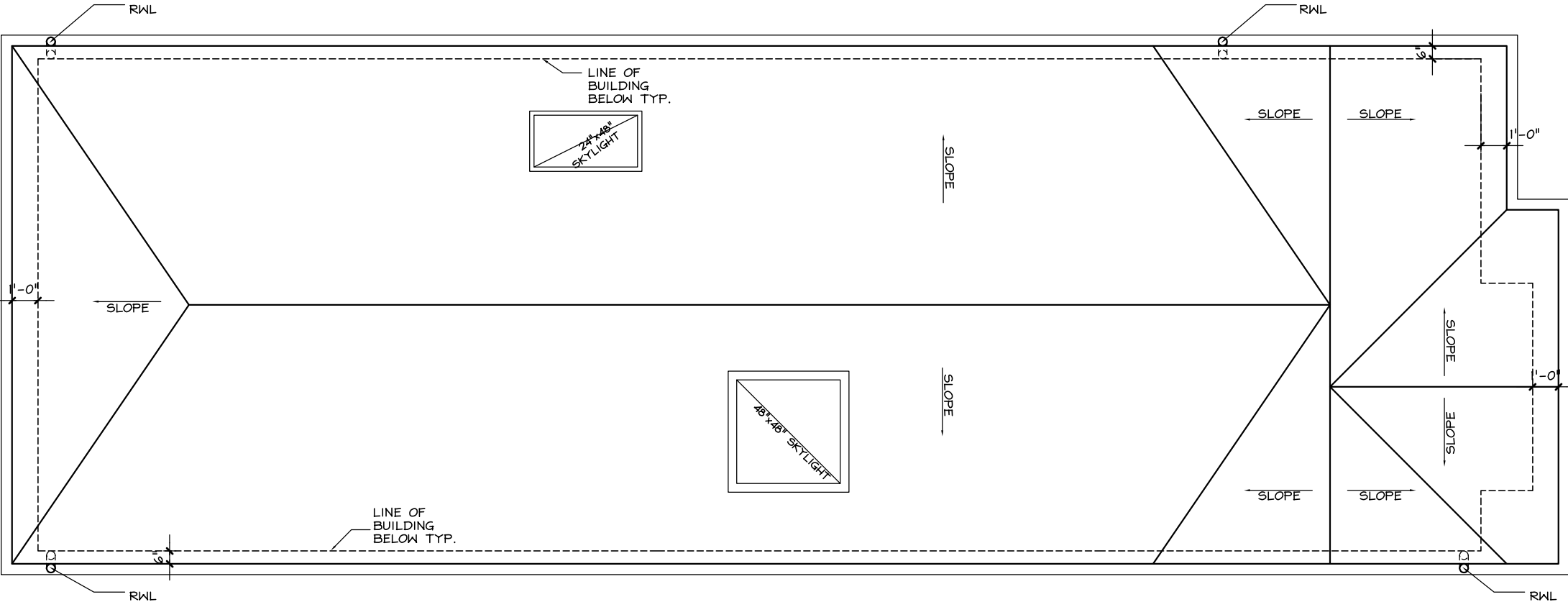
CADD-NAME: 181015



ORIENTATION



## ORIENTATION



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

**LEMCAD CONSULTANTS**

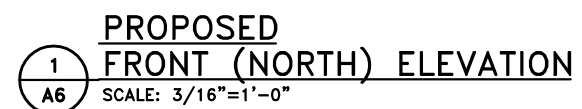
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

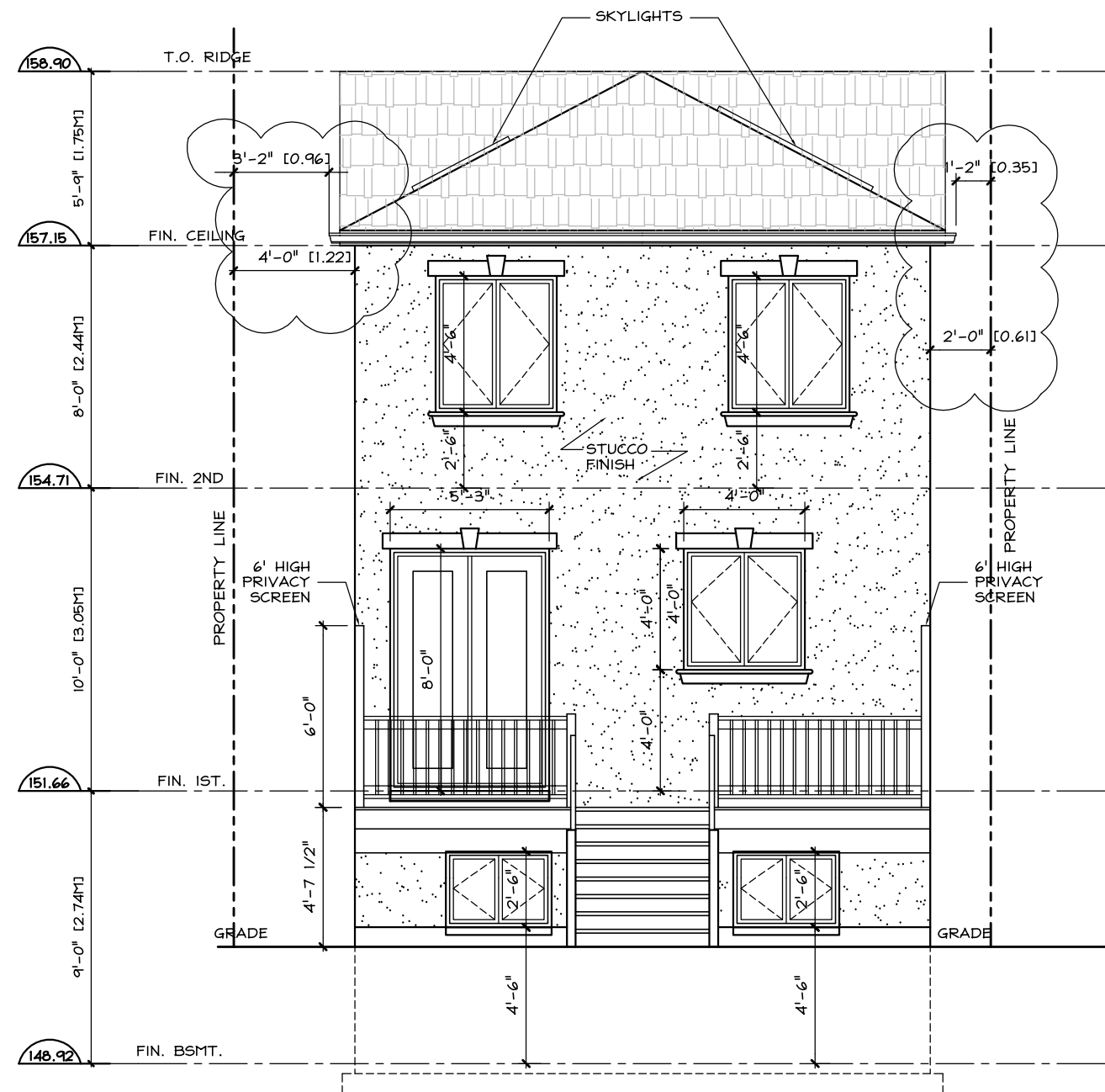
PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97A YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:	DWG. NO.: A5 OF 9	CADD-NAME: 181015	



ORIENTATION



## ORIENTATION



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

# **LEM CAD CONSULTANTS**

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

**A7**

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97A YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

