Toronto Local Appeal Body

40 Orchard View Blvd, Suite 253
Toronto, Ontario M4R 1B9

DECISION AND ORDER

Issuance Date: July 31, 2026

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended

Appellant(s):	J. D. MACDONALD
Applicant(s):	HUDSON ARCHITECTURE
Property Address:	28 PARKLAND RD
COA File No.:	24 217372 ESC MV (A0228/24SC)
TLAB Case File No.:	26 108515 S45 20 TLAB
Hearing Date(s):	07/06/2026
Deadline Date for Closing Submissions/Undertakings:	July 13, 2026
Decision Delivered By:	TLAB Panel Member R. KANTER

REGISTERED PARTIES AND PARTICIPANTS:

People Type	*First Initial. Last Name*	*Representative*
Owner/Appellant	J. D. MACDONALD	M. NEMANIC
Applicant	HUDSON ARCHITECTURE	
Participant	J. SMITH	

INTRODUCTION AND CONTEXT

[1] On January 20, 2026, the Committee of Adjustment (the “C of A”) refused an application to construct a two-storey dwelling requiring variances for floor space index (“FSI”), building length, building depth and rear deck (the “C of A Decision”).

[2] On January 22, 2026, counsel for the Owner/Appellant appealed the C of A Decision to the Toronto Local Appeal Body (the “TLAB”).

[3] On April 22, 2026, the Owner/Appellant submitted revisions prepared by Hudson Architecture to the plans refused by the C of A (the “Revised Plans”). The Revised Plans maintained a similar built form but revised the internal configuration and changed the use from a single-detached residence to a triplex with an integral garage (the “Proposal”).

[4] On May 22, 2026, Toronto Building issued a revised Zoning Notice (the "Revised Notice"). The Revised Notice modified the variances required for building length and depth, and deleted the variances required for FSI and rear deck.

[5] Prior to the hearing, I visited the Site and the Participant's property.

[6] On July 6, 2026, I heard the Owner/Appellant's appeal of the C of A Decision. One Participant, Ms. Joanne Smith, appeared in opposition to the appeal. The City did not appear at the hearing.

THE LEGISLATIVE AND POLICY FRAMEWORK

[7] Provincial Interest - S. 2

A decision of the Toronto Local Appeal Body (TLAB) shall have regard to, among other matters, matters of provincial interest, enumerated as (a) – (s) in the Planning Act.

[8] Provincial Policy – S. 3

A Decision of the Toronto Local Appeal Body (TLAB) must be consistent with the 2024 Provincial Planning Statement for the subject area.

[9] 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.

THE AMENDED APPLICATION

[10] The application before the C of A required four (4) variances. The zoning requirements for a triplex differ from those for a single detached home. The Revised Plans required two variances, for building length and depth. The variance for building length was reduced from that before the C of A, and the variance for building depth was reduced by a small amount, as set out below:

Forum	Proposed Length	Permitted Length	Variance
C of A	32.05 metres	17 m	15.05 m
TLAB	31.43 m	19 m	12.43 m
	Proposed Depth	**Permitted Depth**	**Variance**
C of A	32.62 m	19 m	13.62 m
TLAB	31.48 m	19 m	12.48 m

[11] Counsel for the Owner/Appellant submitted that the Revised Plans were not materially different from the application before the C of A. The footprint had not changed, and the number of variances was reduced.

[12] In my opinion, the amendment to the application before the C of A was minor, and I decided that I could make a decision on the amended application without further notice, pursuant to subsection 45(18.1.1) of the Planning Act.

SUMMARY OF EVIDENCE

[13] Counsel for the Owner/Appellant, Mr. Nemanic, called Mr. Blair Scorgie as a witness. He reviewed Mr. Scorgie's education and experience, including previous appearances before TLAB. I qualified Mr. Scorgie as an expert witness, able to give opinion evidence in the field of land use planning.

[14] Mr. Scorgie described the property municipally known as 28 Parkland Road (the "Site"). It has a frontage of approximately 14.2 metres, a depth of approximately 75.6 m along the easterly lot line and 63.9 m along the westerly lot line, and an area of 1,171.2 square metres. It extends northward behind lots at 38-52 Clonmore Drive to the east. Attached find a Location Map as Attachment A.

[15] According to Mr. Scorgie, the Site is materially atypical in depth, area, configuration and relationship with adjacent residential lots to the east.

[16] The Site is designated *Neighbourhoods* in the Official Plan ("OP"). It is zoned RD (f10.5)x252 under Zoning By-law 569-2013 (the "ZBL") as amended.

[17] Mr. Scorgie reviewed the Proposal. It contemplates a three-unit residential building with a basement and two stories above grade. The proposed triplex use eliminates the FSI and rear deck variances from the ZBL. The maximum permitted length for a triplex has been increased to 19 m, from 17 m permitted for a single-family home. The maximum permitted depth remains at 19 m.

[18] The Proposal also contemplates the demolition of a large coach house located behind the residence on the Site.

[19] The Proposal provides a rear yard setback of 26.3 m, greater than the required rear yard setback of 18.89 m.

[20] The proposed building coverage is approximately 29.5%. The applicable lot coverage overlay permits a maximum lot coverage of 33%.

[21] The land use planner described the neighbourhood context as an established low-rise residential neighbourhood characterized primarily by detached residential dwellings, with variations in building form, garages and lot configuration.

[22] He identified an immediate study area of 16 properties, and a broader study area of 254 properties. The studies confirm that the Site is deeper in depth and larger in area than other properties in the immediate and broader areas. They also show that 50% of the properties in the immediate area, and 65% of the properties in the broader area, exceed 19 m in building depth.

[23] Mr. Scorgie admitted that the proposed building length is materially longer than most buildings in the immediate and broader study areas and remains numerically substantial when considered as a standalone dimension.

[24] Mr. Scorgie provided his planning analysis concerning OP Policies concerning the urban forest, neighbourhood character and infill development.

[25] OP Chapter 3 Policy deals with the Natural Environment. Policy 3.4.1 (d) provides that the urban forest is to be preserved and enhanced by providing suitable growing environments for trees. Mr. Scorgie stated that 13 regulated trees are to be preserved. He relied on evidence of George Squire, an arborist to be called following his appearance, with respect to tree health, tree protection and construction impact on trees.

[26] OP Policy 4.1.5 is intended to ensure that development in established neighbourhoods respects and reinforces the existing physical character. He acknowledged that the proposed building length and depth are not typical. However, he offered his opinion that those features should be assessed in conjunction with all physical characteristics, including the low-rise building form, the Site's unusual depth and configuration, compliance with lot coverage, rear yard setback, and the ability to manage privacy and overlook through design and landscape measures.

[27] OP Policy 4.1.9 provides direction for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation. Such development will have massing and scale which is respectful of nearby residential properties; and

c. "provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;"

[28] It was Mr. Scorgie's opinion that the Revised Plans are consistent with the intent of OP Policy 4.1.9 concerning infill development by providing site-specific relief for an atypical lot, while maintaining privacy and sky views which are adequate and appropriate for a mature suburban location.

[29] Mr. Scorgie then dealt with the general intent and purpose of the ZBL as it related to the variances for building length and depth.

[30] The intent of the building length regulation is to manage the massing and footprint of a building along a lot, and its relationship to buildings on adjacent lots. While the building length is materially longer, it maintains a rear yard and side yards which are larger than required. The impact on lots to the east on Clonmore can be addressed through measures such as fencing, planting and window treatment.

[31] The intent of the building depth regulation is to control the extent to which the rear main wall extends from the required front yard setback. It regulates building footprint, preserves rear yard conditions, manages massing and mitigates impacts on adjacent properties. Mr. Scorgie noted that a majority of the houses in the broader study area exceeded the permitted depth. He stated that the impact of the depth variance could be addressed through measures similar to those he recommended for the length variance.

[32] The City submitted a letter from a City Planner dated January 8, 2026, stating that the original variances of 15.05 m for building length and 13.62 m for building depth for a single detached house should be refused (the "City Letter").

[33] Mr. Scorgie noted that the City Letter did not address the Revised Proposal, which allowed increased length for a triplex, nor did it address the City's desire to increase the number of dwelling units in existing neighbourhoods.

[34] Mr. Scorgie opined that the Proposal represented a satisfactory trade-off: the Proposal added building length and depth, while increasing the number of dwelling units and the east side-yard setback. Any negative impacts of the increased length and depth could be addressed by conditions concerning privacy and overlook.

[35] I allowed Ms. Smith to ask clarifying questions of Mr. Scorgie.

[36] Ms. Smith asked if Mr. Scorgie considered the distance from the rear of her property of Clonmore to the side of the longer house proposed for the Site. Mr. Scorgie replied that he did not look specifically at that interface. However, the side yard setback from the proposed house increased behind the property owned by Ms. Smith.

