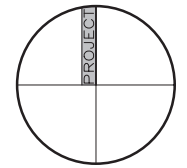
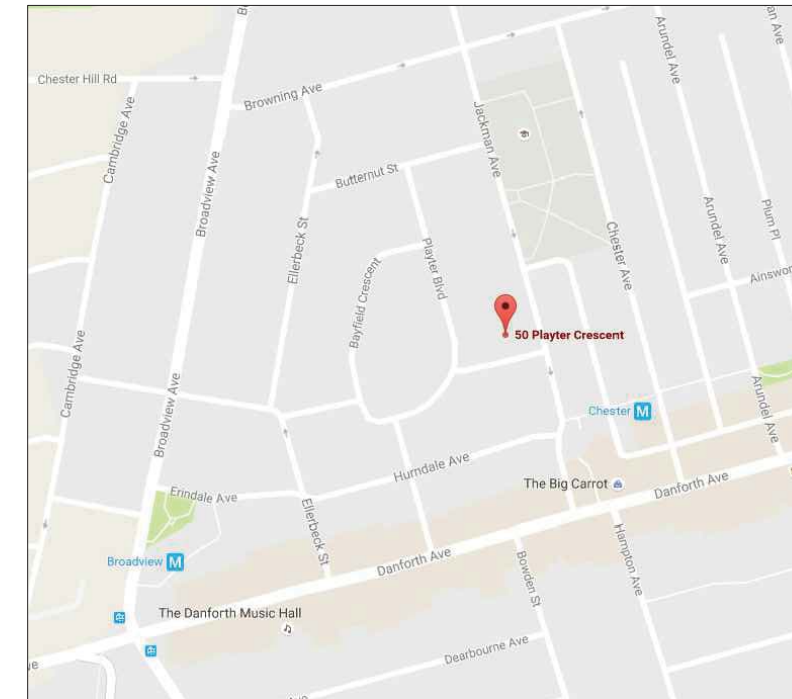




50 PLAYER CRES. TORONTO, ON.



SITE STATISTICS		
LEGAL DESCRIPTION	PLAN OF LOT 96 REGISTERED PLAN 1463-YORK CITY OF TORONTO	
ZONING	RD (d0.35) (x961)	
TYPE OF BUILDING	DETACHED RESIDENTIAL	
LOT AREA	3,301 sq.ft. [306.7 sm]	
REQUIREMENT	EXISTING	PROPOSED
GROSS FLOOR AREA	2,005 sq.ft. [186.3 sm]	3,575 sq.ft. [332.13m sm]
FRONT YARD SETBACK	16'-6½" [5.04m]	10'-8" [3.25m]
SIDE SETBACK - EAST	4'-0" [1.23m]	0.48m
SIDE SETBACK - WEST	1'-11" [0.59m]	NO CHANGE
REAR SETBACK	44'-8" [13.63m]	38'-10" [11.84m]
BUILDING DEPTH	48'-8½" [14.85m]	60'-5" [18.43m]
FRONT YARD LANDSCAPING	X	[21.0/ 29.5 sm] (71%)
REAR YARD LANDSCAPING	X	[84.8/ 108.5 sm] (78.1%)
PARKING	X	X
BUILDING HEIGHT	30'-0" [10.36m]	34'-4½" [10.48m]
MIN. LOT FRONTAGE	30'-0" [9.14m]	NO CHANGE

- A0.0 COVER PAGE
- A0.1 EXISTING SURVEY
- A1.0 PROPOSED SITE PLAN
- A1.1 LANDSCAPE CALCULATIONS
- A2.0 BASEMENT PLAN
- A2.1 GROUND FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A3.1 EAST ELEVATION
- A3.2 NORTH ELEVATION
- A3.3 WEST ELEVATION
- A3.4 SOUTH ELEVATION
- A4.0 BUILDING SECTION

50 PLAYER CRES.
TORONTO, ON.

NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT
6	2017.07.17	ZONING CERTIFICATE (5)
5	2017.06.26	ZONING CERTIFICATE (4)
4	2017.06.01	ZONING CERTIFICATE (3)
3	2017.05.19	ZONING CERTIFICATE (2)
2	2017.03.28	ZONING CERTIFICATE(1)
1	2017.03.08	ZONING CERTIFICATE

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SUITE 200
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ADDRESS
50 PLAYER CRES.
TORONTO, ON

DRAWING TITLE
COVER PAGE

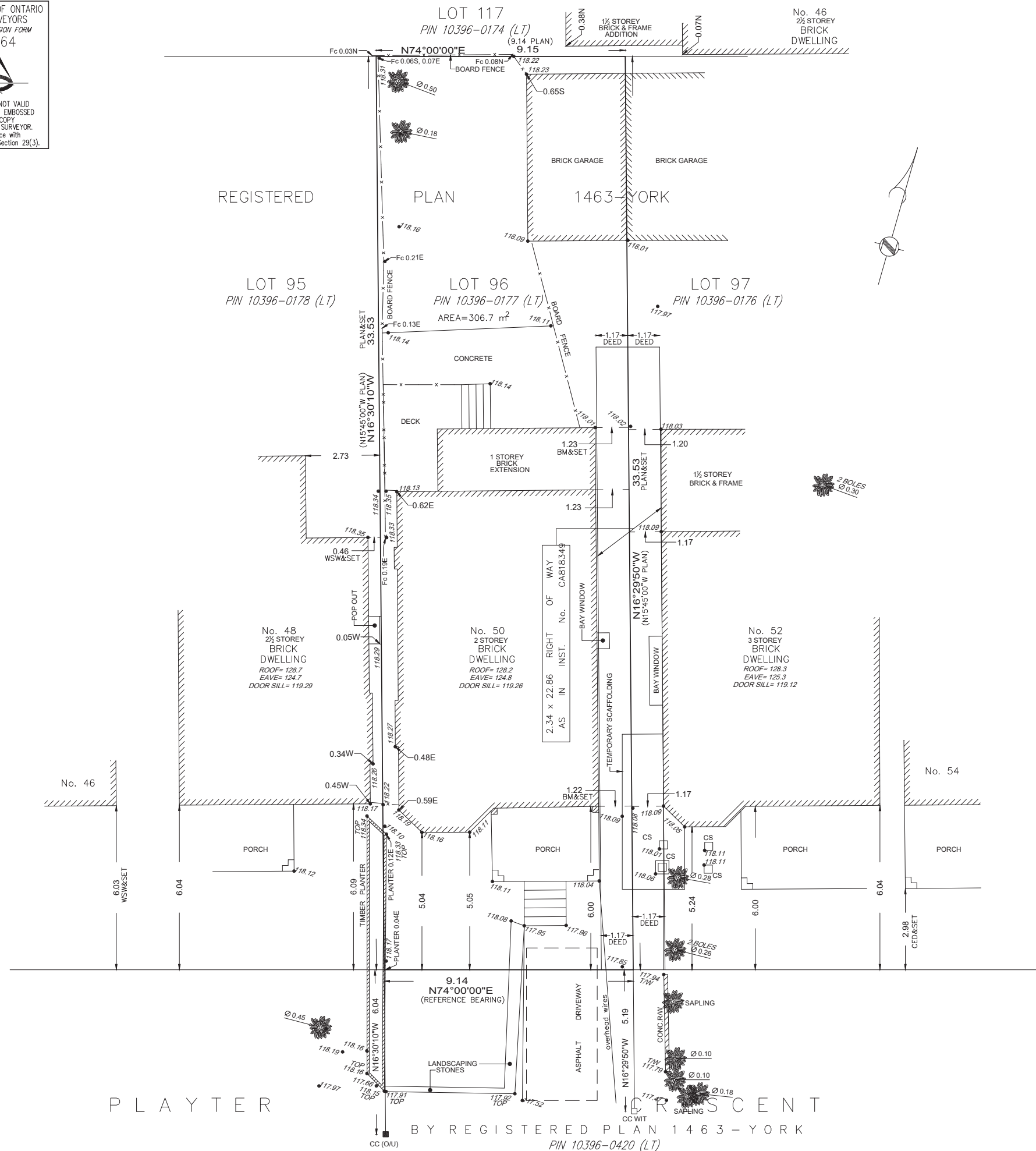
PROJECT NO.	16-077	SHEET NO.	
DATE	17.07.19		
SCALE	N.T.S.		
DRAWN BY	N.D.		
CHECKED BY	P.D.		

