

**Tiffany Ly**

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**From:** coa.tey  
**Sent:** November 5, 2021 8:35 AM  
**To:** Tiffany Ly  
**Subject:** FW: Right of Way for 6 Regal Road  
**Attachments:** 6 Regal Survey.pdf

-----Original Message-----

From: Tenzin Zongdho [mailto:tenzinz@icloud.com]  
Sent: November 4, 2021 10:38 PM  
To: mellwalker6@shaw.ca  
Cc: coa.tey <coa.tey@toronto.ca>; Maria Qazi <mqazi@permitguys.ca>  
Subject: Right of Way for 6 Regal Road

Hi Melody

I hope all is well on your side. My name is Tenzin Zongdho from 6 Regal Road and I currently have a request to add a carport on my parking spot. I understand at one time in the property's history, a brick garage stood there. As a reference point, 8 Regal Road has a similar parking spot next to mine, on the west side, and their garage remains intact. I have lived in my house for 16 years with my family and we have constantly had to worry about having our car hit and this has happened several times with both our current vehicle as well as the previous one. The most recent incident occurred last summer, when a neighbour ran into the side of the car, causing considerable damage, therefore our desire to build a protective barrier on our parking spot.

I have purchased a certified / registered survey of my property and have attached here as per your request for reference. As you can see on the survey the "right of way" that you are seeking on behalf of your aunt is in the diagram. Additionally, I would like to share that my city tax bill shows my property's legal description as Plan M355 PT LOTS 346, 347, 359.

Through this research process, I have discovered that the term "shared driveway" has the same reference to "right of way" and I am wondering if this is where the confusion may have stemmed from?

The current state of the back parking area includes spots for multiple cars for the residence of 2 Regal Road, which is an apartment building, as well as 47A & 47B Oakwood Ave and as mentioned 6 & 8 Regal Road and the only access point for us to our parking spots is through the driveway that sits between 49 & 51 Oakwood Avenue as you have pointed out.

I hope this clarifies the concern and I can have your aunt, Ms Imogene Walker's support for my request with the city of Toronto.

Yours Sincerely,

Tenzin Zongdho  
6 Regal Road  
4169869643

PLAN OF SURVEY OF  
PART OF LOTS 345, 346, 347 AND 359.  
PLAN M-355, LAND TITLES TORONTO.

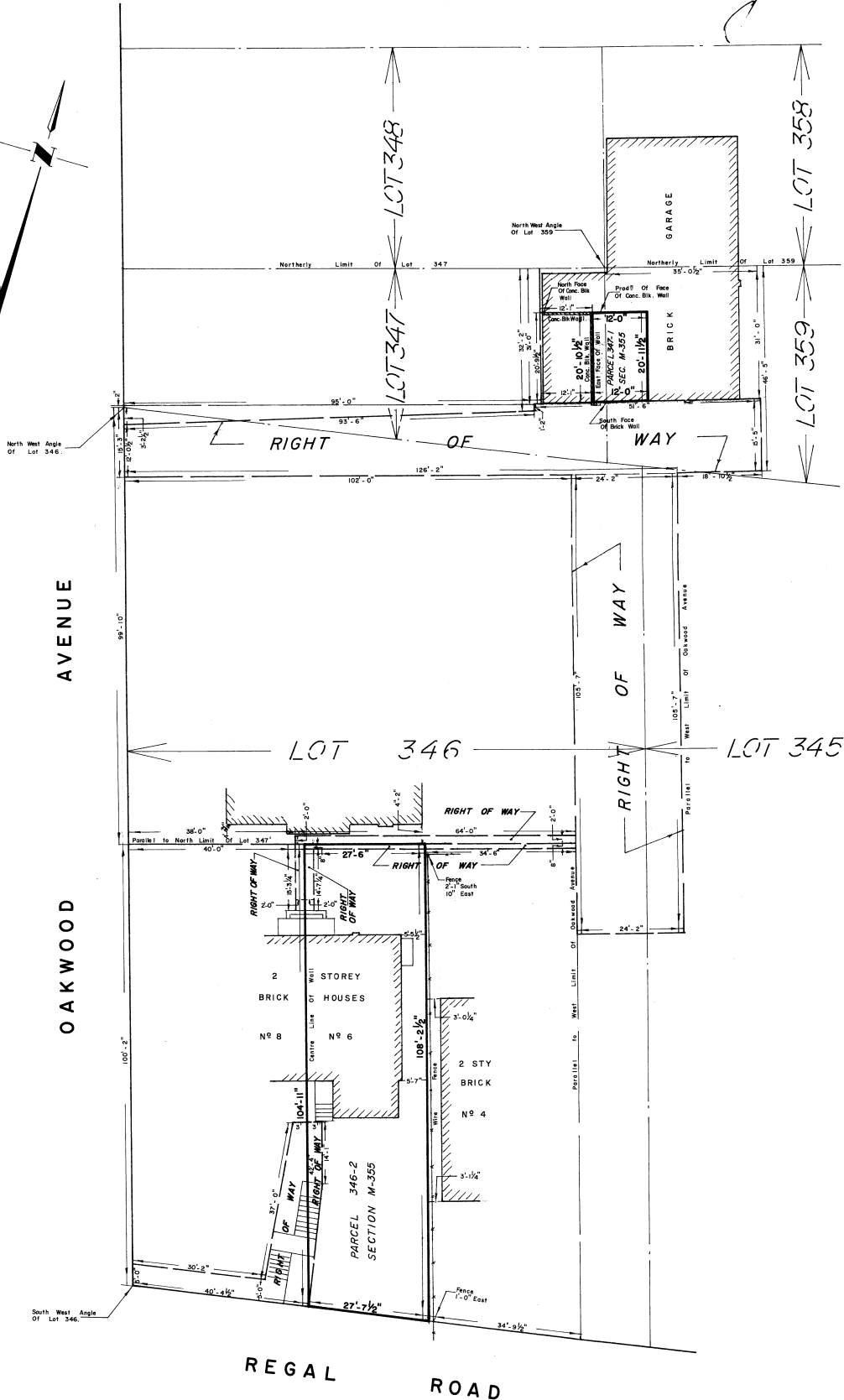
CITY OF TORONTO.