[37] Ms. Smith also asked about the discrepancy in evidence of previous arborist retained by the Owner/Appellant concerning the continued existence of Tree No. 3, a

boundary tree between her property and the Site. Mr. Scorgie replied that Tree No. 3 could be preserved, and that Mr. Squire, an arborist, would respond in detail.

[38] Mr. Nemanic then called Mr. George Squire as a witness. He reviewed Mr. Squire's education and experience. I then qualified Mr. Squire as an expert witness, able to give opinion evidence in the field of arboriculture.

[39] Mr. Squire prepared an arborist report and tree protection recommendations for the Site. He recommended the preservation of 13 trees on the Site.

[40] He stated that the structural stability of Tree No. 3 could be maintained if it is protected by a combination of vertical and horizontal hoarding. A Permit to Injure ("PTI") would be required for any work inside the Tree Protection Zone ("TPZ").

[41] All excavation and installation work within the Tree Protection Zone (TPZ) must be completed by hand, without heavy machinery, under the supervision of a qualified arborist. The supervising arborist must conduct all root pruning required of roots with a diameter of 5 cm or smaller.

[42] Mr. Squire observed that at its nearest point, excavation would reach 2.65 m from the base of the tree, a 35 cm encroachment into the 3 m TPZ.

[43] Mr. Squire also recommended that seven large growing shade trees be planted as part of the landscape plan.

[44] Mr. Squire opined that the measures proposed above appropriately balances the retention of existing tree cover with the reasonable development of the property. The proposed tree protection measures are appropriate and consistent with accepted arboricultural practice and applicable City of Toronto requirements.

[45] Ms. Smith asked how tree No. 3 would be protected if a wall was constructed close to the tree. Mr. Squire stated that only a small portion of the TPZ would be affected by the construction, and 8 ½ feet (2.59 m) of the tree protection zone would be unaffected by the construction.

[46] Ms. Smith also asked if the Owner/Appellant would apply for a PTI tree No. 3. Mr. Squire stated that he or another arborist retained by the Owner/Appellant would apply to Urban Forestry for the PTI.

[47] Ms. Smith made an oral statement to the TLAB in accord with her Witness Statement and her letter to the C of A.

[48] She stated that Mr. Scorgie spent too much time on statistics, and too little time on the real-world impact of the proposed development.

[49] The large rear windows on the eastern wall of the house would allow residents to look into the windows at the rear of her house on Clonmore and affect her privacy.

[50] The two-storey brick wall behind her house would loom over her property and replace her view of the sky with a brick wall. It would alter the character of her rear yard and create a sense of enclosure.

[51] According to Ms. Smith, the Proposal would require parking for up to six cars, which would take up more space than the garage allowed for parking.

[52] The proposed house was too long, incompatible with the rear yards to the east, and failed to respect and reinforce the existing pattern of houses in the neighbourhood

[53] The variances are not minor. The original Proposal sought an increase in building length of more than 15 m; the Revised Plans show an increase in building length of almost 12.5 m.

[54] Mr. Nemanic asked Ms. Smith if the proposed wall would be farther from the property line. Ms. Smith said that the proposed new wall would extend along her whole back yard. She agreed it was a bit further away, but she stated it would have greater impact because of the windows.

[55] Mr. Nemanic asked if frosting windows on the eastern wall of the Proposal would reduce Ms. Smith's concerns about loss of privacy. She agreed that it would be an improvement but would not eliminate her concerns about loss of privacy.

[56] Mr. Nemanic asked if the existing fence shielded Ms. Smith from views from the first-floor window, and if she would prefer a taller fence. Ms. Smith said she would not object to a taller fence.

[57] Mr. Nemanic suggested that 27 Parkland had an impact on houses on Clonmore south of Parkland similar to the impact of the Proposal on 42-50 Clonmore. Ms. Smith said that a wall behind a house was more common for a corner lot than on a house located in the middle of a block.

[58] As set out above. the City submitted a letter from a City Planner dated January 8, 2026, stating that the original variances of 15.05 m for building length and 13.62 m for building depth for a single detached house should be refused. However, the City did not appear at the hearing to provide oral evidence or be subject to cross-examination.

ISSUES AND ANALYSIS

[59] The Primary issue in this case is the impact of the additional length and depth on the rear yards of properties on Clonmore Drive, including but not limited to the property owned by Ms. Smith.

[60] The building length variance shown on the Revised Plans is 12.43 m, and the additional building depth variance is 12.48 m. I asked Mr. Scorgie to explain his rationale for considering such variances minor. I also asked Mr. Scorgie whether the replacement of a detached house could be considered "infill".

[61] Mr. Scorgie responded that such variances were minor for three reasons: the atypical nature of the Site; the compliance of the building with other performance standards; and the lack of adverse impact. He also relied on Policy 4.1.9 of the OP, which allows properties to vary from the local pattern if adequate privacy, sunlight and sky views are provided.

[62] Mr. Scorgie stated that there was no definition of "infill" in the OP or ZBL. In his opinion, replacing a single detached house with a triplex constitutes a form of infill.

[63] Mr. Nemanic cited a decision concerning 44 Exbury Road[1] in support of Mr. Scorgie's response. In that case, TLAB Member Swinken considered a proposal to sever the largest lot in a different neighbourhood and replace one detached house with two semi-detached houses. Member Swinken found that the development constituted infill, OP Policy 4.1.9 prevailed, and he allowed the severance and related variances.

[64] Mr. Nemanic also cited a decision concerning 11 Larkhall Avenue.[2] In that case, TLAB Member Brown considered a proposal for numerically significant variances. Member Brown cited the Divisional Court decision *in McNamara Corporation Ltd. et al v. Colekin Investments Ltd.*[3] which stated that the question whether a variance is minor must in each case be determined by the committee of adjustment, or on appeal, the tribunal, in light of the particular facts and circumstances of each case.

[65] I agree with Mr. Scorgie that the 28 Parkland is atypical, particularly with respect to its increased depth and also with respect to its size. I also agree with him that the Proposal meets the required performance standards for lot coverage, rear yard setback, east side yard setback and building height.

[66] I observed the fence and a considerable amount of foliage between the easterly lot line of 28 Parkland and the houses on Clonmore Drive. Residents of 38-42 Clonmore Dr. can currently see the side wall of 28 Parkland, at a height of one and a half storeys with a peaked roof. Residents of 44 Clonmore Dr. and adjacent

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[1] *Toronto (City) v Lopes*, 2025 ONTLAB 293

[2] *Rong* (*Re),* 2026 ONTLAB 384

[3] (1977 CarswellOnt 332)

properties can see a large coach house at the rear of the Site, further west of the lot line than the Proposal would be located.

[67] A secondary issue in this case is the impact of the Proposal on the tree canopy. I am satisfied that the Arborist Report and Tree Planting Plan will protect Tree No. 3, of particular concern to the Participant, and could improve the tree canopy.

[68] I note that the Arborist Report contains a section titled Tree Replacement which states that "seven large growing shade trees are to be planted as part of the landscape plan." However, I do not see the proposed locations of the replacement trees set out on the Landscape Plan.

[69] I understand Ms. Smith's concern that the Proposal will have an impact on her views and perceived enjoyment of her back yard. However, my role is to determine whether the Proposal would have an undue (emphasis added) adverse impact.

[70] I find that the Proposal will be situated on a lot which is atypical, particularly with respect to lot depth. The Proposal will constitute infill, since it will replace one dwelling unit with three. Consequently, I find that the most important OP Policy in this case is 4.1.9.

CONCLUSION

[71] I find that the Proposal will maintain the general intent and purpose of OP Policy 4.1.9. It will provide adequate privacy sunlight and views, given the existing conditions with respect to fencing and foliage, providing that certain conditions are imposed.

[72] I find that the Proposal will maintain the general intent and purpose of the ZBL. While it represents a significant numerical increase in length and depth, the increases are acceptable, given the particular lot configuration and existing structures on the Site.

[73] I further find the Proposal is minor in that it does not produce an unacceptable undue impact. It is also desirable, since it will result in additional housing within an existing neighbourhood.