A0.0

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1999764




THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).



SURVEYOR'S REAL PROPERTY REPORT
PART 1:
PLAN OF LOT 96
REGISTERED PLAN 1463-YORK
CITY OF TORONTO

SCALE 1 : 100



AKSAN PILLER CORPORATION LTD.

PART 2:
PREPARED FOR KELLY AND ANDREW SWARTZ
LOCATION OF THE BUILDING: WHOLLY ON THE PROPERTY,
EAVES: CLEAR,
UTILITY BUILDINGS: AS SHOWN ON PART 1,
DECKS: AS SHOWN ON PART 1,
SWIMMING POOLS: NONE,
EXISTING FENCES: AS SHOWN ON PART 1,
EASEMENTS: AS SHOWN ON PART 1,
NOTE SCAFFOLDING
DRIVEWAY: AS SHOWN ON PART 1.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WT	DENOTES	WITNESS MONUMENT
O/U	DENOTES	ORIGIN UNKNOWN
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
Fc.	DENOTES	FENCE
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
P & W	DENOTES	POST AND WIRE FENCE
DEED	DENOTES	INST. No. C1818349
PLAN	DENOTES	REGISTERED PLAN 1463-YORK
BM	DENOTES	BAIRD & MUCKLESTONE, (AUG.15, 1919)
WSW	DENOTES	W.S.WINTERS, O.L.S. (SEPT.24, 1958)
CED	DENOTES	C.E.DOTTERILL, O.L.S. (JULY 16, 1975)
CS	DENOTES	CONCRETE SUPPORT
R/W	DENOTES	RETAINING WALL

 Ø0.50 DENOTES TREE TRUNK DIAMETER


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

BEARING NOTE:
BEARINGS ARE REFERRED TO THE NORTHERLY LIMIT OF
PLAYTER CRESCENT AS SHOWN ON REGISTERED PLAN 1463-YORK
HAVING AN ASTRONOMIC BEARING OF N74°00'00"E.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED
FROM THE CITY OF TORONTO BENCH MARK CT972,
ELEVATION = 117.897 m.

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 THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2016.

NOVEMBER 22, 2016
DATE
HELMUT PILLER
Ontario Land Surveyor



AKSAN PILLER CORPORATION LTD
ONTARIO LAND SURVEYORS
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
(T) 416-488-1174 (F) 416-488-7843 (E) ap@apsurveys.ca www.apsurveys.ca
CALC: KZ DRAWN: KZ CHECKED: HP
reference number: 16-37-12235-00

EXISTING
SURVEY
A0.1

No. 46
2½ STOREY
BRICK
DWELLING

1½ STOREY
BRICK & FRAME
ADDITION

3.63m

EXISTING
BRICK
GARAGE

EXISTING BRICK
GARAGE CONVERTED
TO ACCESSORY
STRUCTURE

6.13m

11.91m

LOT AREA: 3,301 sq.ft. [306.7 sm]

1½ STOREY
BRICK & FRAME

No. 52
3 STOREY
BRICK
DWELLING
ROOF= 128.3
EAVE= 125.3
DOOR SILL= 119.12

PORCH

BAY WINDOW

TEMPORARY SCAFFOLDING

RIGHT
OF WAY

U/S OF PROPOSED
PROJECTION: 10'-1" [3.06m]

PROPOSED FENCE

1.23m 1.23m

PRIVACY WALL

0.75m 0.48m

1.23m

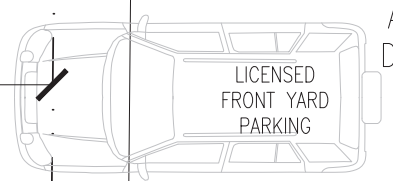
2.73m

1.52m

0.92m

5.60m

ASPHALT
DRIVEWAY



LICENSED
FRONT YARD
PARKING

No. 50
PROPOSED
3 STOREY
DWELLING
ROOF= 128.2
EAVE= 124.8
DOOR SILL= 119.26

ENCLOSED
FRONT PORCH
AND SECOND
FLOOR
ADDITION

PROPOSED
FRONT PORCH

PROPOSED
REAR DECK

PROPOSED
COVERED DECK
ABOVE

PROPOSED
BASEMENT
WALK-OUT

1.82m

PRIVACY WALL

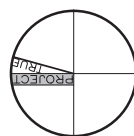
0.62m

0.62m

0.59m

No. 48
3 STOREY
BRICK
DWELLING
ROOF= 128.82
EAVE= 125.97
DOOR SILL= 119.29

PORCH



NO.	DATE	REVISION	NO.	DATE	REVISION
4	2017.06.01	ZONING CERTIFICATE (3)	3	2017.05.19	ZONING CERTIFICATE (2)
7	2017.07.19	COMMITTEE OF ADJUSTMENT	2	2017.03.28	ZONING CERTIFICATE (1)
6	2017.07.17	ZONING CERTIFICATE (5)	1	2017.03.08	ZONING CERTIFICATE
5	2017.06.26	ZONING CERTIFICATE (4)			