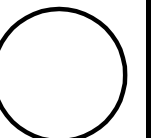
APP. BY:

DATE: FEB. 15, 2021

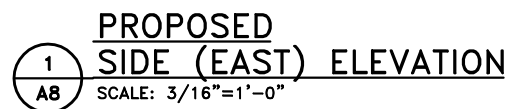
JOB NO.:

DWG. NO.: A7 OF 9

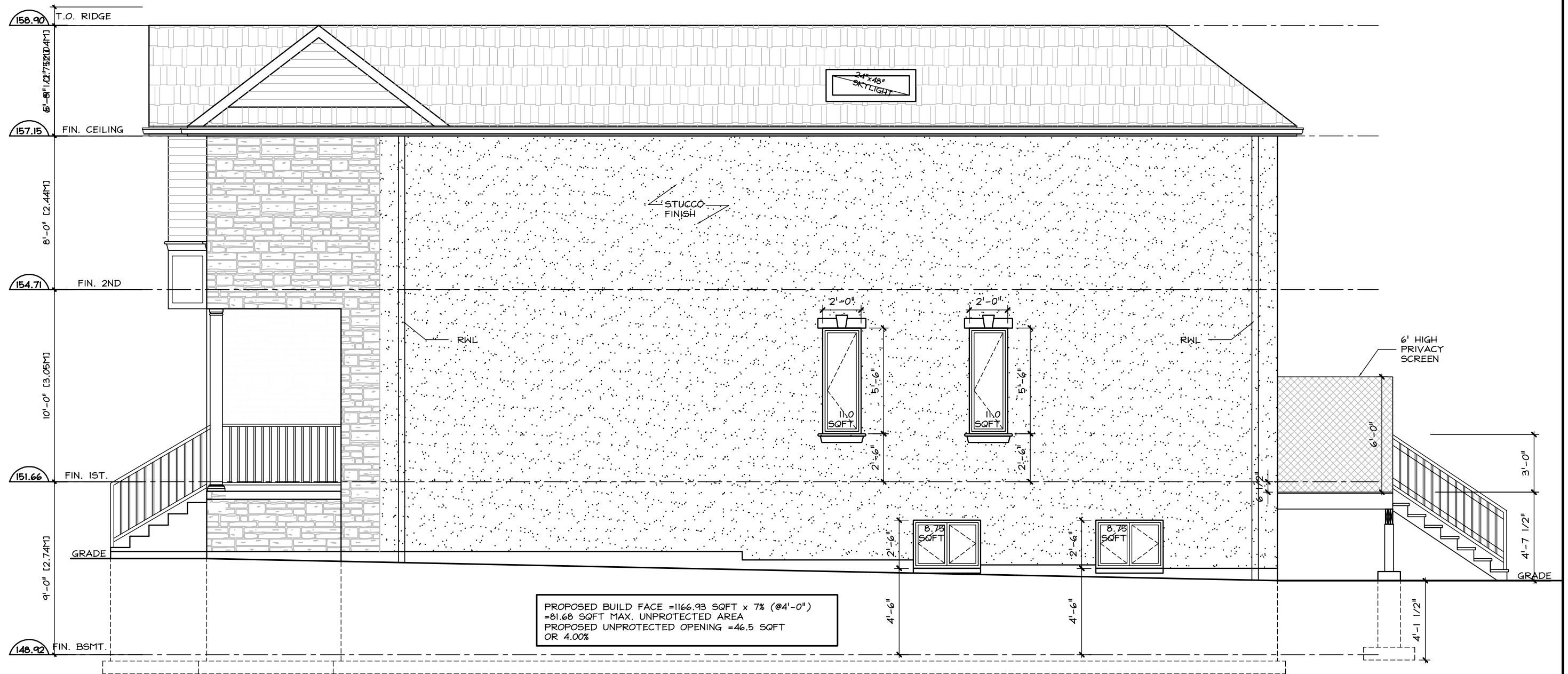
CADD-NAME: 181015



ORIENTATION



## ORIENTATION



**PROPOSED**  
**1 SIDE (WEST) ELEVATION**  
 A9 SCALE: 3/16"=1'-0"

# LEMCAD CONSULTANTS

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

A9

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97A YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

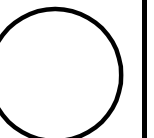
APP. BY:

DATE: FEB. 15, 2021

JOB NO.:

DWG. NO.: A7 OF 9

CADD-NAME: 181015



ORIENTATION

RECEIVED

By Toronto Local Appeal Body at 2:57 pm, Mar 31, 2012

LOT 376  
REGISTERED  
PLAN 1826

LOT 375  
REGISTERED PLAN 1826

LOT 374  
REGISTERED PLAN 1826

LOT 373  
REGISTERED PLAN 1826

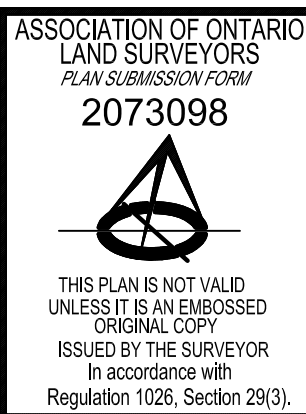
LOT 372  
REGISTERED PLAN 1826

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**LOT 461**  
**REGISTERED PLAN 1826**  
**CITY OF TORONTO**  
(FORMERLY BOROUGH OF EAST YORK)  
**SCALE 1:150**

2.5m 0 2.5 5 7.5 10m

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

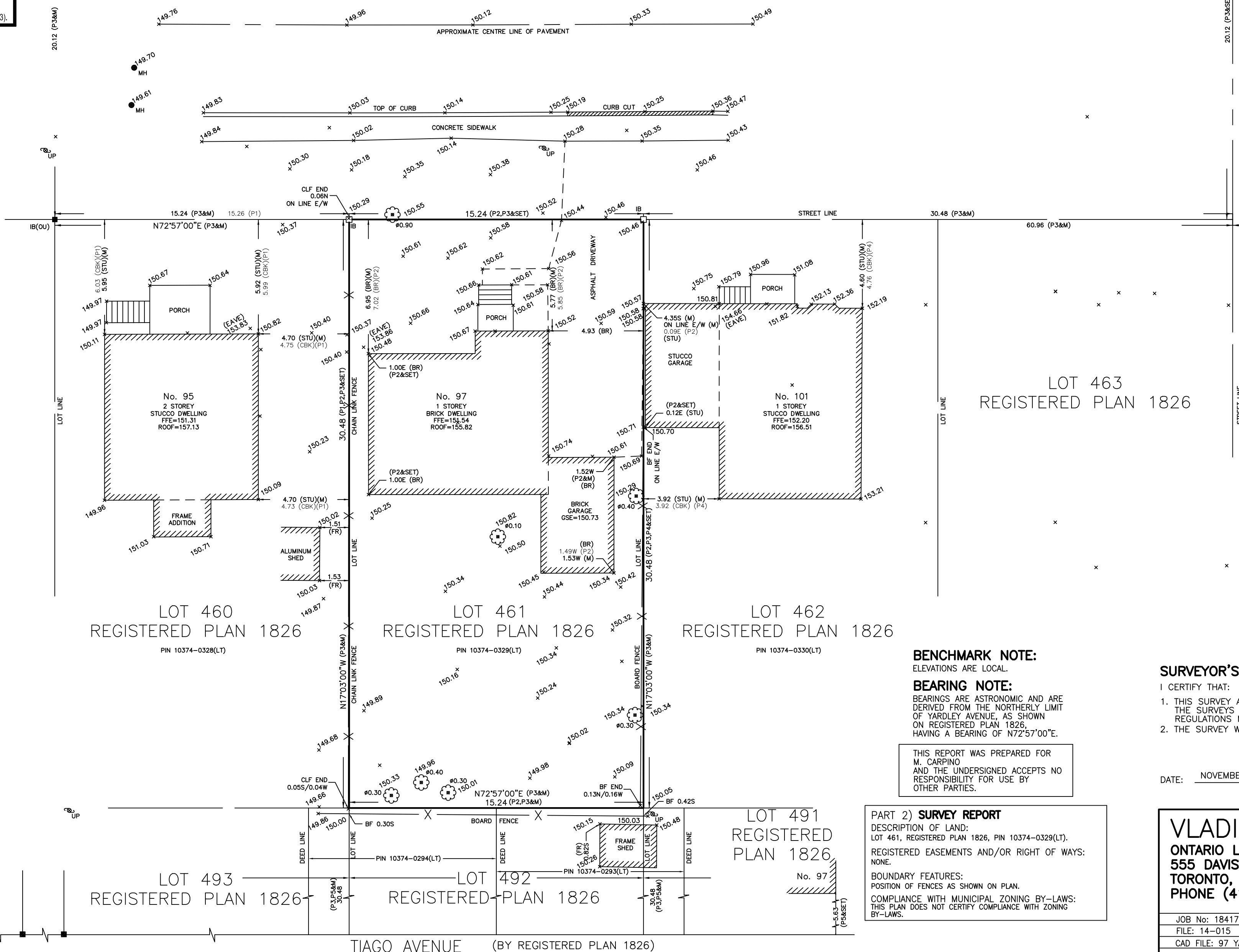
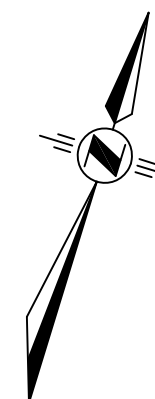
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.