[74] In addition to the usual condition requiring construction substantially in accordance with the Revised Plans, I will impose additional conditions to mitigate the impact of the Proposal and maintain and enhance the tree canopy:

- the fence between the Site and houses on Clonmore must be replaced with a fence of the maximum height permitted by the Municipal Code (2 m);
- opaque glazing must be added to three specific windows on the east elevation of the Revised Plans to limit overlook onto 42 Clonmore Dr;

- a qualified arborist must attend during excavation for the proposed triplex; and
- the Tree Protection Plan showing the retention of thirteen existing trees must be supplemented with a Site Plan showing the proposed location of seven additional large growing shade trees

DECISION AND ORDER

[75] I will allow the appeal, and authorize the construction of a triplex at 28 Parkland Road with the following variances:

- Building length of 31.43 metres
- Building depth of 31.48 metres

[76] The appeal is allowed, subject to the following conditions:

(a) Development is constructed substantially in accordance with revised architectural drawings prepared by Hudson Architecture, dated April 22, 2026, attached as Exhibit 1;

(b) The Architectural Plans dated April 22, 2026 (issued for TLAB) shall be revised to include three (3) opaque secondary windows to limit overlook on 42 Clonmore Dr., consisting of:

i. The Unit #2 ground floor Bathroom window (Ex. 1 A1.1);
ii. The Unit #2 second floor Bathroom window (Ex. 1 A1.2); and,
iii. the Unit #2 second floor Walk-Thru Closet window (Ex.1 A1.2);

(c) The Appellant shall reconstruct the fence between 28 Parkland Road and 42 Clonmore Dr. to the maximum permissible height of Chapter 447 of the Toronto Municipal Code (the “Fence By-law”), as amended, being 2.0m;

(d) The Appellant shall implement and maintain tree protection measures in accordance with the Arborist Report and Tree Inventory prepared by Bright Leaf dated May 28, 2026, attached as Appendix B;

(e) The Appellant shall show the location on the Site Plan (Ex. 1 A0.1) where seven large growing shade trees will be planted, and implement the additional tree planting to the satisfaction of Urban Forestry or as otherwise secured through the applicable permitting process; and

(f) The Appellant shall retain George Squire, or an equally qualified arborist, until a permit to injure the Tree No. 3 boundary tree (42 Clonmore Dr. / 28 Parkland Rd.) is issued to the satisfaction of Urban Forestry and the excavation, shoring, and foundation construction process for the triplex is substantially complete, all in accordance with the recommendations of Arborist Report dated May 28, 2026.

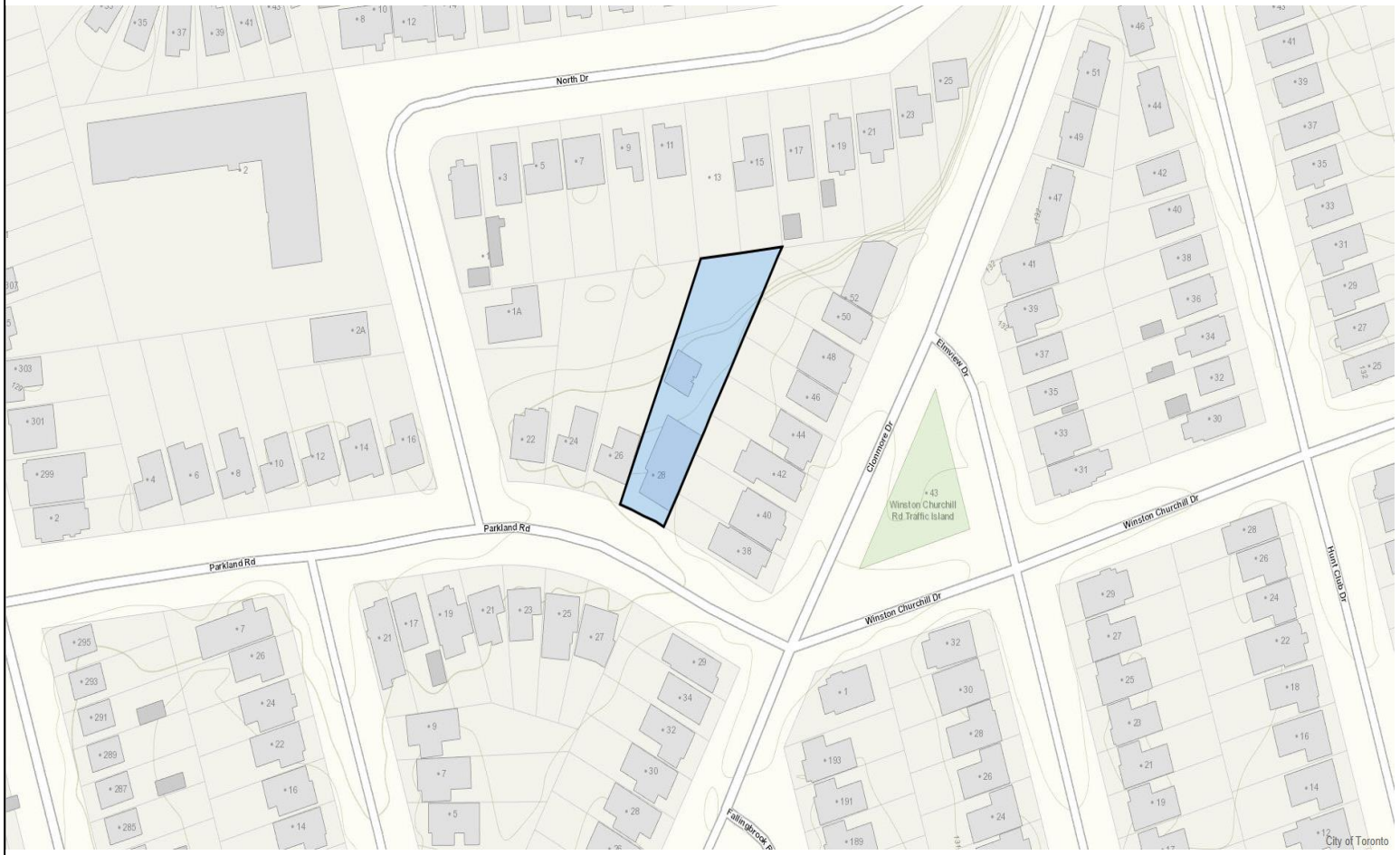
R. Kanter
Panel Member

Attachment A – 28 Parkland Road Location Map

28 PARKLAND RD

File No: A0228/24SC

City of Toronto
Committee of Adjustment
Scarborough Panel

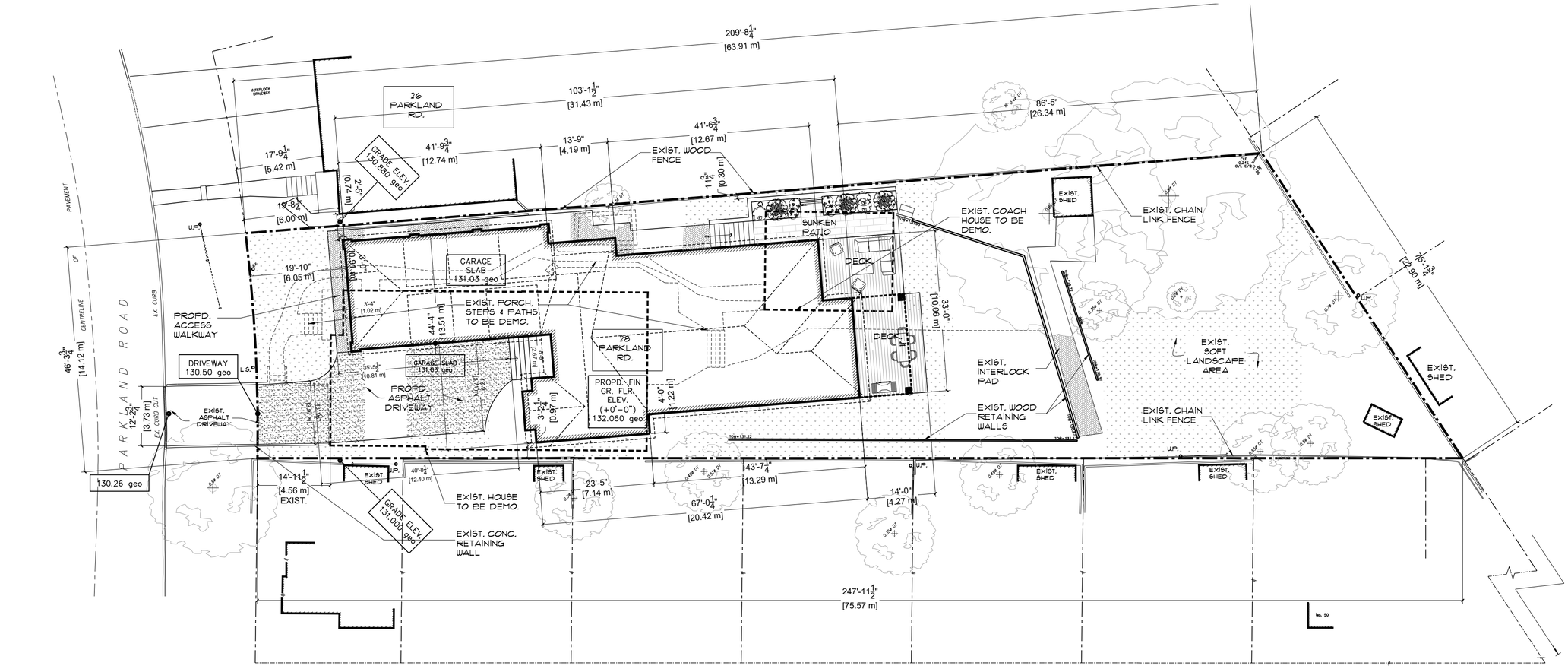


N

Subject Property

Date: OCT 10, 2024

Exhibit 1 – Proposed Site Plan, etc.