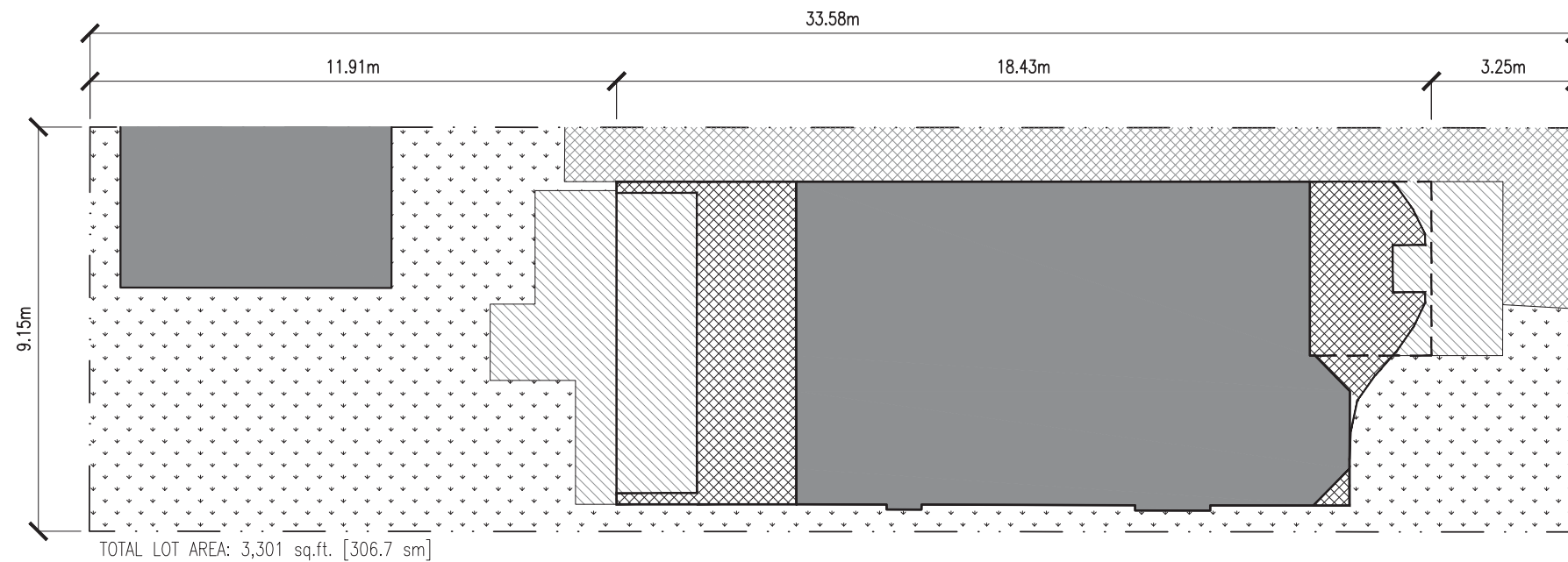
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PROJECT NAME
50 PLAYER CRES.
TORONTO, ON

DRAWING TITLE
PROPOSED
SITE PLAN

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:100	
DRAWN BY	N.D.	
CHECKED BY	P.D.	

A1.0



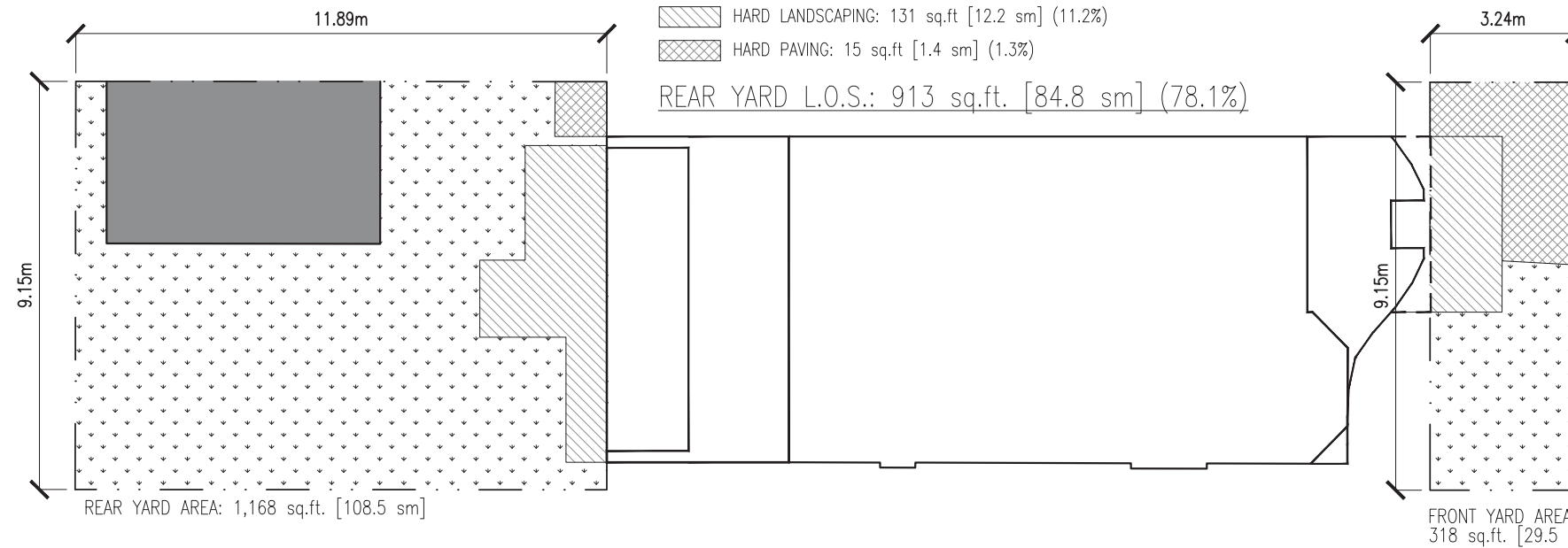
PROPOSED LOT COVERAGE

- LOT AREA: 3,301 sq.ft. [306.7 sm]
- EXISTING STRUCTURE: 1,183 sq.ft [109.9 sm] (36%)
- ▨ PROPOSED ADDITION: 293 sq.ft [27.2 sm] (8.9%)
- ▧ SOFT LANDSCAPING: 1,116 sq.ft [103.7 sm] (33.8%)
- ▩ HARD LANDSCAPING: 356 sq.ft [33.1 sm] (10.8%)
- HARD PAVING: 350 sq.ft [32.5 sm] (10.6%)

PROPOSED REAR YARD

- REAR YARD AREA: 1,168 sq.ft. [108.5 sm]
- EXISTING STRUCTURE: 240 sq.ft [22.3 sm] (20.5%)
- ▧ SOFT LANDSCAPING: 782 sq.ft [72.7 sm] (67%)
- ▩ HARD LANDSCAPING: 131 sq.ft [12.2 sm] (11.2%)
- HARD PAVING: 15 sq.ft [1.4 sm] (1.3%)

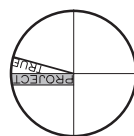
REAR YARD L.O.S.: 913 sq.ft. [84.8 sm] (78.1%)