ROSEMAR HOLDING INCORPORATED.  
383 ADELAIDE STREET WEST,  
TORONTO.

SCALE 1" = 16'

UNWIN, MURPHY & ESTEN LTD.  
ONTARIO LAND SURVEYORS  
1243 ISLINGTON AVE., TORONTO 21, ONT.  
TEL 233-2461, DATE: SEPTEMBER 23, 1975.

PER: *John Hunt, O.S.*



**Tiffany Ly**

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**From:** Melody L Walker <mellwalker6@shaw.ca>  
**Sent:** October 25, 2021 6:41 PM  
**To:** Tiffany Ly  
**Cc:** coa.tey  
**Subject:** Fwd from Mel: File Number A0950/21TEY ~ Property Address: 6 REGAL RD ~ RIGHT-OF-WAY REGISTERED WHEN???  
**Attachments:** Imogene Existing Right of Way.jpg  
**Importance:** High

**Typo Correction:**

Please send me a copy of documentation that shows whether there is in fact a Right-of-Way registered between 49 Oakwood and 51 Oakwood and have that documentation include the date with which the Right-of-Way was registered. (As I've explained, it is my Aunt's understanding that the area between the houses is ONLY a Shared Driveway, shared specifically between 49 Oakwood and 51 Oakwood).

i.e.: There is shared Driveway in the area only between the 49 Oakwood Lot/Property and the 51 Oakwood Lot/Property... And the "driveway" between the Lots is NOT an legal registered existing Right of Way which begins at Oakwood Ave, runs between the two houses **and then continues running well east of 49 Oakwood Ave. and 51 Oakwood Ave.**, as indicated in your diagram.

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**From:** "Melody L Walker" <mellwalker6@shaw.ca>  
**To:** "Tiffany Ly" <Tiffany.Ly@toronto.ca>  
**Cc:** "coa tey" <coa.tey@toronto.ca>  
**Sent:** Monday, October 25, 2021 3:18:51 PM  
**Subject:** File Number A0950/21TEY ~ Property Address: 6 REGAL RD ~ RIGHT-OF-WAY REGISTERED WHEN???

File Number: A0950/21TEY  
Property Address: 6 REGAL RD  
Legal Description: PLAN M355 PT LOTS 346, 347, & 359  
Agent: PERMIT GUYS  
Owner(s): TENZIN ZONDHO  
Zoning: R (d0.6) (x730) & R2 Z0.6 (BLD)  
Ward: Davenport (09)  
Community: Toronto  
Heritage: Not Applicable

**PURPOSE OF APPLICATION:**

To construct an ancillary building (carport) on the lands accessed via a shared driveway/right-of-way from Oakwood Avenue (in between properties municipally knows as 49 and 51 Oakwood Avenue). This ancillary building (carport) will be located on a separate lot (behind 51 Oakwood Avenue) than the existing semi-detached dwelling located at 6 Regal Road.

**PUBLIC HEARING NOTICE ~ MINOR VARIANCE/PERMISSION ~ (Section 45 of the *Planning Act*).**

LOCATION: This will be a virtual hearing.