**YARDLEY AVENUE (BY REGISTERED PLAN 1826)**

PIN 10374-0376(LT)

(KNOWN AS) **GLENBURN AVENUE**  
(STEPHNEY STREET BY REGISTERED PLAN 1826)



**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- M DENOTES MEASURED
- (OU) DENOTES ORIGIN UNKNOWN
- (P1) DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED OCTOBER 3, 1949
- (P2) DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED JUNE 1, 1957
- (P3) DENOTES REGISTERED PLAN 1826
- (P4) DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED MAY 2, 1951
- (P5) DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED OCTOBER 3, 1962.
- Ø DENOTES DIAMETER/ROUND
- BF DENOTES BOARD FENCE
- BR DENOTES TIES TO BRICK
- CBK DENOTES TIES TO CONCRETE BLOCK
- CLF DENOTES CHAIN LINK FENCE
- FFE DENOTES FINISHED FLOOR ELEVATION
- FR DENOTES TIES TO FRAME
- GSE DENOTES GARAGE SILL ELEVATION
- MH DENOTES MAN HOLE
- STU DENOTES TIES TO STUCCO
- UP DENOTES UTILITY POLE
- ⊗ DENOTES DECIDUOUS TREE

**BENCHMARK NOTE:**

ELEVATIONS ARE LOCAL.

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF YARDLEY AVENUE, AS SHOWN ON REGISTERED PLAN 1826, HAVING A BEARING OF N72°57'00"E.

THIS REPORT WAS PREPARED FOR M. CARPINO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER, 2018

DATE: NOVEMBER 14, 2018

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**PART 2) SURVEY REPORT**

DESCRIPTION OF LAND:

LOT 461, REGISTERED PLAN 1826, PIN 10374-0329(LT).

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.

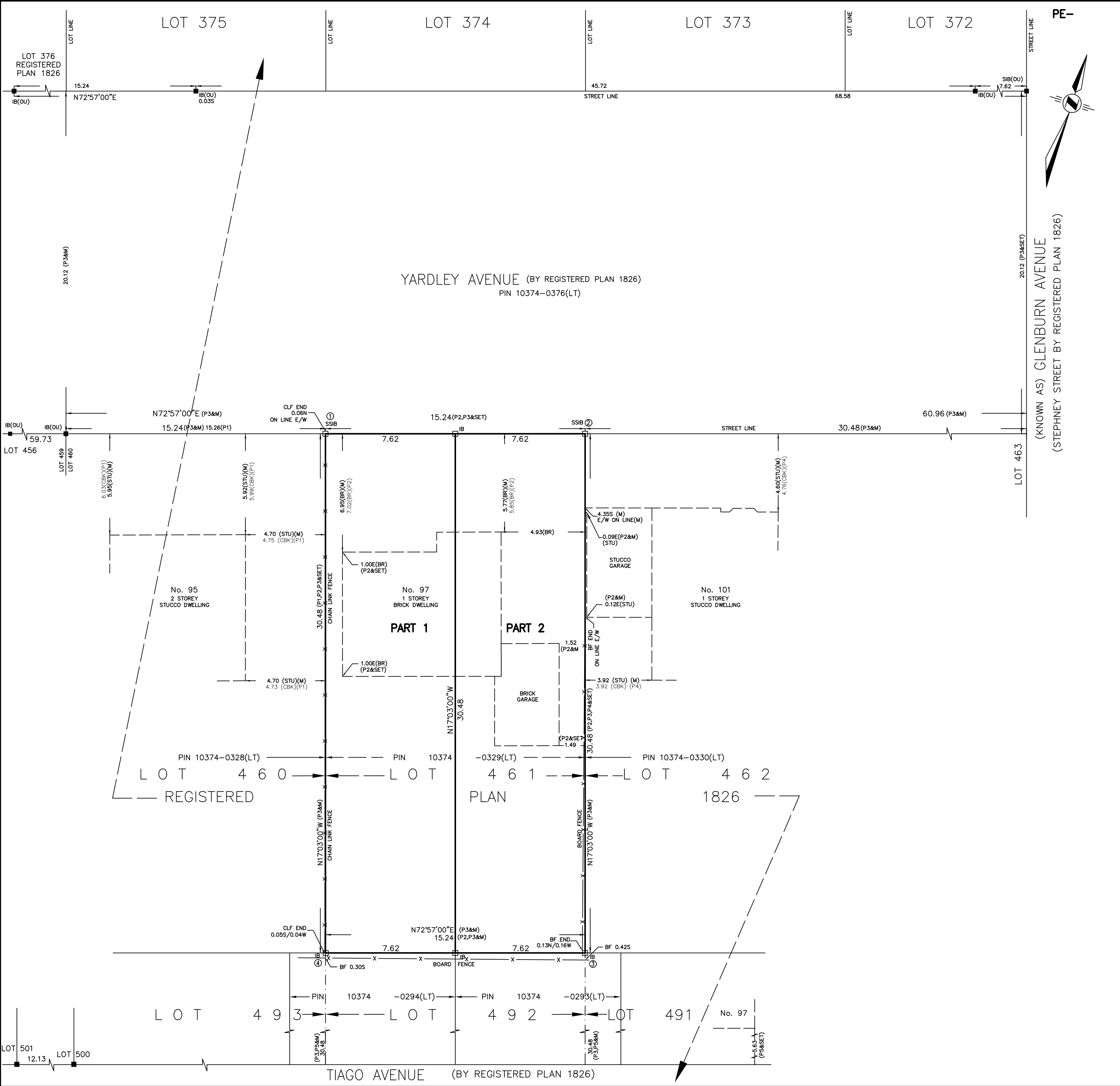
BOUNDARY FEATURES: POSITION OF FENCES AS SHOWN ON PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**VLADIMIR DOSEN SURVEYING**

ONTARIO LAND SURVEYORS  
555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 18417	FIELD BY: KUMAR
FILE: 14-015	DRAWN BY: JHL
CAD FILE: 97 YARDLEY AVENUE	CHECKED BY: VD



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

RECEIVED AND DEPOSITED

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	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA IN Sq.m.
1	461	1826	10374-0329(LT)	232.3
2				232.3

PLAN OF SURVEY OF  
LOT 461  
REGISTERED PLAN 1826  
CITY OF TORONTO  
(FORMERLY BOROUGH OF EAST YORK)  
SCALE 1:150

2.5m02.557.510m

VLADIMIR DOSEN SURVEYING, O.L.S.