PROPOSED FRONT YARD

- FRONT YARD AREA: 318 sq.ft. [29.5 sm]
- ▧ SOFT LANDSCAPING: 157 sq.ft [14.6 sm] (49.4%)
- ▩ HARD LANDSCAPING: 69 sq.ft [6.4 sm] (21.6%)
- HARD PAVING: 92 sq.ft [8.5 sm] (28.9%)

FRONT YARD L.O.S.:
226 sq.ft. [21.0 sm] (71%)



NO.	DATE	REVISION	NO.	DATE	REVISION
4	2017.06.01	ZONING CERTIFICATE (3)	3	2017.05.19	ZONING CERTIFICATE (2)
7	2017.07.19	COMMITTEE OF ADJUSTMENT	2	2017.03.28	ZONING CERTIFICATE (1)
6	2017.07.17	ZONING CERTIFICATE (5)	1	2017.03.08	ZONING CERTIFICATE
5	2017.06.26	ZONING CERTIFICATE (4)			

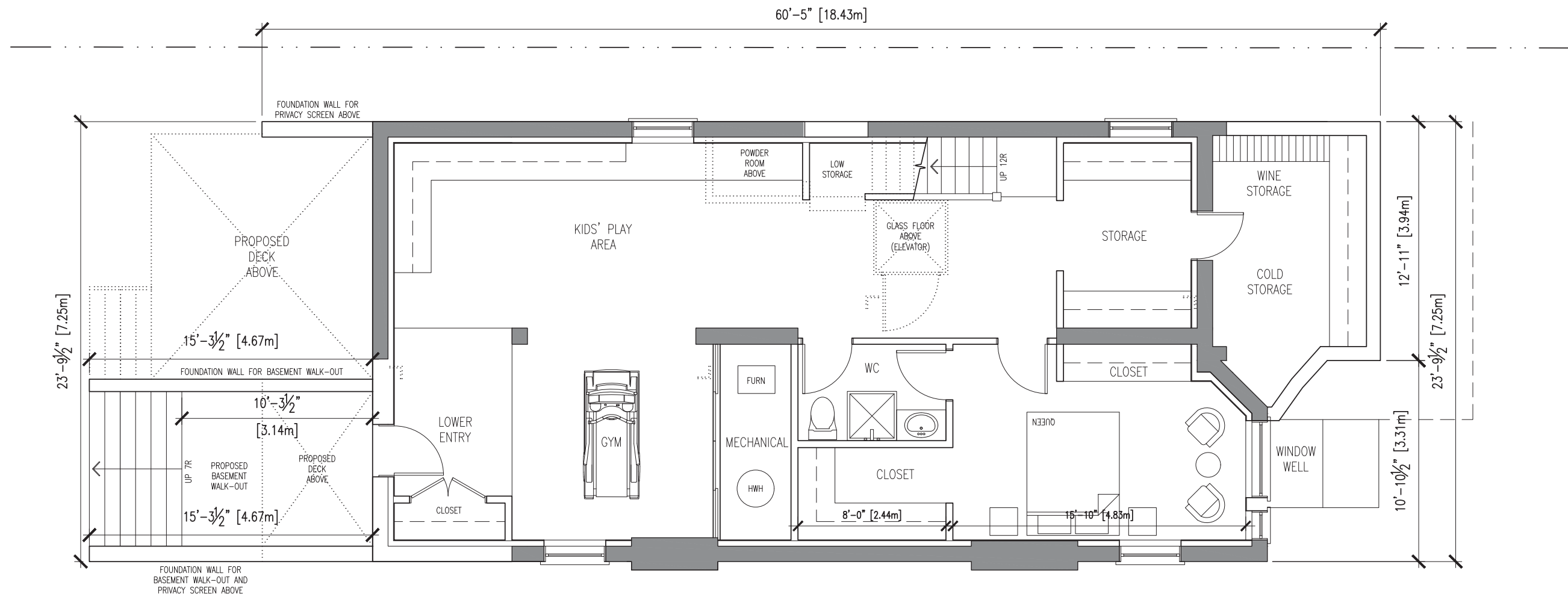
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PROJECT NAME
50 PLAYER CRES.
TORONTO, ON

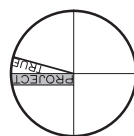
DRAWING TITLE
LANDSCAPE
CALCULATIONS

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:150	
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A1.1



PROPOSED BASEMENT
TOTAL AREA: 1,240 sf [115.2 sm]



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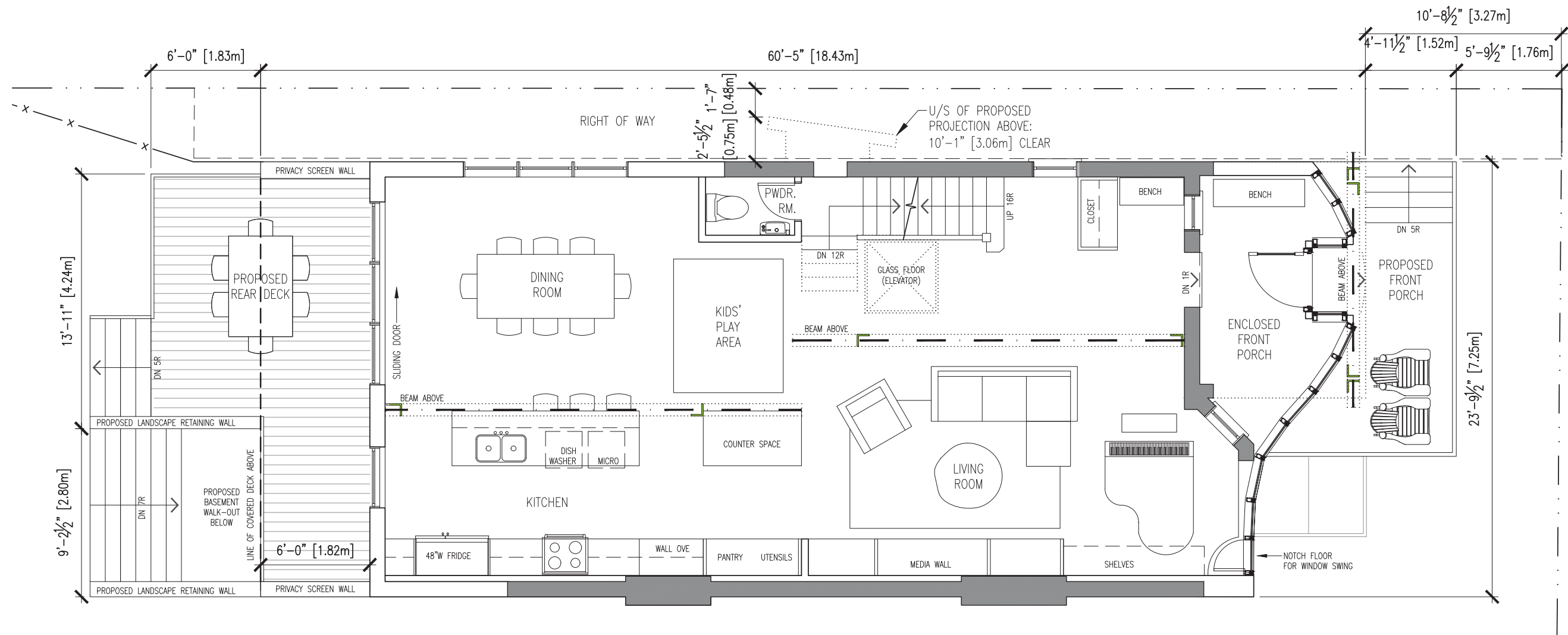
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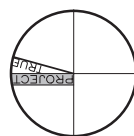
DRAWING TITLE
PROPOSED
BASEMENT PLAN

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:75	
DRAWN BY	N.D.	
CHECKED BY	P.D.	