1 A0.1 PROPOSED SITE PLAN

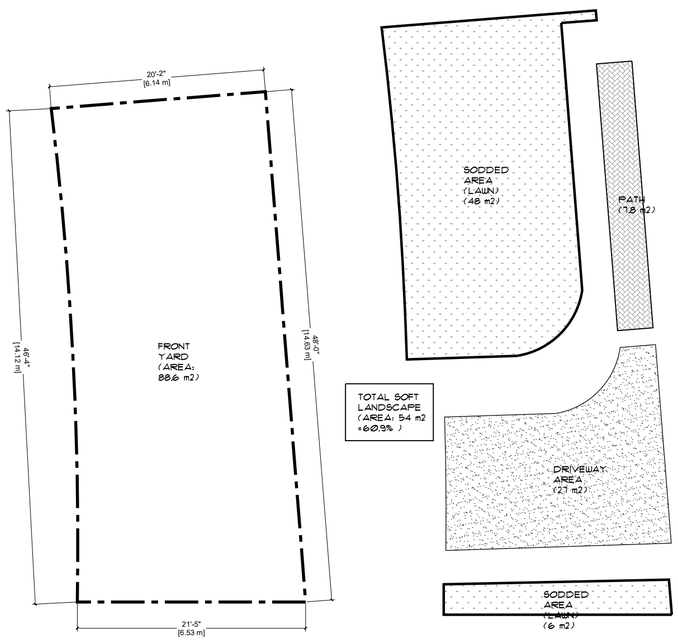
1/16" - 1'-0"

SURVEY NOTE:

INFORMATION FOR THE PREPARATION OF THESE DRAWINGS WAS OBTAINED FROM THE SURVEY PREPARED BY:

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE W. UNIT 212
TORONTO, ON, M2R 1M6
(T): 416-330 3001

DATE: MARCH 21, 2024



2 A0.1 FRONT YARD SOFT LANDSCAPE DIAGRAM

N.T.S

ZONING INFORMATION - 28 PARKLAND RD., SCARBOROUGH, ON		
ZONING DESIGNATION - RD (f10.5) (x252)		
	EXISTING	PROPOSED
FRONT YARD SETBACK (SOUTH)		6.05m
REAR YARD SETBACK (NORTH)		26.34 m
SIDE YARD SETBACK (WEST)		0.91 m
SIDE YARD SETBACK (EAST)		0.97 m
BUILDING LENGTH (Max.)		31.43 m
BUILDING HEIGHT		9.76 m
FRONT YARD TOTAL AREA		88.6 m²
FRONT YARD SOFT LANDSCAPE AREA (LESS DRIVEWAY)		54 m² (60.9%)
REAR YARD TOTAL AREA		584 m²
REAR YARD SOFT LANDSCAPE AREA		500 m2 (85.6%)
TOTAL SOFT LANDSCAPE AREA		627 m2 (53.5%)
LOT AREA		1171.2 m²
COVERAGE		346 m2 (29.5%) (INCLUDES COVERED FRONT PORCH, SHEDS & REAR DECKS)
GROSS FLOOR AREA		
BASEMENT GFA		201.5 m²
GROUND FLOOR GFA		270 m² (EXCLUDES ONE PARKING SPACE)
SECOND FLOOR GFA		261.3 m²
TOTAL BUILDING GFA		531.3 m²
FSI		0.45

3 A0.1 ZONING STATISTICS

Revision	
1 ISSUED FOR ZAL REVIEW	2024-JULY-10
2 ISSUED FOR ZAL CLARIFICATION	2024-JULY-29
3 ISSUED FOR C OF A	2024-SEPT-19
4 ISSUED FOR TLAB	2026-APR-22

GENERAL NOTES:

. DRAWINGS SHALL NOT BE SCALED.
. IF HUDSON ARCHITECTURE IS RETAINED FOR BUILDING PERMIT APPROVAL SERVICES ONLY, IT WILL BE THE OWNERS AND CONTRACTORS RESPONSIBILITY TO SELECT AND SPECIFY WINDOWS, DOORS, TRIM AND FINISHES. THIS INFORMATION IS NOT REQUIRED AS PART OF THE MUNICIPALITY'S OBC REVIEW OF THE DRAWINGS, AND AS SUCH HAS NOT BEEN PROVIDED.
. CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE AS BUILT CONDITIONS PRIOR TO CONSTRUCTION.
. SHOULD ANY DISCREPANCIES/ANOMALIES BE DISCOVERED THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT PRIOR TO PROCEEDING.
. ALL MODIFICATIONS AND NOTES ADDED BY THE BUILDING DEPARTMENT SHALL BE INCORPORATED INTO THE WORK.
. GC TO PROVIDE FULLTIME SITE SUPERVISION FOR THE ENTIRETY OF THE PROJECT DURATION.
. GC TO OBSERVE ALL ONTARIO HEALTH + SAFETY REQUIREMENTS DURING CONSTRUCTION.
. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING DEPARTMENT AND UTILITY REVIEWS AND APPROVALS DURING THE COURSE OF CONSTRUCTION.
. THE PEAK OF ROOF HEIGHT HAS BEEN ESTIMATED AS ACCURATELY AS POSSIBLE DURING THE SITE MEASURING PHASE, WITHOUT ACCESS TO THE ROOF SPACE IT IS IMPOSSIBLE TO ACCURATELY ASCERTAIN THE PEAK HEIGHT. AS SOON AS POSSIBLE THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE ACTUAL PEAK HEIGHT.
. ALL STRUCTURAL END SUPPORT AND OPENING DETAILS SHALL BE SITE VERIFIED. REPORT TO ARCHITECT AND OR ENGINEER.
. CONTRACTOR SHALL REFER TO THE SITE SURVEY, AND SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND SURVEY DRAWINGS THE CONTRACTOR SHALL IMMEDIATELY ALERT THE ARCHITECT.
. EXCEPT BY EXPLICIT ENCROACHMENT AGREEMENT, NO PART OF THE PROPOSED NEW CONSTRUCTION CONTAINED IN THESE DRAWINGS SHALL ENCROACH BEYOND THE SUBJECT PROPERTY LINE.
. FOR PROJECTS THAT HAVE A SHARED 'PARTY WALL' THE CONTRACTOR SHALL MAKE BEST EFFORTS TO ACCOMODATE THE NEIGHBOUR'S REQUESTS FOR HOURS OF WORK, STAGING AREAS, DELIVERIES AND REFUSE BINS.
. ALL REQUIREMENTS OF URBAN FORESTRY FOR TREE PROTECTION SHALL BE OBSERVED DURING THE EXECUTION OF THE WORK.
. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SIDEWALKS AND ROADWAYS IN PROXIMITY TO THE PROJECT TO THE SATISFACTION OF REGULATORY ENTITY HAVING JURISDICTION.
. CONTRACTOR SHALL GET ALL PERMITS NECESSARY FOR STREET OCCUPATION.
. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY FOUNDATION, WALL TYPE, AND SOILS CONDITIONS UPON COMMENCEMENT OF THE WORK. SHOULD THE CONTRACTOR DISCOVER UNUSUAL OR UNSAFE CONDITIONS THEY SHALL REPORT IT TO THE ARCHITECT, AND OR ENGINEER.
. SHOULD THE CONTRACTOR OR OWNER DECIDE TO MAKE MATERIAL CHANGES TO THE APPROVED PERMIT DRAWINGS, THEY MUST NOTIFY THE BUILDING OFFICIAL AND ARCHITECT, AND THEY MAKE SUCH CHANGES AT THEIR OWN RISK.
. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING ZONING OR THE BUILDING CODE THEY SHALL MAKE ALL REASONABLE EFFORTS TO OBTAIN CLARIFICATION FROM THE BUILDING INSPECTOR, ARCHITECT AND ENGINEER PRIOR TO CONTINUING WITH THE WORK.
. AT NO TIME DURING THE COURSE OF THE WORK SHALL THE CONTRACTOR UNDERTAKE ANY WORK TO AN EXISTING FIRE SEPARATION OR FIRE LINE SYSTEM THAT IS OUTSIDE THE SCOPE OF WORK SHOWN ON THE PERMITTING DOCUMENTS.
. ARCHITECTURAL DRAWINGS THAT HAVE BEEN ISSUED FOR 'PERMIT' ARE INTENDED ONLY FOR THE PURPOSES OF REVIEW BY THE MUNICIPALITY FOR ISSUES AS THEY RELATE TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE (OBC). SHOULD DETAILED FINISHES, DETAILING, OR CONSTRUCTION INFORMATION BE REQUIRED THIS WILL BE COORDINATED AND SUPPLIED BY THE OWNER AND/OR CONTRACTOR.