LEGEND

□

■

IB

SIB

M

(OU)

(P1)

(P2)

(P3)

(P4)

(P5)

BF

BR

CBK

CLF

FR

DENOTES SURVEY MONUMENT PLANTED

DENOTES SURVEY MONUMENT FOUND

DENOTES IRON BAR

DENOTES STANDARD IRON BAR

DENOTES MEASURED

DENOTES ORIGIN UNKNOWN

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED OCTOBER 3, 1949

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED JUNE 1, 1957

DENOTES REGISTERED PLAN 1826

DENOTES SKETCH OF SURVEY BY W.S. GIBSON & SONS, O.L.S., DATED MAY 2, 1951

DENOTES PLAN OF SURVEY BY C. REUBEN, O.L.S., DATED OCTOBER 3, 1962.

DENOTES BOARD FENCE

DENOTES TIES TO BRICK

DENOTES TIES TO CONCRETE BLOCK

DENOTES CHAIN LINK FENCE

DENOTES TIES TO FRAME

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HCM 02019842052 AND HCM 02019842053 BASED ON THE M.T.M. COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, CGRS (NAD 83)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999885

SPECIFIED CONTROL POINTS (SCP'S)

ONTARIO COORDINATE SYSTEM, ZONE 10, TOR L.C.S.S:CGM10-2010.0

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG.216/10

SPECIFIED CONTROL POINTS	NORTHING	EASTING
02019842052	4851060.746	334196.249
02019842053	4850792.683	334304.512

CO-ORDINATE INDEX:

POINTS ID	NORTHING	EASTING
1	4850798.303	334419.064
2	4850768.124	334424.649
3	4850747.933	334359.452
4	4850777.086	334350.557

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF NOVEMBER, 2018

DATE: APRIL 17, 2019

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: vladdosen@rogers.com

JOB No: 18417

FILE: 14-015

CAD FILE: 97 YARDLEY AVENUE-RPLAN

FIELD BY: KUMAR

DRAWN BY: JHL/NATHAN

CHECKED BY: VD



**97B YARDLEY AVENUE**  
**PROPOSED 2 STORY DWELLING**

**LIST OF DRAWINGS**

RE-ISSUED FOR ZONING CERTIFICATE APRIL 5, 2019

- A1 SITE PLAN
- A1a SITE STATISTICS
- A1b LANDSCAPE PLANS
- A2 PROPOSED BASEMENT
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED ROOF PLAN

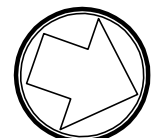
- A6 PROPOSED FRONT (NORTH) ELEVATION
- A7 PROPOSED REAR (SOUTH) ELEVATION
- A8 PROPOSED SIDE (EAST) ELEVATION
- A9 PROPOSED SIDE (WEST) ELEVATION

YARDLEY AVENUE  
(BY REGISTERED PLAN 1826)

PIN 10374-0376(LT)

APPROXIMATE CENTRE LINE OF PAVEMENT

ORIENTATION



LEM CAD CONSULTANTS

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

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

APP. BY:

DATE: FEB. 15, 2021

JOB NO.:

DWG. NO.: A1 OF 9

CADD-NAME: 181015

A1

SITE PLAN INFORMATION TAKEN FROM:  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
LOT 461  
REGISTERED PLAN 1826  
CITY OF TORONTO  
(FORMERLY BOROUGH OF EAST YORK)  
BY: VLADIMIR DOSEN SURVEYING, O.L.S.

DEED LINE

LOT LINE

DEED LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

(FR)  
0.82S

LOT LINE

DEED LINE

LC  
REGI  
PLA

ADDITIONAL SITE STATISTICS 97B YARDLEY AVENUE

		PROVIDED	REQUIRED
TOTAL FRONT YARD AREA	= 479.39 SQFT (44.54 SQ.M.)		
AREA #1 DRIVEWAY AREA	= 163.31 SQFT (15.17 SQ.M.)		
PROPOSED FRONT YARD LANDSCAPING	= 316.08 SQFT (29.36 SQ.M.)	66%	50%
AREA #2 PROPOSED HARD LANDSCAPING	= 66.65 SQFT (6.19 SQ.M.)		
AREA #3 + #4 PROPOSED SOFT LANDSCAPING	= 249.43 SQFT (23.17 SQ.M.)	79%	75%
TOTAL REAR YARD AREA	= 628.66 SQFT (58.40 SQ.M.)		
AREA #5 PROPOSED HARD LANDSCAPING	= 149.00 SQFT (13.84 SQ.M.)		
AREA #6 PROPOSED SOFT LANDSCAPING	= 479.66 SQFT (44.56 SQ.M.)	76.29%	50%
	PROVIDED	MAXIMUM	
COVERAGE	42.37% 98.41 SQ.M.	35.0% 81.29 SQ.M.	
FLOOR AREA	74% 173.08 SQ.M.	60.00% 139.35 SQ.M.	
BUILDING HEIGHT	8.43M	8.5M	
GROUND FLOOR HEIGHT	1.19M	1.20M	
MAIN WALL HEIGHT	6.68M	7.0M	
BUILDING DEPTH	16.99M	17.0M	
	PROVIDED	MINIMUM	
MIN. FRONTAGE	7.62M	12.0M	
MIN. LOT AREA	232.26 SQ.M.	370.0 SQ.M.	
MIN. FRONT YARD SETBACK	5.84M	5.135M	
MIN REAR YARD	7.66M	7.62M	
SIDE YARD SETBACK (EAST)	1.22M	0.90M	
SIDE YARD SETBACK (WEST)	0.61M	0.90M	
PARKING	1 SPACE	1 SPACE	

SITE DATA

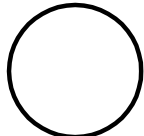
• LOT AREA = 2500.00 SQ.FT. (232.26 SQ.M.)	
• FLOOR AREAS : PROPOSED	
GROUND FLOOR =	787.75 SQ.FT (73.18 SQ.M.)
SECOND FLOOR =	1075.25 SQ.FT (99.89 SQ.M.)
TOTALS G.F.A. =	1863.00 SQ.FT (173.08 SQ.M.) OR 74%
COVERAGE : PROPOSED	
GROUND FLOOR =	787.75 SQ.FT (73.18 SQ.M.)
ATTACHED GARAGE =	227.16 SQ.FT (21.10 SQ.M.)
COVERED PORCH =	44.33 SQ.FT (4.12 SQ.M.)
TOTALS COVERAGE =	1059.24 SQ.FT (98.41 SQ.M.) OR 42.37%