A2.0



PROPOSED GROUND FLOOR
 AREA: 1,218 sf [113.2 sm]



NO.	DATE	REVISION	NO.	DATE	REVISION
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5	2017.06.26	ZONING CERTIFICATE (4)	2	2017.03.28	ZONING CERTIFICATE (1)
			1	2017.03.08	ZONING CERTIFICATE

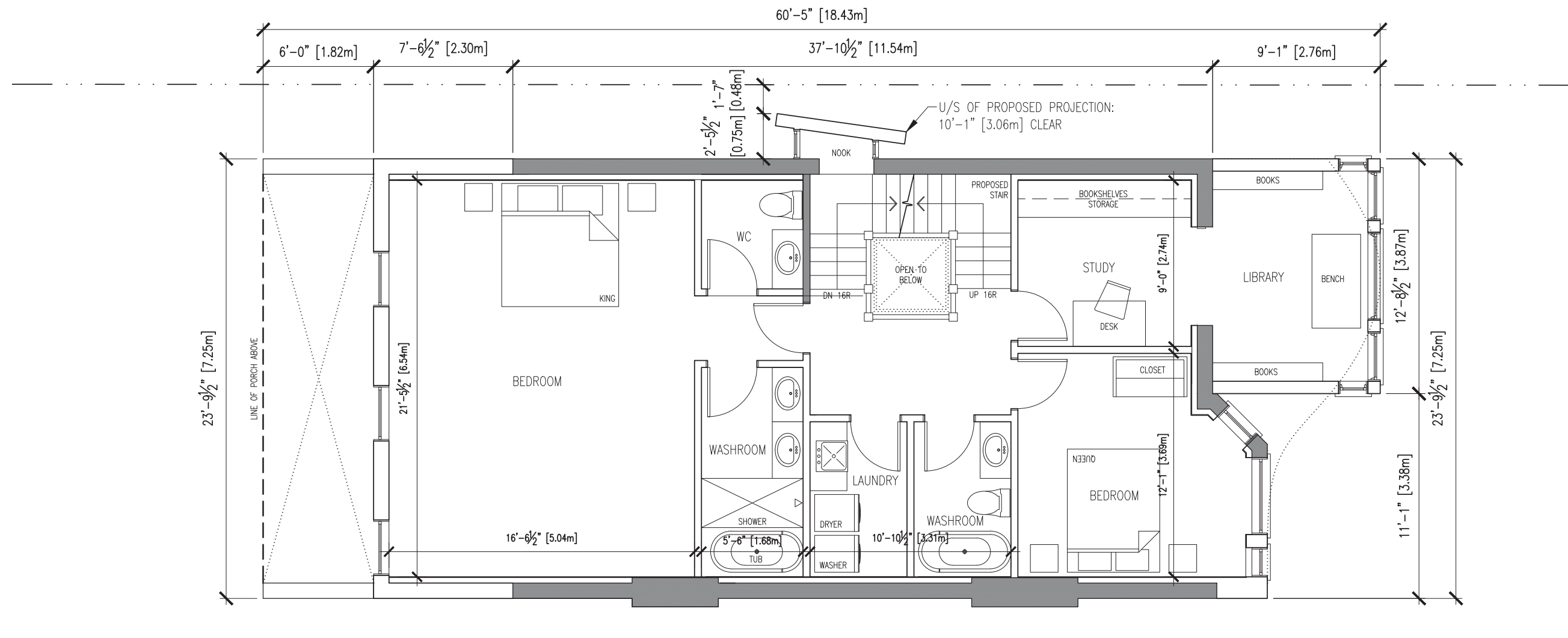
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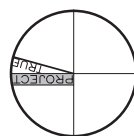
DRAWING TITLE
 PROPOSED GROUND
 FLOOR PLAN

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:75	
DRAWN BY	N.D.	
CHECKED BY	P.D.	

A2.1



PROPOSED SECOND FLOOR
 AREA: 1,240 sf [115.2 sm]



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			1	2017.03.08	ZONING CERTIFICATE

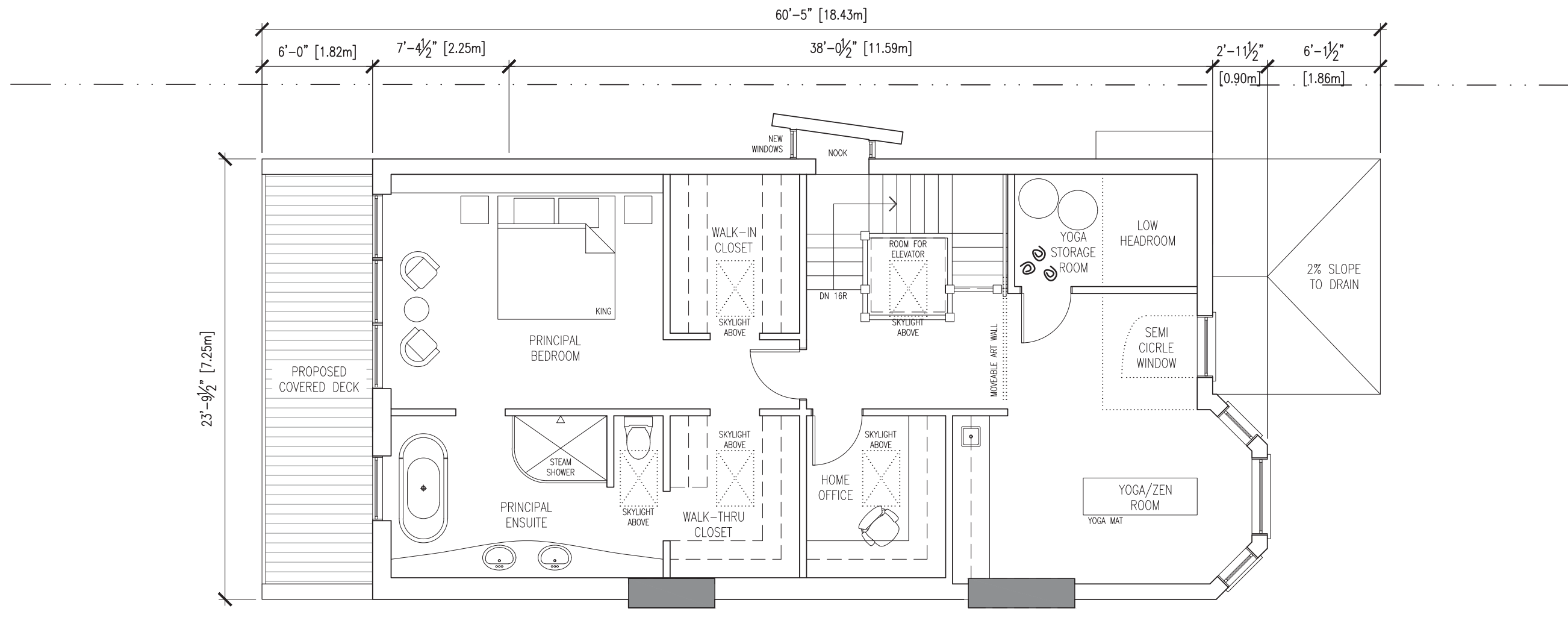
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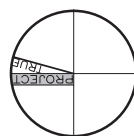
DRAWING TITLE
 PROPOSED SECOND
 FLOOR PLAN