Architect:

HUDSON ARCHITECTURE
530 QUEEN ST. E
TORONTO, ON
M5A 1V2
TEL: 416 616 9377
www.hudsonarchitecture.com

Project

28 PARKLAND RD
SCARBOROUGH, ON

Sheet Title

PROPOSED SITE PLAN,
ZONING STATISTICS &
FRONT LANDSCAPE DIAGRAM

Date 2024-JUNE-24
Scale AS NOTED
Project No.
Drawn WH
Checked WH
File

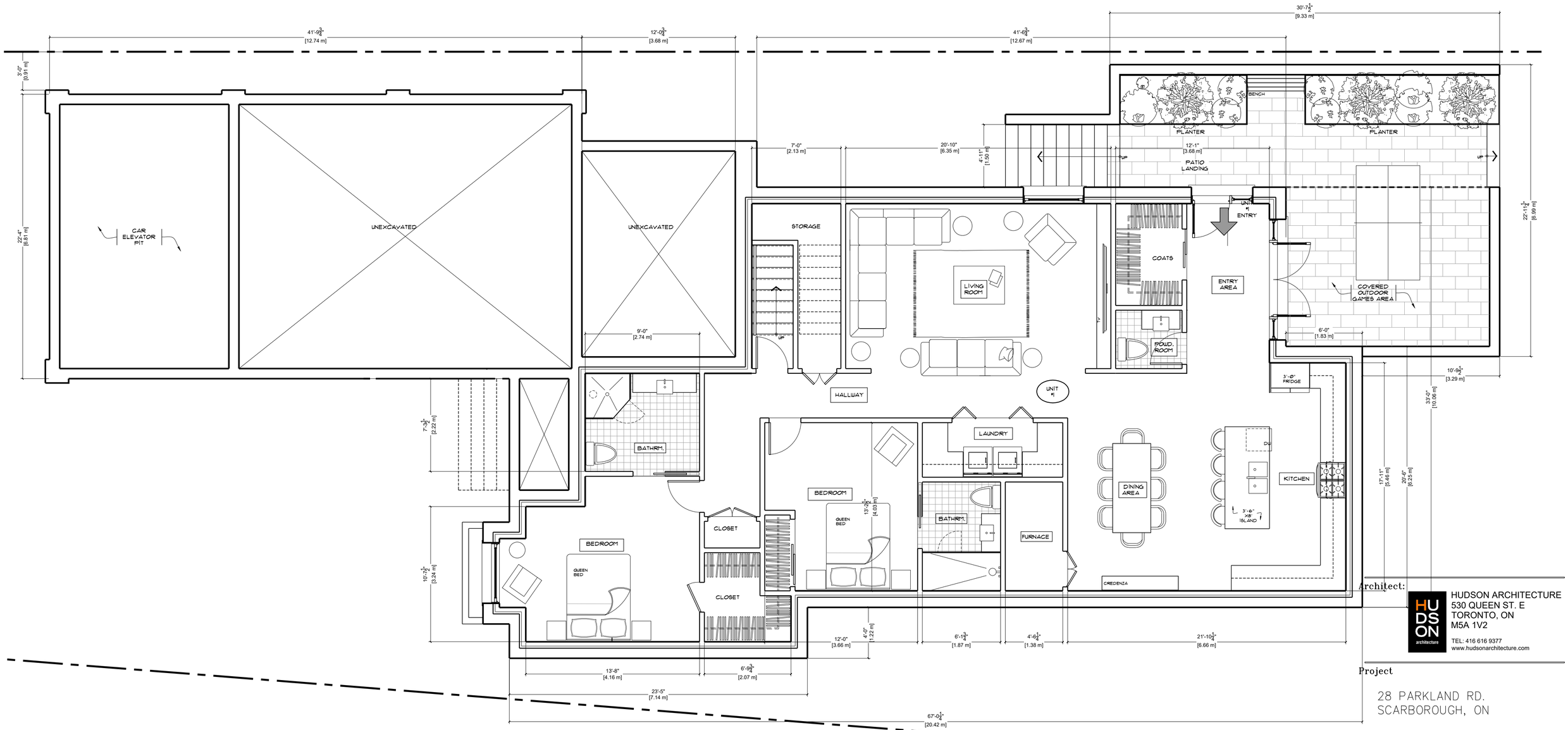
ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM HUDSON
LICENCE
5989

Sheet No.

A0.1

4

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUE FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22



1 A1Ø PROPOSED BASEMENT FLOOR
3/16" - 1'-Ø"

Architect:
HUDSON ARCHITECTURE
530 QUEEN ST. E
TORONTO, ON
M5A 1V2
TEL: 416 616 9377
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Project
28 PARKLAND RD.
SCARBOROUGH, ON

Sheet Title
PROPOSED BASEMENT PLAN

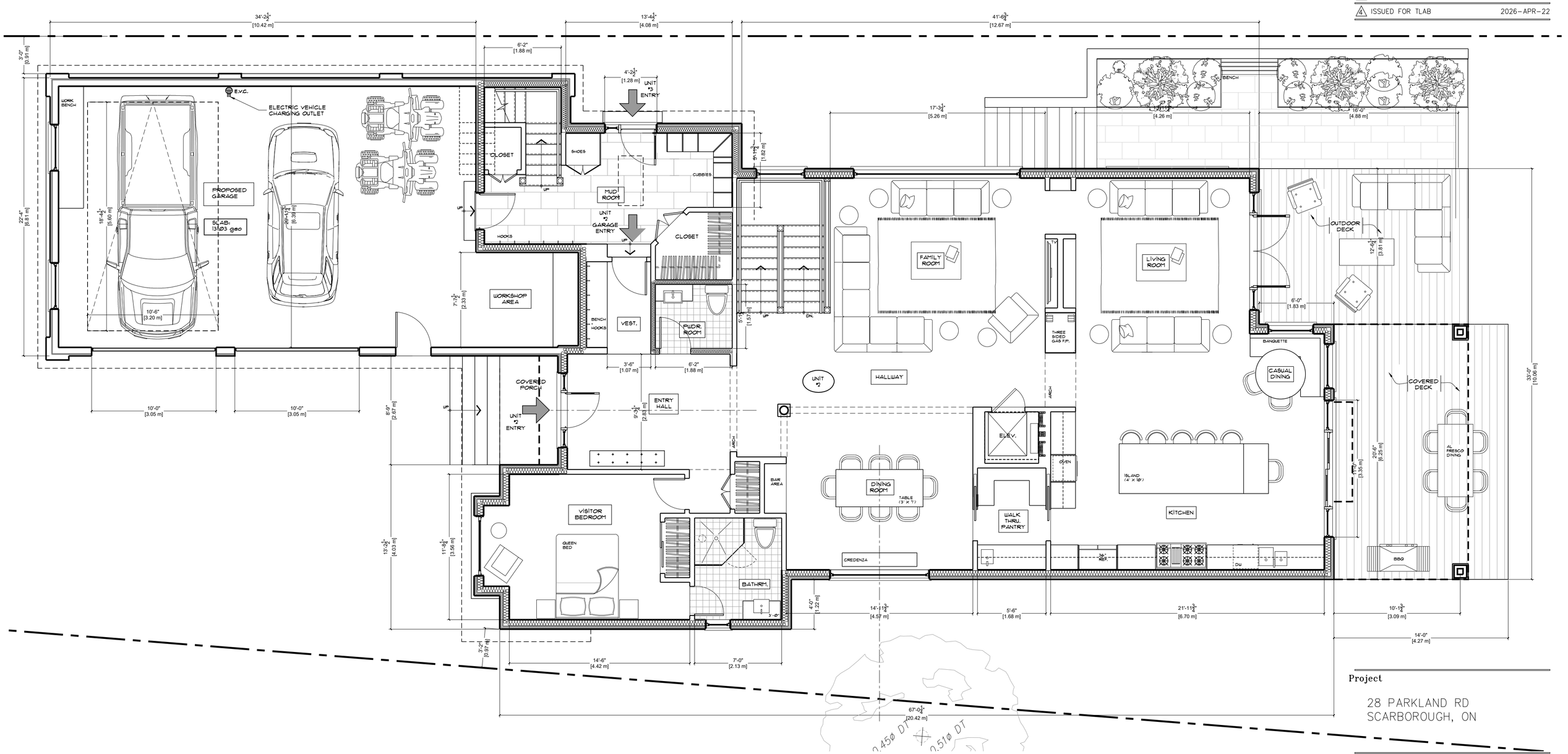
Date	2024-JUNE-20
Scale	1/4" - 1'-0"
Project No.	
Drawn	WH
Checked	WH
File	

ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM HUDSON
LICENCE
5989

Sheet No.
A1.0

4

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22



1 / A1.1 PROPOSED GROUND FLOOR PLAN

3/16" - 1'-0"

Project

28 PARKLAND RD
SCARBOROUGH, ON

Sheet Title

PROPOSED GROUND FLOOR PLAN

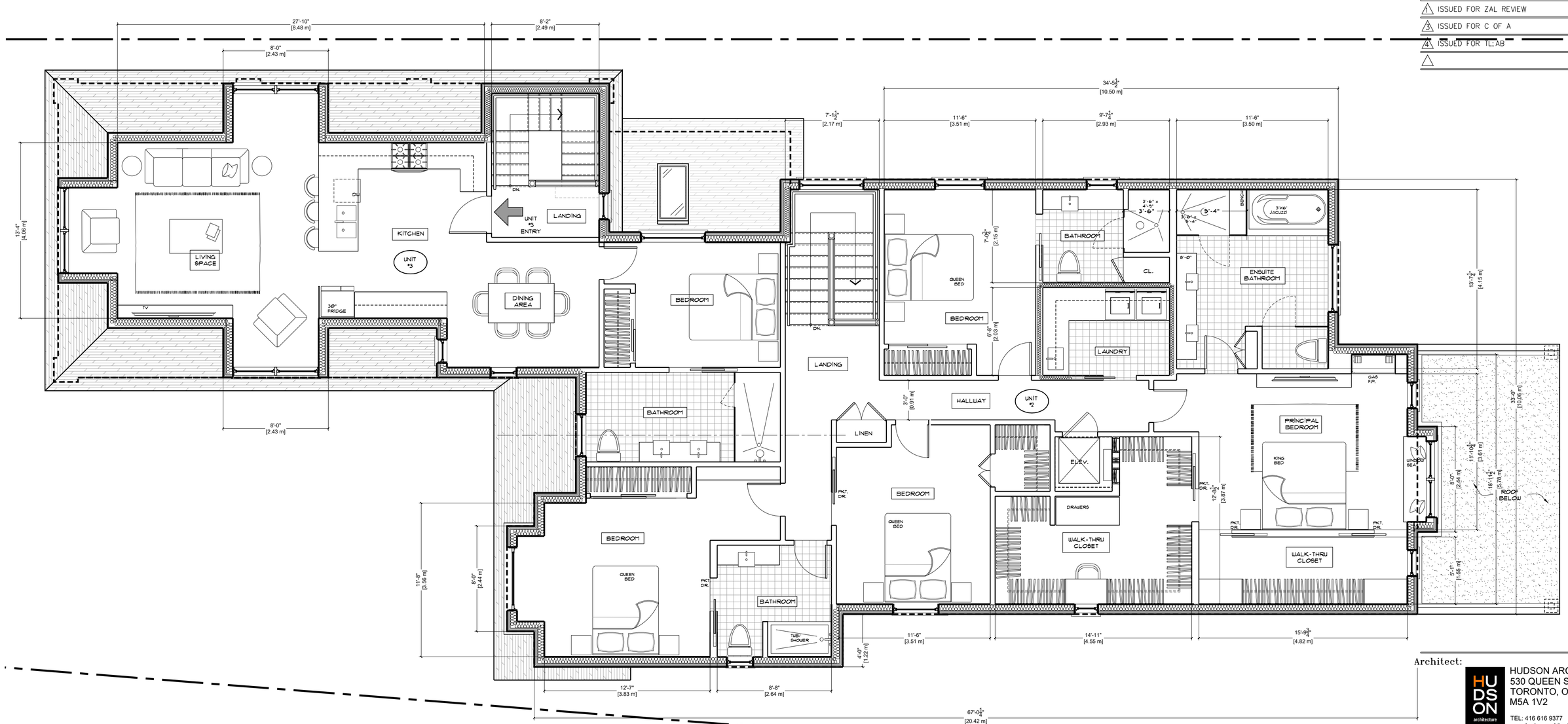
Date	2024-JUN-20
Scale	3/16" - 1'-0"
Project No.	
Drawn	WH
Checked	WH
File	

ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM HUDSON
LICENCE 5989

Sheet No.

A1.1

4



1 / A1.2 PROPOSED SECOND FLOOR PLAN

3/16" - 1'-0"

Revision

1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TL;AB	2026-APR-22
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Architect:

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Sheet Title

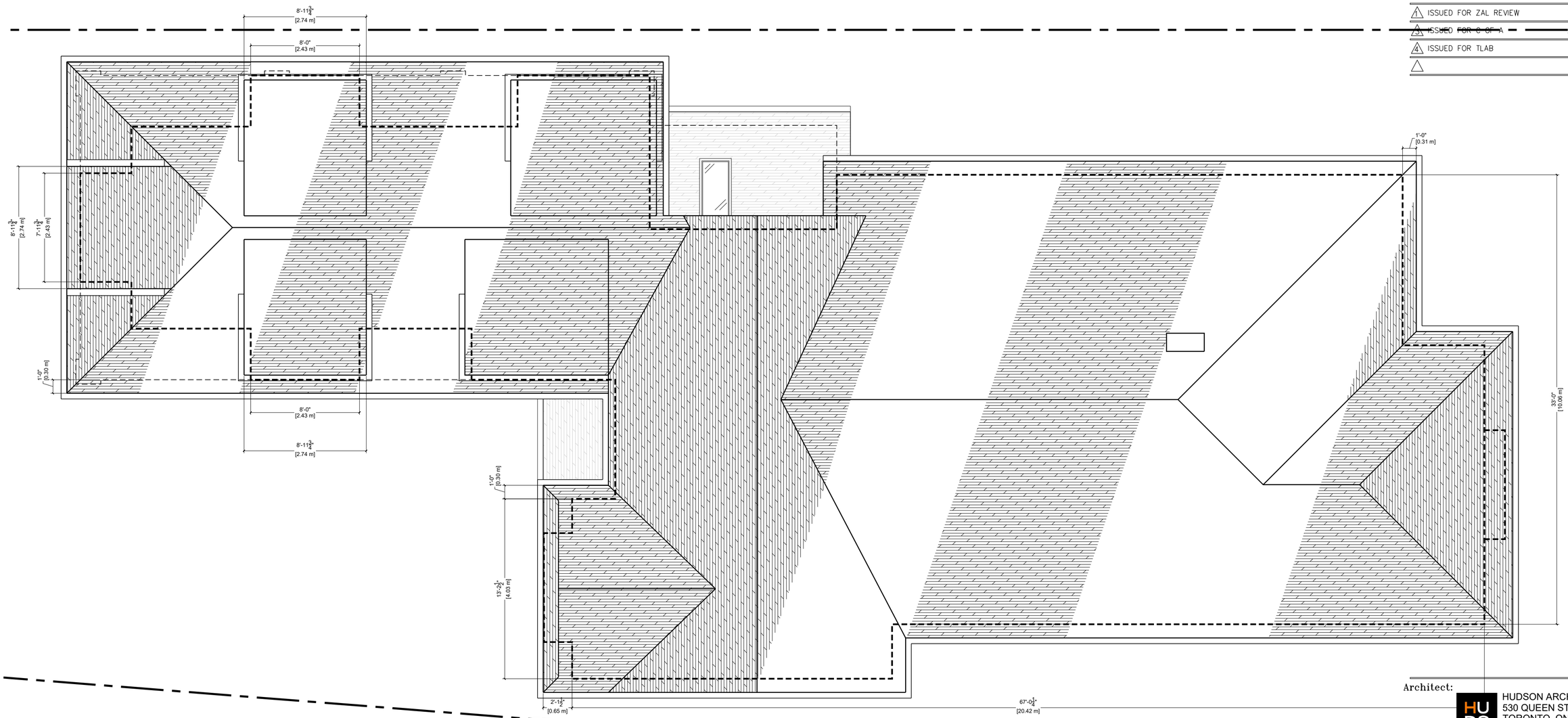
PROPOSED SECOND FLOOR PLAN

Date	2024-JUN-20
Scale	3/16" - 1'-0"
Project No.	
Drawn	WH
Checked	WH
File	

ONTARIO ASSOCIATION OF ARCHITECTS
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Sheet No.

A1.2



1 / A1.3 PROPOSED ROOF PLAN
1/4"=1'-0"

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
2	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22
3		

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SCARBOROUGH, ON.

Sheet Title

PROPOSED ROOF PLAN

Date	2024-JUN-20
Scale	1/4" - 1'-0"
Project No.	
Drawn	WH
Checked	WH
File	

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5989

Sheet No.

A1.3

4



1 / A2.0 PROPOSED SOUTH ELEVATION (FRONT)
1/4"-1'-0"

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22

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Project

28 PARKLAND RD
SCARBOROUGH, ON.

Sheet Title

PROPOSED SOUTH ELEVATION

Date 2024-JUN-20
Scale AS NOTED
Project No.
Drawn WH
Checked WH
File

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LICENCE
5989

Sheet No.