LEMCAD CONSULTANTS

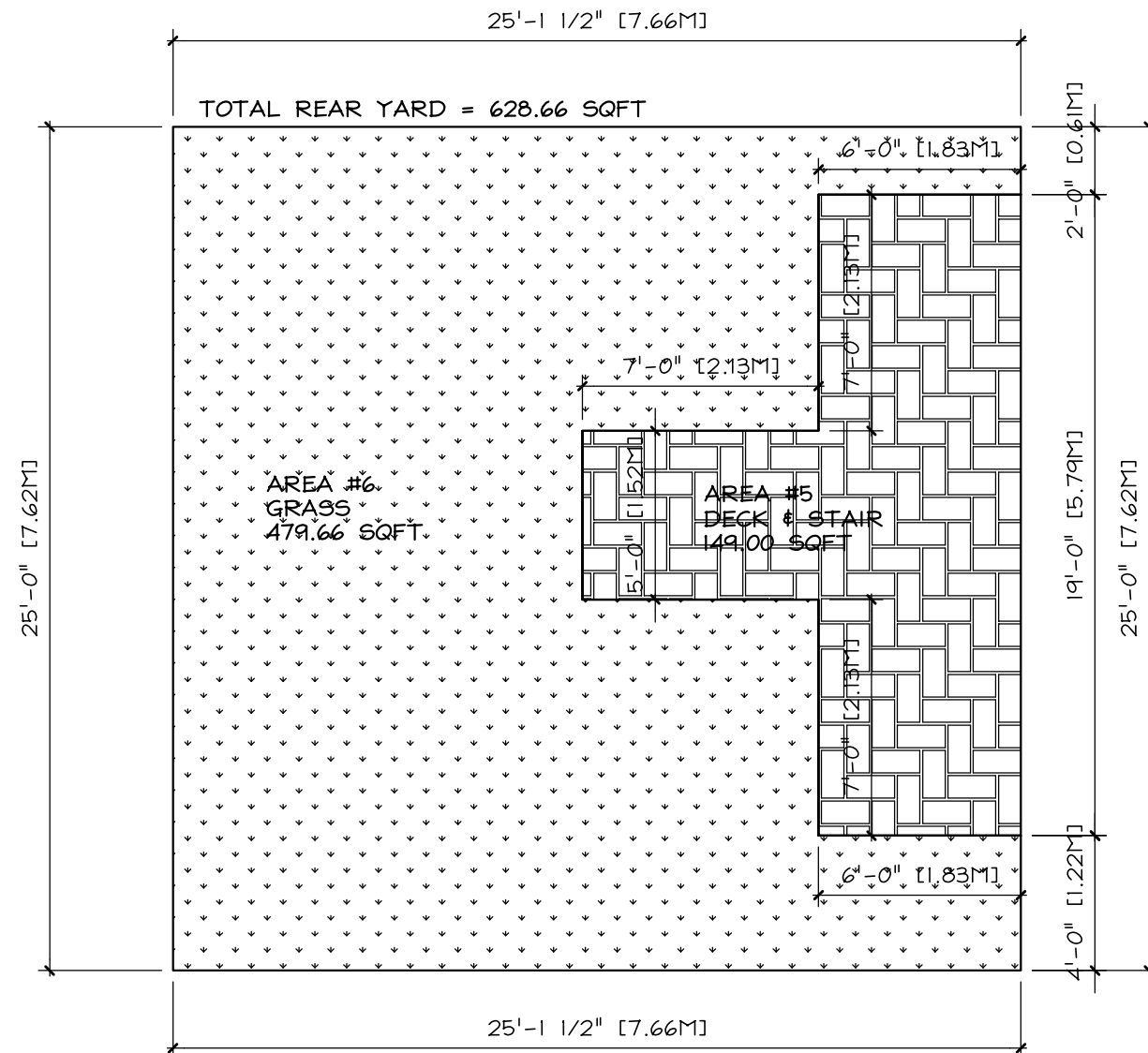
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1A

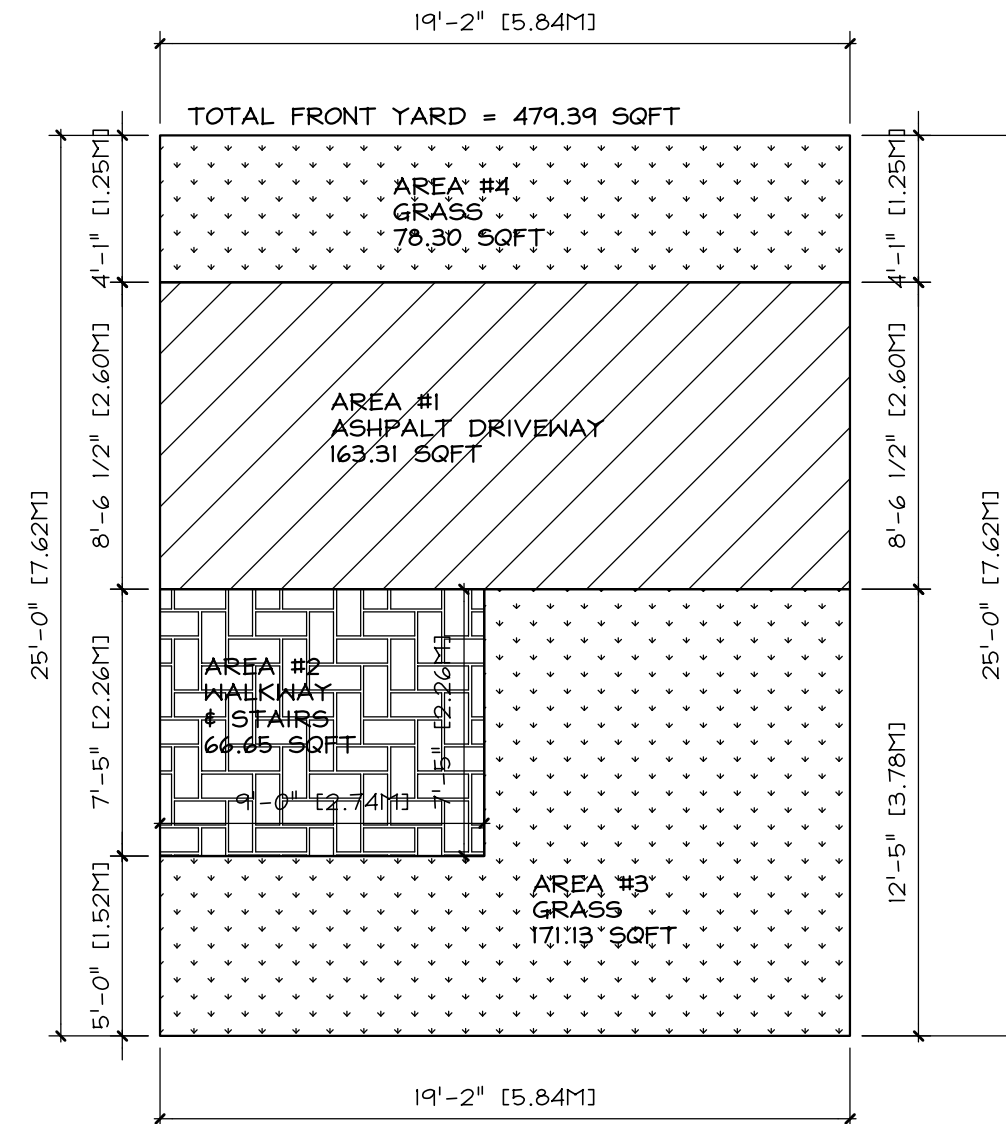
PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97B YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:	DWG. NO.: A1A OF 9	CADD-NAME: 181015	