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:75	
DRAWN BY	N.D.	
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A2.2



PROPOSED THIRD FLOOR
 AREA: 1,117 sf [103.7 sm]



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			1	2017.03.08	ZONING CERTIFICATE

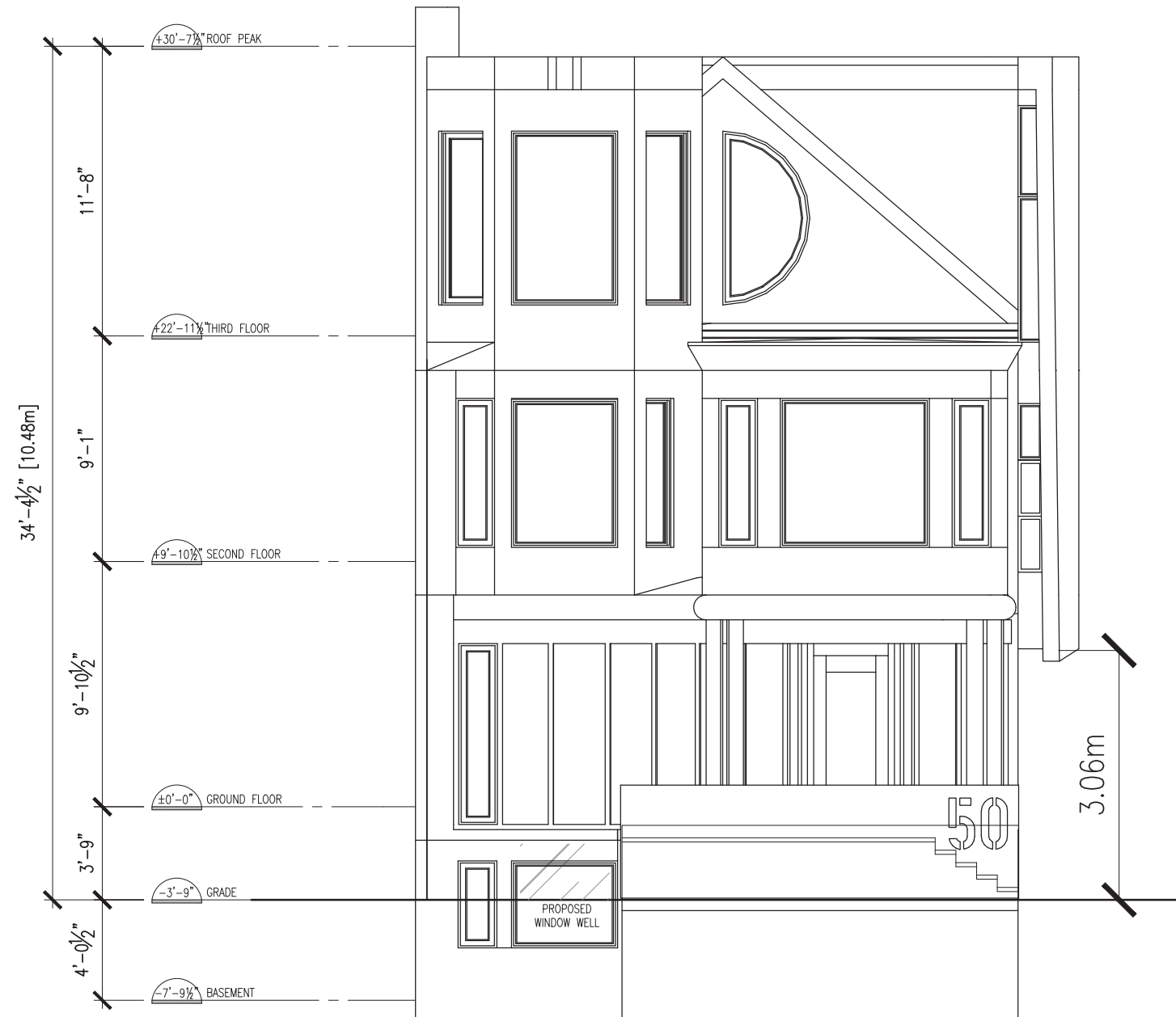
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PROJECT NAME
 50 PLAYER CRES.
 TORONTO, ON

DRAWING TITLE
 PROPOSED THIRD
 FLOOR PLAN

PROJECT NO.	16-077	SHEET NO.	
DATE	17.07.19		
SCALE	1:75		
DRAWN BY	N.D.		
CHECKED BY	P.D.		

A2.3



NO.	DATE	REVISION	NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT	4	2017.06.01	ZONING CERTIFICATE (3)
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			1	2017.03.08	ZONING CERTIFICATE

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PROJECT NAME
50 PLAYER CRES.
TORONTO, ON

DRAWING TITLE
PROPOSED FRONT
(SOUTH) ELEVATION

PROJECT NO.	16-077	SHEET NO.	
DATE	17.07.19		
SCALE	1:75		
DRAWN BY	N.D.		
CHECKED BY	P.D.		