A2.0

4



1 / A2.1 PROPOSED SOUTH ELEVATION (SIDE)
1/4"-1'-0"

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22

Architect:

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Project

28 PARKLAND RD
SCARBOROUGH, ON.

Sheet Title

NORTH (REAR) ELEVATION

Date	2024-JUN-20
Scale	1/4" - 1'-0"
Project No.	
Drawn	WH
Checked	WH
File	

ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM HUDSON
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5989

Sheet No.

A2.1

4



1 / A2.2 PROPOSED WEST ELEVATION (SIDE)
3/16"=1'-0"

Revision

1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22
△		

Architect:

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Project

28 PARKLAND RD
SCARBOROUGH, ON.

Sheet Title

WEST (SIDE) ELEVATION

Date 2024-JUN-20
Scale 1/4" = 1'-0"
Project No.
Drawn WH
Checked WH
File

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LICENCE
5989

Sheet No.

A2.2

4



1 / A2.3 PROPOSED EAST ELEVATION (SIDE)
3/16"-1'-0"

Revision		
1	ISSUED FOR ZAL REVIEW	2024-JULY-10
3	ISSUED FOR C OF A	2024-SEPT-19
4	ISSUED FOR TLAB	2026-APR-22
△		

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Project
28 PARKLAND RD
SCARBOROUGH, ON.

Sheet Title
EAST (SIDE) ELEVATION

Date	2023-DEC-15
Scale	3/16" - 1'-0"
Project No.	
Drawn	WH
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WILLIAM HUDSON
LICENCE
5989

Sheet No.
A2.3
4



SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF

LOT 74
REGISTERED PLAN 3288

IN THE

CITY OF TORONTO

(FORMERLY CITY OF SCARBOROUGH)

SCALE & NOTES

Scale 1:100

2 0 2 4 6 METRES

ALTIMAP LAND SURVEYORS INC.

© COPYRIGHT 2024

METRIC

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

ELEVATION NOTE

ELEVATIONS ARE LOCAL AND REFERRED TO A WATER KEY IN FRONT OF SUBJECT LAND HAVING AN ELEVATION OF 130.75m.
ELEVATIONS DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGN PURPOSES ONLY.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CLONMORE DRIVE AS SHOWN ON REGISTERED PLAN 3288 HAVING A BEARING OF N27°06'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
B.C.	DENOTES	BEGINNING OF CURVE
OH	DENOTES	OVERHEAD WIRE
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
CRW	DENOTES	CONCRETE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
NTS	DENOTES	NOT TO SCALE
MS	DENOTES	MEASURED
FN.	DENOTES	FOUNDATION
BR.	DENOTES	BRICK
ST.	DENOTES	STUCCO
SI.	DENOTES	SIDING
STY.	DENOTES	STOREY
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
PRF	DENOTES	POST & RAIL FENCE
D.S.	DENOTES	DOOR SILL ELEVATION
RP	DENOTES	REGISTERED PLAN 3288
P1	DENOTES	PLAN BY CLARKE & WILKINSON SURVEYING LTD., O.L.S. DATED APRIL 14, 2000
P4	DENOTES	PLAN BY GUIDO PAPA SURVEYING LTD., O.L.S. DATED OCTOBER 07, 2015
JDB	DENOTES	J. D. BARNES LTD., O.L.S.
675	DENOTES	R. G. MAUGHAN O.L.S.
1758	DENOTES	K. D. WILKINSON O.L.S.
O/L	DENOTES	ON LINE

PART 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY – NONE FOUND ON TITLE.

MUNICIPAL ZONING – THIS PLAN AND REPORT DOES NOT CERTIFY ZONING COMPLIANCE.

ADDITIONAL REMARKS – MAKE NOTE OF THE LOCATION OF FENCES, OVERHEAD WIRES, POLES AND OTHER PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR FELIX LEICHER AND THE UNDERSIGNED ASSUMES 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 MARCH 21, 2024.

MARCH 21, 2024 ....

....
BRUNO IAVICOLI
ONTARIO LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE W, UNIT 212, TORONTO, ON M2R 1M6
TEL 416 990 3001 INFO@ALTIMAP.CA

DWN BY: EJ

CHK BY: BI

JOB No. : 24-3244

Bright Leaf
George Squire ISA ON-1732A
647 809 8733
george@brightleaf.ca
brightleaf.ca

Appendix B

BRIGHT LEAF
— EST. 2014 —
QUALITY ARBORICULTURAL SERVICES

ARBORIST REPORT

Re: 28 Parkland Rd. (Ward 20)
May 28th 2026

Urban Forestry - Tree Protection & Plan Review
Toronto and East York District
Scarborough Civic Centre
150 Borough Dr. 5th Floor
Toronto, ON. M1P 4N7
416 338 5566
tppreast@toronto.ca

James MacDonald
28 Parkland Rd.
Toronto, ON. M1N 1Y7
jmacdonald4937@gmail.com

This arborist report has been prepared at the commission of James MacDonald. The purpose of this arborist report is to comment on the proposed construction at 28 Parkland Rd., assess the impact on the existing tree cover, and, where possible, make recommendations to minimize said impact.

The proposed changes include:

- Demolition of the existing dwelling and shed
- Construction of a new two-storey dwelling with a basement

Construction access will be from the existing driveway. To facilitate the construction, one privately-owned boundary tree is proposed for injury. This report will be reviewed with the Tree Inventory, Site Photo, the Tree Protection Plan, and all relevant documents and details.

Summary of Applications:

Tree #	Jurisdiction	Tree category	Nature of application	Total
3	TPPR	Privately-owned (Neighbour/boundary)	Injure	1

Impact Assessment

Trees #1, 2, and 4-13 are a city-owned tree, and privately-owned trees located on or adjacent to the subject site.

To ensure the best protection of the subject trees, they are to be protected with a combination of a horizontal hoarding, four-foot framed snow-fence and four-foot framed plywood tree protection hoarding for the project's duration (see TPP).

Recommendations

- Hoarding (see General Recommendations)
    - Horizontal hoarding

Tree #3 is a privately-owned tree located on the property line of the subject site and the neighbouring property, 42 Clonmore Dr. The subject tree's tree protection zone (TPZ) will see construction activity and excavation work (see Table 1: Injury Encroachments for specific distances and depths). Tree #3 will require a permit to injure to facilitate the project.

Tree #3 will see the over-dig associated with shoring installation encroach into its TPZ. To reduce disturbance to the tree's root system, foundational shoring is to be used on the side nearest to the tree. Accordingly, this will reduce the required over-dig to approximately 60cm beyond the building envelope. In doing so, the maximum encroachment will reach approximately one-tenth (35cm) of the way into the 3m TPZ. At this distance, the proposed injury is well within the tolerable limit for a tree of this species and maturity.

To ensure the structural stability and health of Tree #3, the following recommendations must be followed: The subject tree is to be protected with a combination of phased vertical four-foot framed plywood tree protection hoarding and horizontal hoarding (see TPP). All excavation and installation work within the TPZ must be completed by hand, without heavy machinery, under the supervision of a qualified arborist.

Recommendations

- Hoarding (see general recommendations)
    - Phased hoarding
- Supervised excavation
- Root pruning

Table 1: Encroachments

Tree #	TPZ (m)	Maximum Encroachment (m) TPZ	Encroachment Depth (m)
3	3	0.35 – foundational shoring	2.4-2.8

General Recommendations

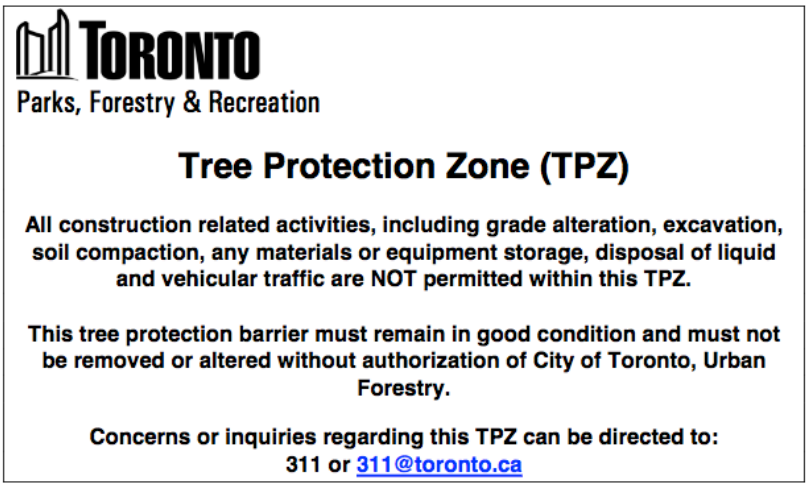
The following general recommendations are to be used when directed:

- **Hoarding:** Specified tree(s) must be protected with hoarding throughout the construction process (see Tree Protection Plan). Hoarding is to be installed before construction by a qualified contractor as accurately as possible, using the scale plan for reference. Photos of the installed hoarding should be sent to Urban Forestry for approval. The hoarding is to remain in good condition and in place until the project's completion, at which point the site should be inspected, and Urban Forestry should be notified for permission to remove the hoarding.