ORIENTATION



**1 REAR YARD LANDSCAPE PLAN**  
A1B SCALE: 3/16"=1'-0"



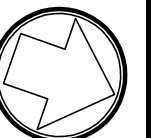
**2 FRONT YARD LANDSCAPE PLAN**  
A1B SCALE: 3/16"=1'-0"

## LEMCAD CONSULTANTS

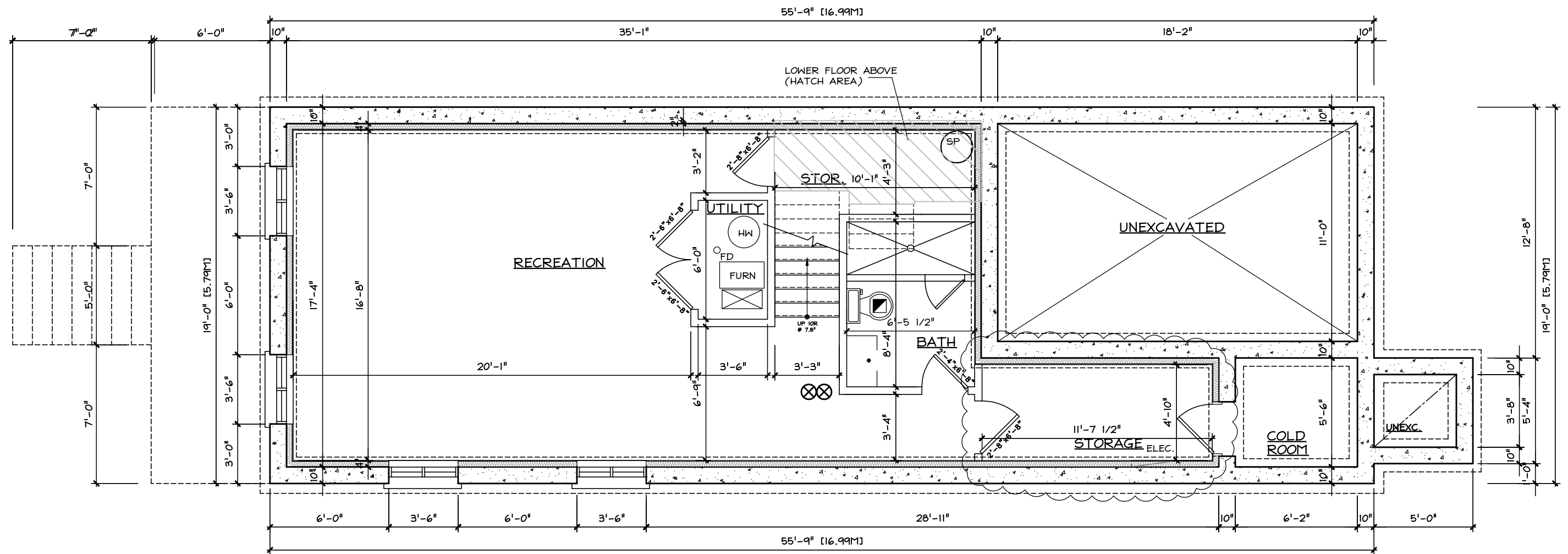
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A1B

PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97B YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:	DWG. NO.: A1B OF 9	CADD-NAME: 181015	



ORIENTATION



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

## LEMCAD CONSULTANTS

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

A2

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

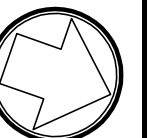
APP. BY:

DATE: FEB. 15, 2021

JOB NO.:

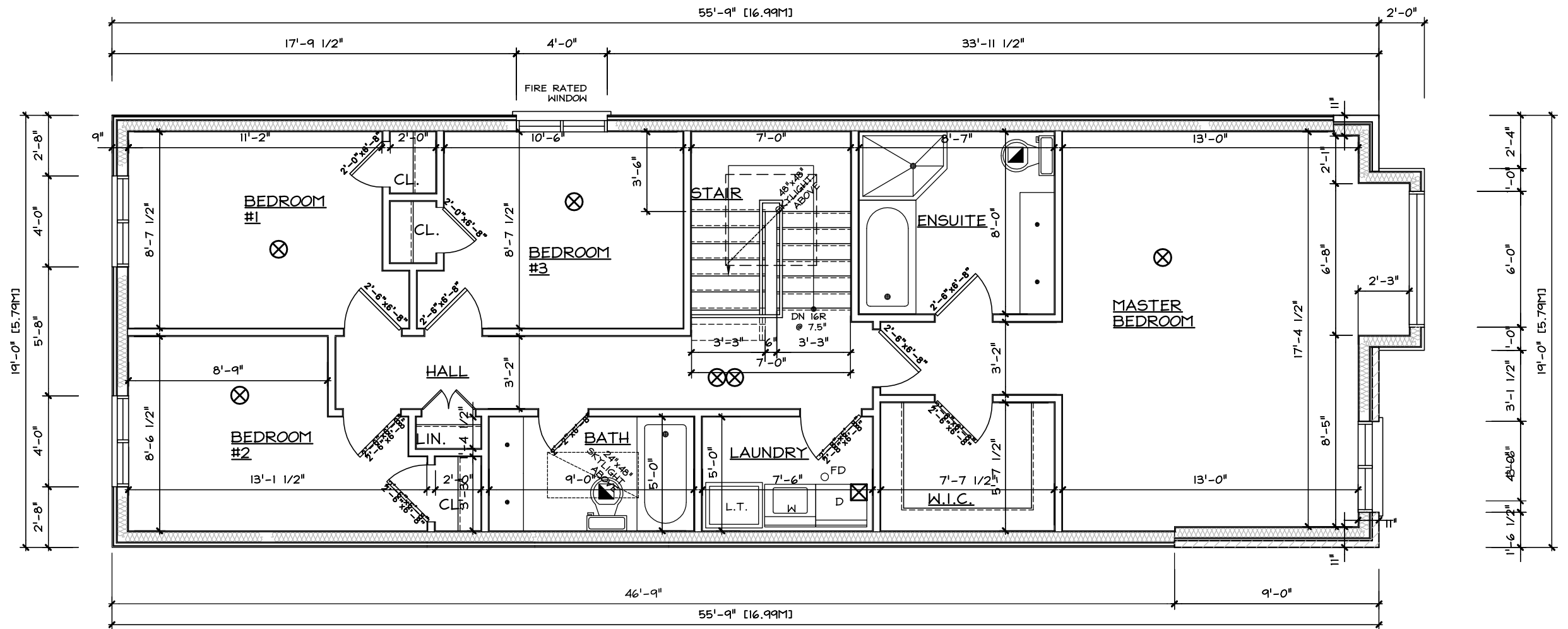
DWG. NO.: A2 OF 9

CADD-NAME: 181015



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 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

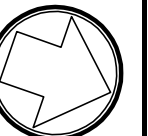
APP. BY:

DATE: FEB. 15, 2021

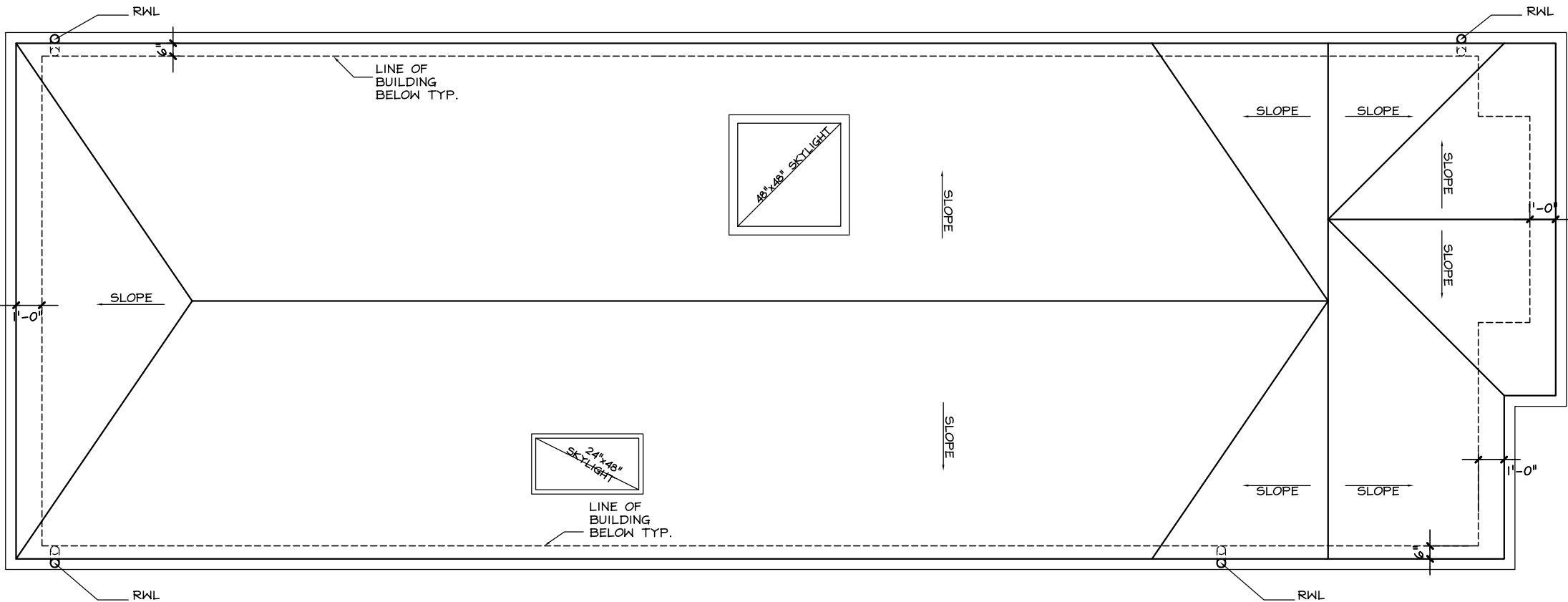
JOB NO.:

DWG. NO.: A4 OF 9

CADD-NAME: 181015



ORIENTATION



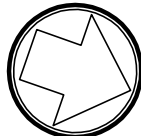
**PROPOSED  
ROOF PLAN**  
SCALE: 3/16"=1'-0"

**LEMCAD CONSULTANTS**

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

A5

PROJECT: PROPOSED 2-STY DWELLING			
LOCATION: 97B YARDLEY AVENUE, EAST YORK			
DWG. BY: LM	CK'D BY: LM	APP. BY:	DATE: FEB. 15, 2021
JOB NO.:	DWG. NO.: A5 OF 9	CADD-NAME: 181015	



ORIENTATION



1  
A6 PROPOSED  
FRONT (NORTH) 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 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

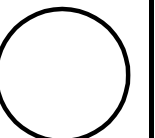
APP. BY:

DATE: FEB. 15, 2021

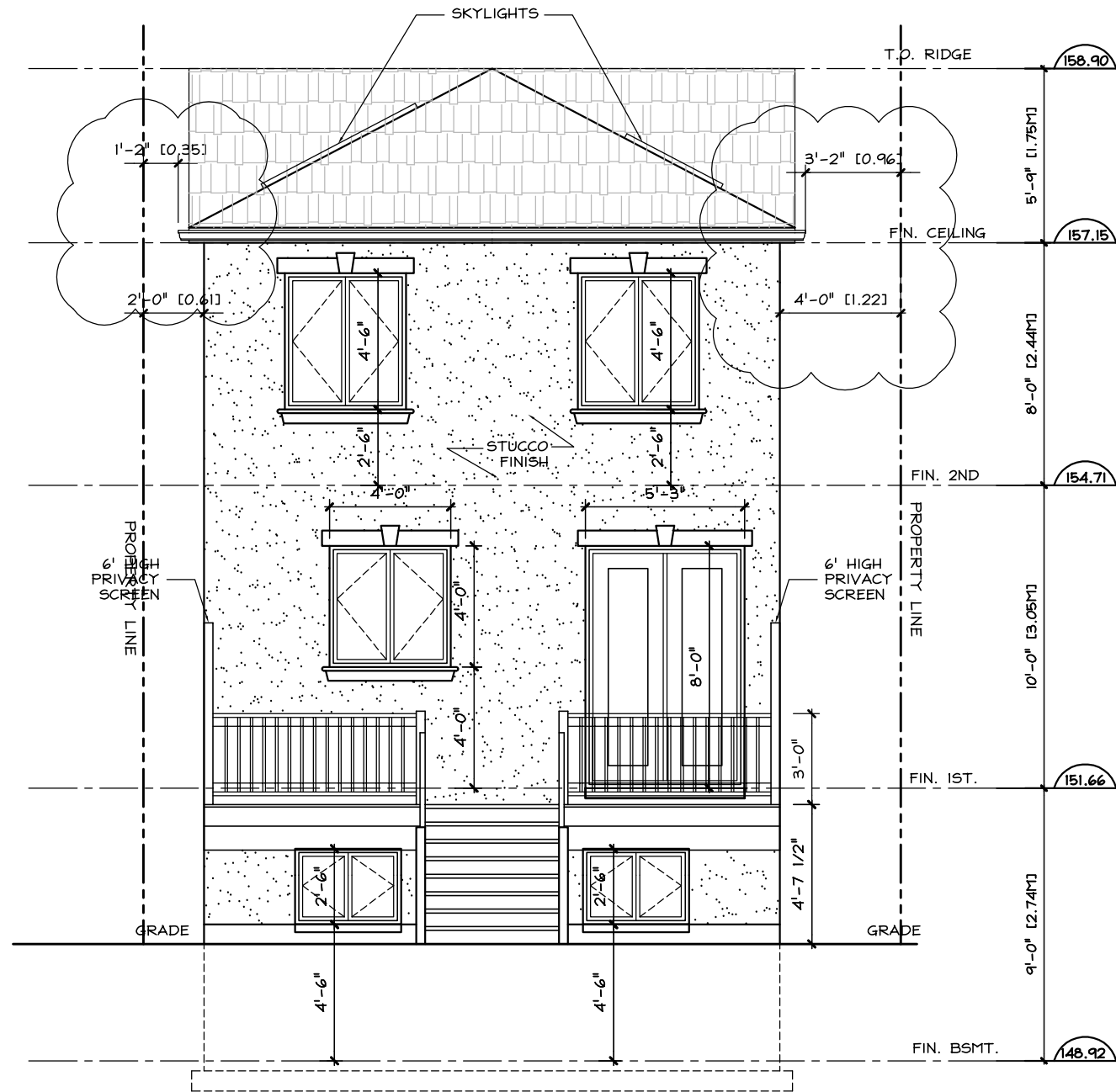
JOB NO.:

DWG. NO.: A6 OF 9

CADD-NAME: 181015



ORIENTATION



1  
 A7  
 PROPOSED  
 REAR (SOUTH) ELEVATION  
 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

A7

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

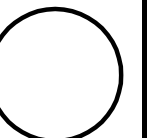
APP. BY:

DATE: FEB. 15, 2021

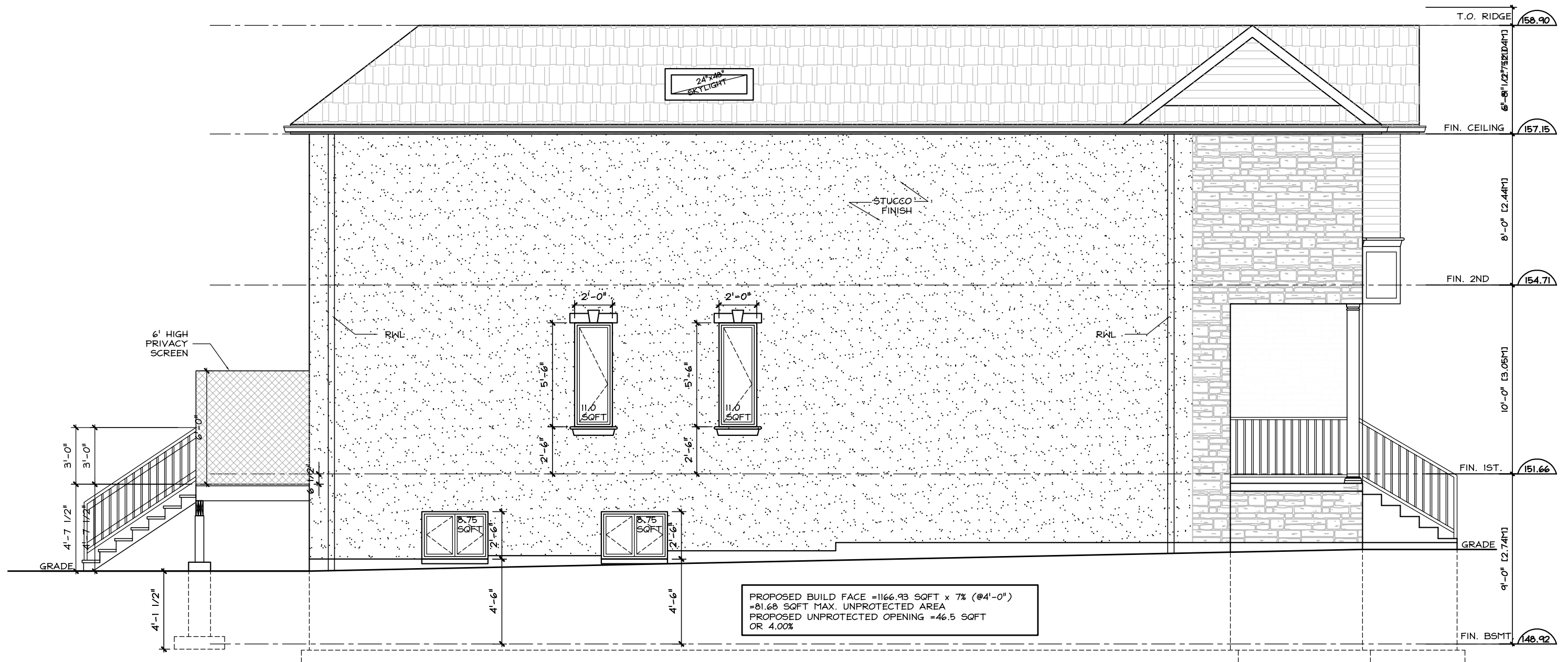
JOB NO.:

DWG. NO.: A7 OF 9

CADD-NAME: 181015



ORIENTATION



1  
A8

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

# LEMCAD CONSULTANTS

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

A8

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

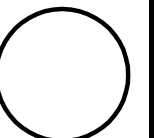
APP. BY:

DATE: FEB. 15, 2021

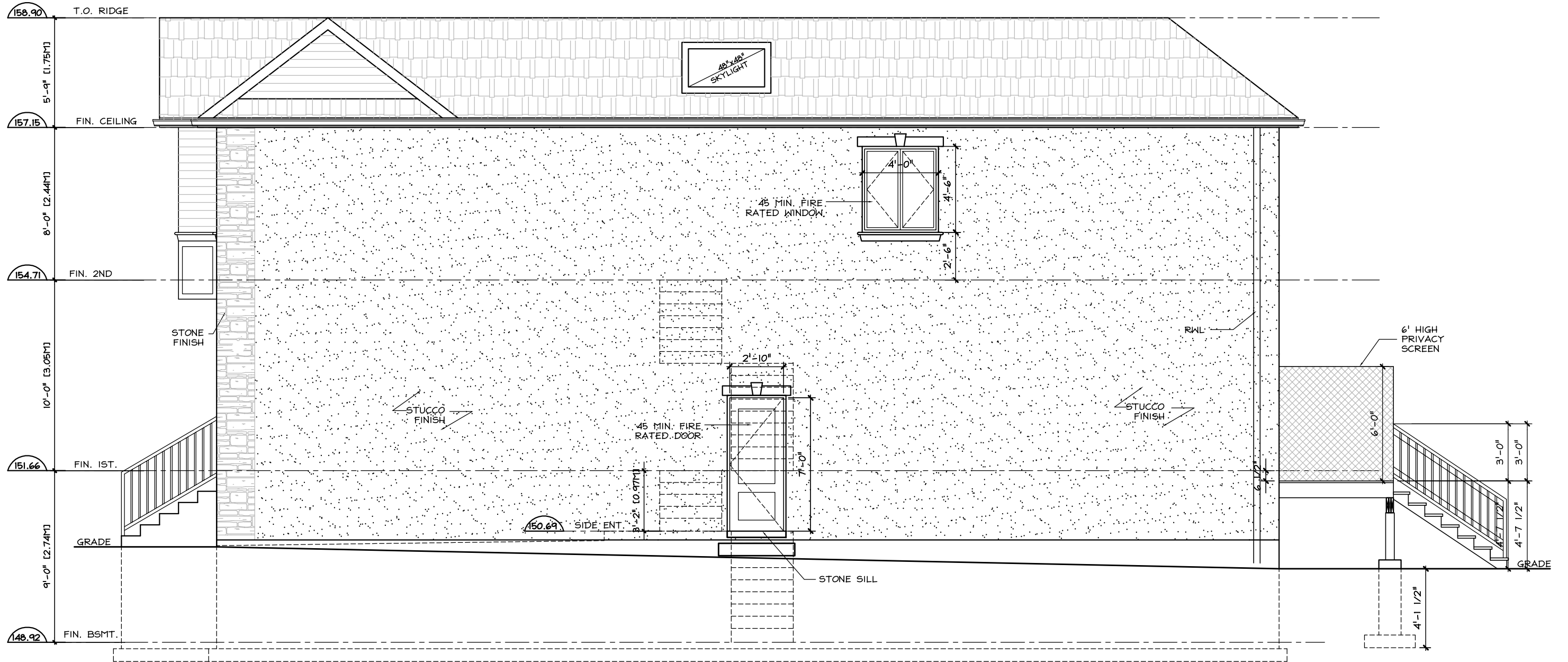
JOB NO.:

DWG. NO.: A8 OF 9

CADD-NAME: 181015



ORIENTATION



**PROPOSED**  
**1 SIDE (WEST) ELEVATION**  
**A9** 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

A9

PROJECT: PROPOSED 2-STY DWELLING

LOCATION: 97B YARDLEY AVENUE, EAST YORK

DWG. BY: LM

CK'D BY: LM

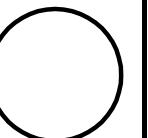
APP. BY:

DATE: FEB. 15, 2021

JOB NO.:

DWG. NO.: A9 OF 9

CADD-NAME: 181015



ORIENTATION