A3.1



NO.	DATE	REVISION	NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT	4	2017.06.01	ZONING CERTIFICATE (3)
6	2017.07.17	ZONING CERTIFICATE (5)	3	2017.05.19	ZONING CERTIFICATE (2)
5	2017.06.26	ZONING CERTIFICATE (4)	2	2017.03.28	ZONING CERTIFICATE (1)
			1	2017.03.08	ZONING CERTIFICATE

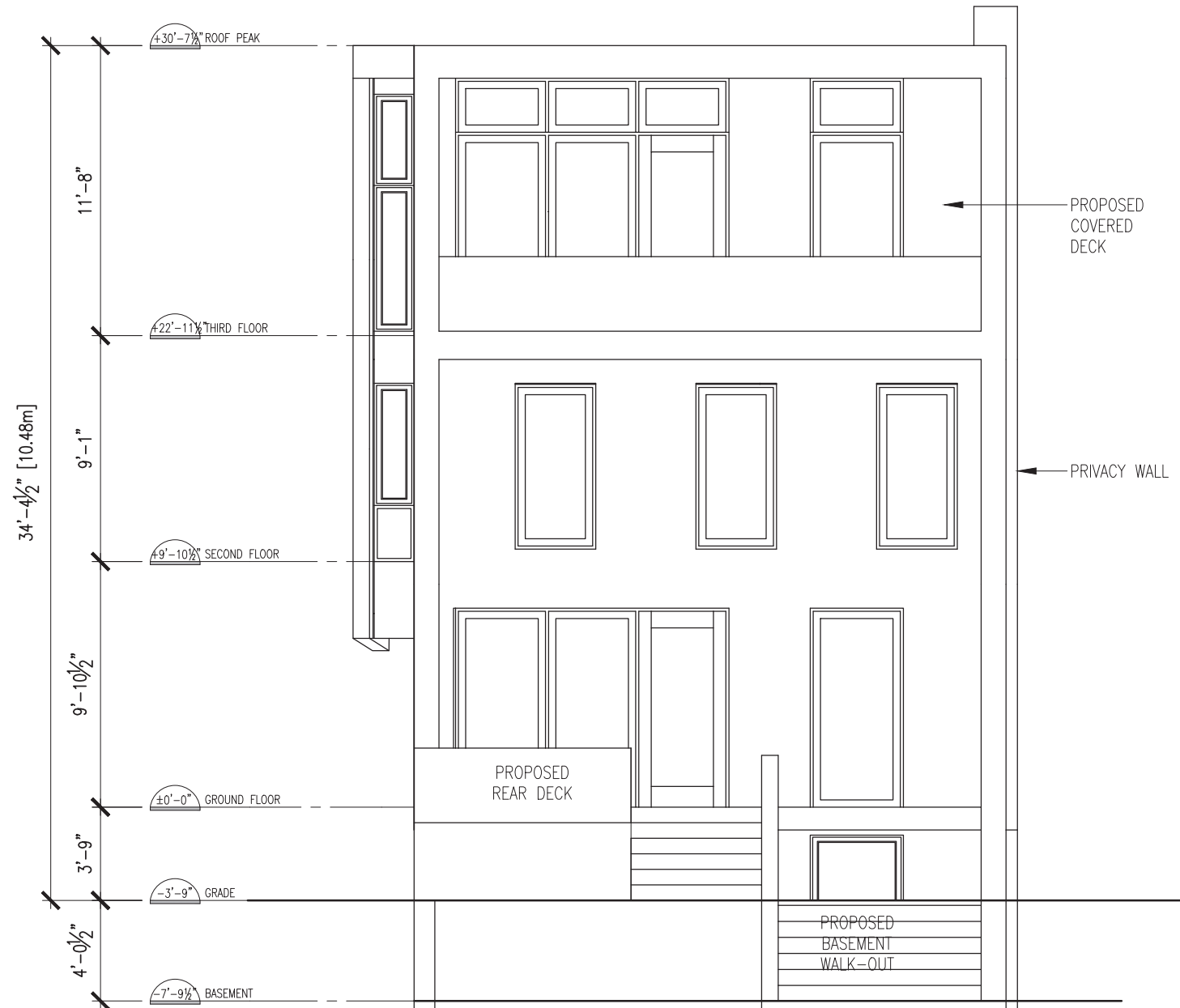
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PROJECT NAME
 50 PLAYER CRES.
 TORONTO, ON

DRAWING TITLE
 PROPOSED SIDE
 (EAST) ELEVATION

PROJECT NO.	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DATE	SCALE	DRAWN BY	CHECKED BY
16-077	17.07.19	1:75	N.D.	P.D.	16-077	17.07.19	1:75	N.D.	P.D.

A3.2



NO.	DATE	REVISION	NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT	4	2017.06.01	ZONING CERTIFICATE (3)
6	2017.07.17	ZONING CERTIFICATE (5)	3	2017.05.19	ZONING CERTIFICATE (2)
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			1	2017.03.08	ZONING CERTIFICATE

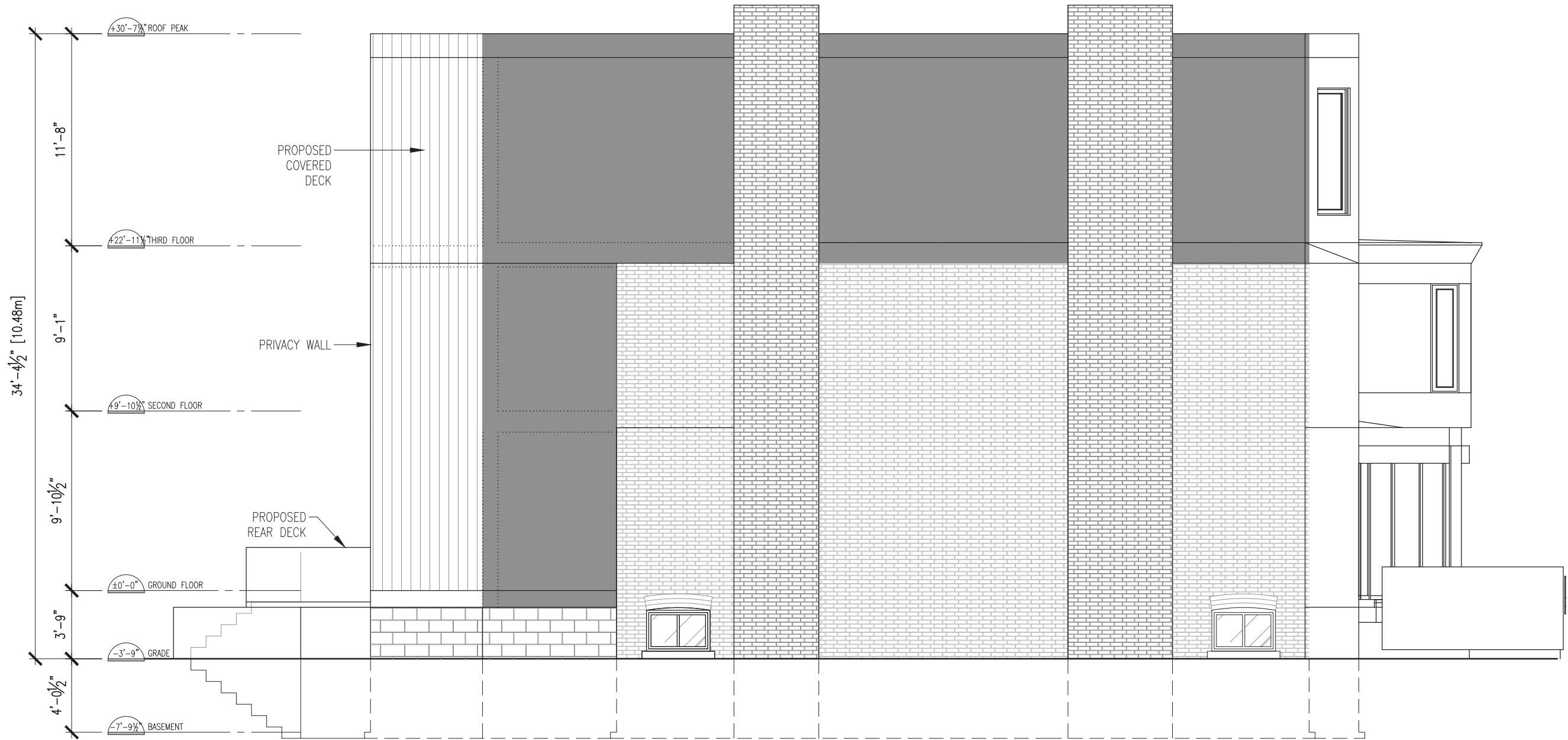
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PROJECT NAME
 50 PLAYER CRES.
 TORONTO, ON