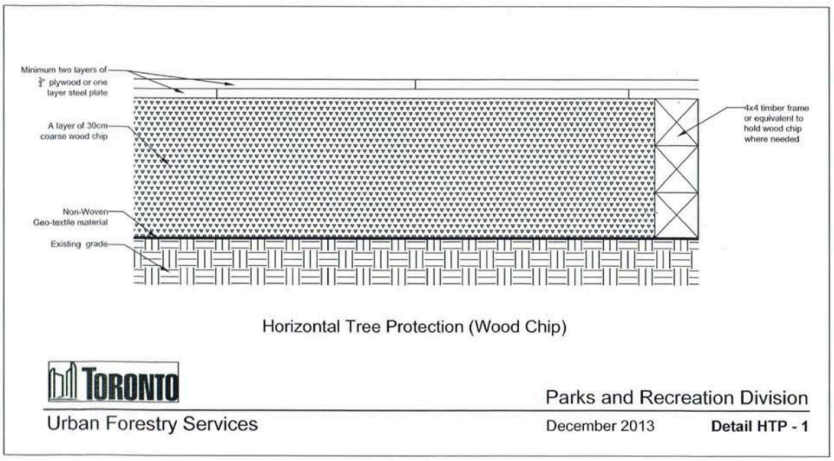
    - *Hoarding protection*: Hoarding protects trees from grade changes, compaction damage caused by construction traffic or storage of building materials, and disposal of noxious construction tailings.

    - *Hoarding construction*: Hoarding is to be constructed from framed plywood or snow fence hoarding. Plywood is recommended for all privately owned trees, particularly where fills may be piled against the hoarding. Snow fence is recommended for site line issues and all city-owned trees.

    - *TPZ signage*: Hoarding requires TPZ signage to be visible on each hoarding section. The signs must be at least .4m x .6m made of weather-resistant white foam core. Signs should appear as shown:



- *Horizontal hoarding:* Horizontal hoarding should be constructed from a 30cm layer of mulch with a double layer of interlaced ¾" plywood or a single layer of 1" composite compression pads. Horizontal hoarding will protect the tree's roots from damage and the soil from compaction damage while allowing for site access. Hoarding should be constructed using the detail below:



- *Two Phase Hoarding:* Two phase hoarding may be required to best ensure that protection of the existing tree cover. The first phase of hoarding is to be installed and remain in place until the construction reaches a specified level of completion (see tree protection plan) at which point the hoarding is to be adjusted to phase 2 location(s).

- **Supervised Excavation:** Excavation within the TPZ of a protected tree is to be conducted under the supervision of a qualified arborist. The arborist must direct workers/work to minimize damage to tree roots. All excavation within the TPZ must be completed by hand,

using hand tools only, i.e., shovels, picks, spades, etc. Hydrovac and high-pressure air-spading are not authorized without specific approval from Urban Forestry. Roots unearthed should be documented, including size, approximate location, and photographic documentation. Documentation should be made available to Urban Forestry upon request. When required, the root pruning recommendations detailed below must be followed.

- **Root Pruning:** In areas of excavation root pruning may be required. Root pruning should be avoided – workers should aim to work around roots whenever possible. The supervising arborist must conduct all root pruning work. Roots are to be pruned with sharp, sterilized cutting tools. Severed roots are to be covered with moist burlap or earth once pruned and watered to prevent desiccation.

  Only roots with a diameter less than 5cm may be pruned; if a root is greater than 5cm in diameter, or if there is a plethora of roots smaller than 5cm, all work must stop, and Urban Forestry must be contacted for approval of root pruning.

Tree Replacement

As no trees are scheduled for removal, no replacement trees are required. However, seven large growing shade trees are to be planted as part of the landscape plan.

Limitations

The purpose of this limitation clause is to ensure that the client is aware of what is practically and professionally realistic in assessing and retaining trees.

The assessment(s) presented in this report have been made using accepted arboricultural techniques. Such techniques may include but are not necessarily limited to, visual examination of the above-ground parts of the tree(s) referenced in this report (the "subject trees"). Except where expressly noted, the subject trees were not cored, probed, dissected, sounded, or climbed. Furthermore, and unless expressly noted, the subject trees were not assessed using any advanced methodology that goes beyond standard visual examination, nor were their root crowns inspected in a detailed manner involving excavation.

Notwithstanding the recommendations and conclusions outlined in this report, trees are living organisms with continually changing health and vigour. Changes in health and vigour have been known to occur suddenly and without prior indication. The reasons for such changes may include but are not necessarily limited to, changes in site and weather conditions along with general seasonal variations and other factors.

For this reason, the assessment of the subject trees presented in this report is valid only at the time of inspection. This report makes no guarantee, express or implied, as to the continued health of the subject trees. Like all trees, the subject trees are susceptible to the unpredictable processes of change referenced above. While efforts have been made to ensure accuracy in this report, the subject trees should be re-assessed periodically to ensure that the client is apprised of future developments in their health and vigour.

Should any questions arise or clarification be required, feel free to contact me at george@brightleaf.ca or 647 809 8733.

Thank you,



George Squire
ISA Certified Arborist ON – 1732A
Bright Leaf Ltd.

Bright Leaf
647 809 8733
tree@brightleaf.ca
brightleaf.ca

Tree Inventory – 28 Parkland Rd.

May 28, 2026

An inventory of all city-owned and regulated privately-owned trees within 6m of the proposed work area was conducted on May 27th and 28th 2026. Trees were visually assessed from the ground only from the subject site, and/or 42 Clonemore Dr.

Tree ID	Common	Latin	Health	Structure	Comments	Category	DBH (cm)	TPZ (m)
1	Honey locust	*Gleditsia triacanthos*	Fair	Good	Deadwood in canopy. New landscaping installed within TPZ. Some stub cuts in canopy.	5	50-60*	3.6
2	Norway maple	*Acer platanoides*	Good	Good-Fair	Canopy appears healthy and full. Codominant leading stems.	2	30-40*	2.4
3	Siberian elm	*Ulmus pumila*	Fair	Poor	Codominant between two leading stems with an included union. Large heading cuts throughout canopy with the majority of the canopy consisting of epicormic shoots. Some deadwood. Canopy interferes with neighbouring trees. Southern scaffolding limb grows at long lever angle.	6	49.5, 31	3
4	Siberian elm	*Ulmus pumila*	Fair	Fair	Codominant between three leading stems. Deadwood in canopy.	2	30-40*	2.4
5	Norway spruce	*Picea abies*	Fair	Good	Stub cuts within the lower canopy. Canopy has been raised. Canopy sparse for maturity.	2	40-50*	3
6	Norway maple	*Acer platanoides*	Good-Fair	Poor	Codominant between two leading stems with an included main union. Large wound on eastern leading stem with good callous wood formation. Some slime flux draining on eastern stem. Canopy is imbalanced	1	56.5	3.6
7	Siberian elm	*Ulmus pumila*	Good	Fair	Some minor deadwood within canopy. Base of trunk in contact with fence. Some large deadwood.	6	50-60*	3.6
8	Siberian elm	*Ulmus pumila*	Good	Fair	Codominant with included union near grade. Some deadwood within canopy. Interfering growth.	1	48, 21	3

9	Siberian elm	*Ulmus pumila*	Fair	Poor	In contact with fence. Large pieces of deadwood throughout the canopy. Somewhat sparse for maturity.	6	70-80*	4.8
10	Norway maple	*Acer platanoides*	Good	Fair	Codominant between two leading stems with an included union. In contact with service line.	1	35	2.4
11	Silver maple	*Ace saccharinum*	Good-Fair	Good-Fair	Some deadwood and minor tip dieback.	1	88	5.4
12	Norway maple	*Acer platanoides*	Good	Good-Fair	Codominant between two leading stems. Some deadwood within the canopy.	1	77	4.8
13	Norway maple	*Acer platanoides*	Good	Poor	Fence embedded in trunk	6	31	2.4

*Diameter estimated due to access restrictions

Categories:

0) Tree not regulated by the Toronto private tree bylaw
1) Trees with diameters of 30 cm or more, situated on private property on the subject site.
2) Trees with diameters of 30 cm or more, situated on private property, within 6 m of the subject site.
3) Trees of all diameters situated on City-owned parkland within 6 m of the subject site.
4) Trees of all diameters situated within lands designated under the City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection.
5) Trees of all diameters situated within the City road allowance adjacent to the subject site.
6) Suspected boundary tree