DRAWING TITLE
 PROPOSED REAR
 (NORTH) ELEVATION

PROJECT NO.	16-077	SHEET NO.
DATE	17.07.19	
SCALE	1:75	
DRAWN BY	N.D.	
CHECKED BY	P.D.	

A3.3



NO.	DATE	REVISION	NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT	4	2017.06.01	ZONING CERTIFICATE (3)
6	2017.07.17	ZONING CERTIFICATE (5)	3	2017.05.19	ZONING CERTIFICATE (2)
5	2017.06.26	ZONING CERTIFICATE (4)	2	2017.03.28	ZONING CERTIFICATE (1)
			1	2017.03.08	ZONING CERTIFICATE

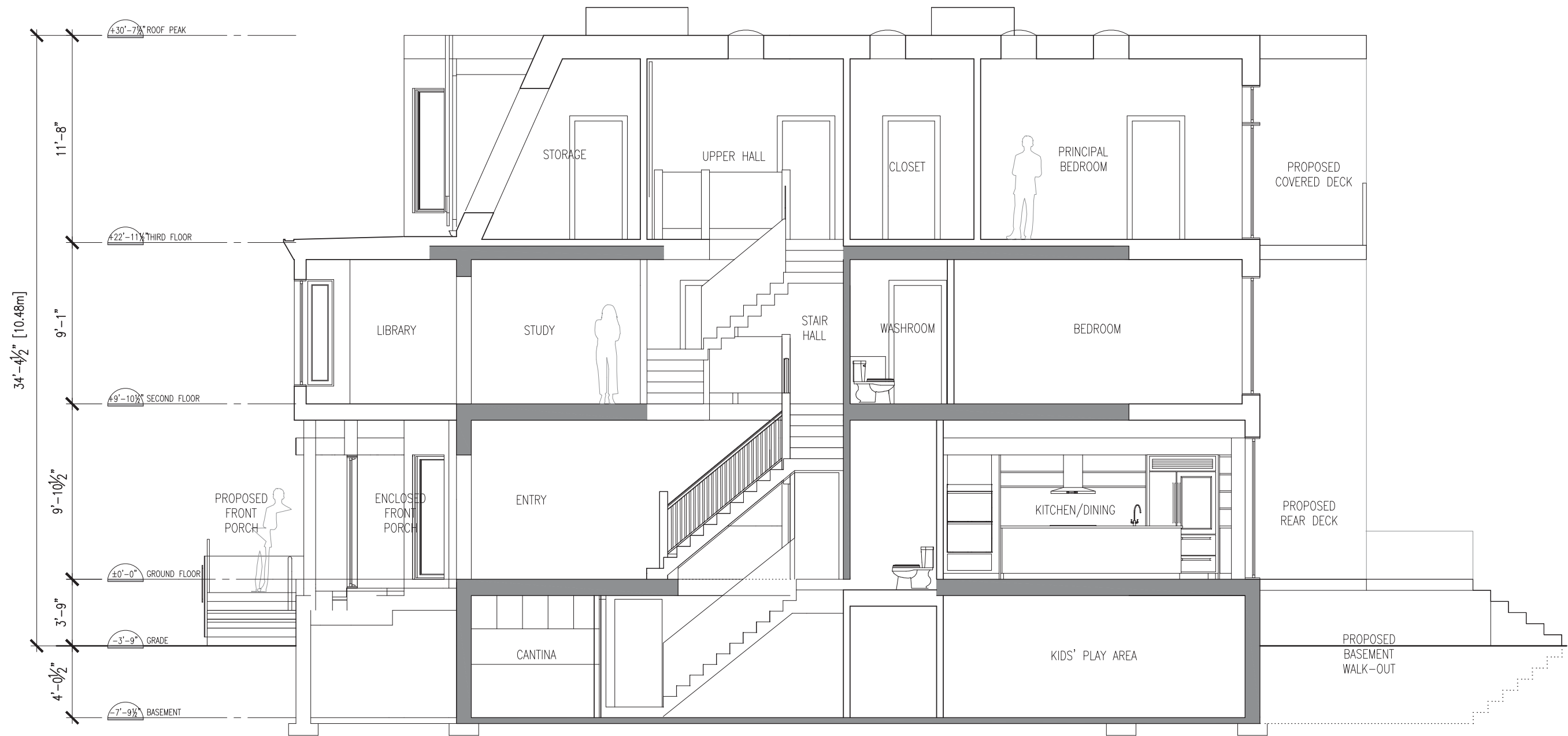
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PROJECT NAME
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 TORONTO, ON

DRAWING TITLE
 PROPOSED WEST
 (SIDE) ELEVATION

PROJECT NO.	DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DATE	SCALE	DRAWN BY	CHECKED BY
16-077	17.07.19	1:75	N.D.	P.D.	16-077	17.07.19	1:75	N.D.	P.D.

A3.4



NO.	DATE	REVISION	NO.	DATE	REVISION
7	2017.07.19	COMMITTEE OF ADJUSTMENT	4	2017.06.01	ZONING CERTIFICATE (3)
6	2017.07.17	ZONING CERTIFICATE (5)	3	2017.05.19	ZONING CERTIFICATE (2)
5	2017.06.26	ZONING CERTIFICATE (4)	2	2017.03.28	ZONING CERTIFICATE (1)
			1	2017.03.08	ZONING CERTIFICATE

SUSTAINABLE.TO
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 SUITE 200
 TORONTO ONTARIO M4M 1J6
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PROJECT NAME
50 PLAYER CRES.
TORONTO, ON

DRAWING TITLE
PROPOSED BUILDING SECTION

PROJECT NO.	16-077	SHEET NO.	
DATE	17.07.19		
SCALE	1:75		
DRAWN BY	N.D.		
CHECKED BY	P.D.		

A4.0