To: Tiffany Ly, Application Technician  
Tel No.: 416 338 4788  
Email: [Tiffany.Ly@toronto.ca](mailto:Tiffany.Ly@toronto.ca)

Re: SHARED DRIVEWAY/ **RIGHT-OF-WAY**

Hello, Ms. Ly,

My name is Melody L. Walker and my Aunt is Elsie Imogene Walker, the owner of 49 Oakwood Avenue, Toronto, Ont. M6H 2V7.

Ms. E. Imogene Walker was born February 13, 1933. I have Power of Attorney for my Aunt and I act as the Property Manager for 49 Oakwood Avenue.

At this point in time, I would like to address the matter of the "RIGHT-OF-WAY.

**It is my understanding from my Aunt that it is a SHARED DRIVEWAY only, between 49 Oakwood and 51 Oakwood... i.e.: There is no registered Right of Way between the houses, from Oakwood Avenue.**

#####

For a number of years, this Shared Driveway has been used to access the area east of 49 Oakwood Avenue (ie: access the area behind 49 and 51 Oakwood Avenue), but there is no legal registered Right of Way. **My Aunt advises that she has never granted same.**

My Aunt will be 89 in February, 2022. Her memory is such that perhaps she doesn't remember that the Right of Way was in place when she bought 49 Oakwood Avenue. At this point in time, I need to confirm the existence of a registered Right-of-Way, or not. If there is a Right-of-Way, when was it registered and by whom?

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**PLEASE CLARIFY THIS MATTER FOR ME AS SOON AS POSSIBLE.**

Please send me a copy of documentation that shows whether there is in fact a Right-of-Way registered between 49 Oakwood and 51 Oakwood and have that documentation include the date with which the Right-of-Way was registered. (As I've explained, it is my Aunt's understanding that the area between the houses is ONLY a Shared Driveway, shared specifically between 49 Oakwood and 51 Oakwood.

**NOTE THAT I REQUIRE THE INFORMATION WITH RESPECT TO A RIGHT-OF-WAY ACTUALLY EXISTING (OR NOT) AS SOON AS POSSIBLE, AS THE HEARING FOR THIS MINOR VARIANCE/PERMISSION IS SET FOR NOVEMBER 17, 2021 AT 9:00A.M. and, I must MAKE MY VIEWS KNOWN by no later than 4:30pm on Tuesday, November 09, 2021.**

**... i.e.: I require the information as to whether or not a Right-of-Way has ever been registered (and if it has, when) on/before Monday, November 08, 2021.**

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If this is not a matter that you can follow up with (address) for me, please direct me to the correct City of Toronto Department and Contact (ideally provide both an email address and a direct telephone number)... i.e.: Please advise who can provide the information to me, with respect to if/when a Right-of-Way was registered between 49 Oakwood Avenue and 51 Oakwood Avenue.

When I google for general information, I find:

## Toronto & East York

Wards

- Ward 4, Parkdale-High Park
- Ward 9, Davenport

- Ward 10, Spadina-Fort York
- Ward 11, University-Rosedale
- Ward 12, Toronto-St. Paul's
- Ward 13, Toronto Centre
- Ward 14, Toronto Danforth
- Ward 19, Beaches-East York

Toronto City Hall, 100 Queen St. W, 1st fl. West, Toronto, Ontario M5H 2N2

**General Inquiries:**

- Phone: 416-392-7565

**Email:** [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca)

**Fax:** 416-392-0580

**Application Intake:** 8:30 a.m. - 3:30 p.m

**Other inquiries:** 8:30 a.m. - 4:30 p.m.

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**I'm not sure if the person with email [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca) is who I should be contacting (or someone else), or if you can assist me?**

Thank you for your anticipated prompt response with regard to this matter.

Regards, Mel

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Melody L. Walker

P.O. Box 196

Okanagan Falls, BC V0H 1R0

250 497 5445 :Landline **CALL AFTER NOON, TORONTO TIME**

250 487 8765 :Mel's Cell **CALL AFTER NOON, TORONTO TIME**

[mellwalker@shaw.ca](mailto:mellwalker@shaw.ca) :Mel's Email

**Acting for E. Imogene Walker**

**49 Oakwood Avenue**

**Toronto Ontario, M6H 2V7**

**N.B.:**

On Imogene Walker's behalf, I will be registering to participate in the Webex public virtual hearing my computer (registering in advance no later than 4:30pm on Monday, November 15, 2021).

Register: Call 416 392 7565 or Email: [coa.tey@toronto.ca](mailto:coa.tey@toronto.ca)

I will register via email.

I will provide my name, address, phone number, email address and file number when I register.

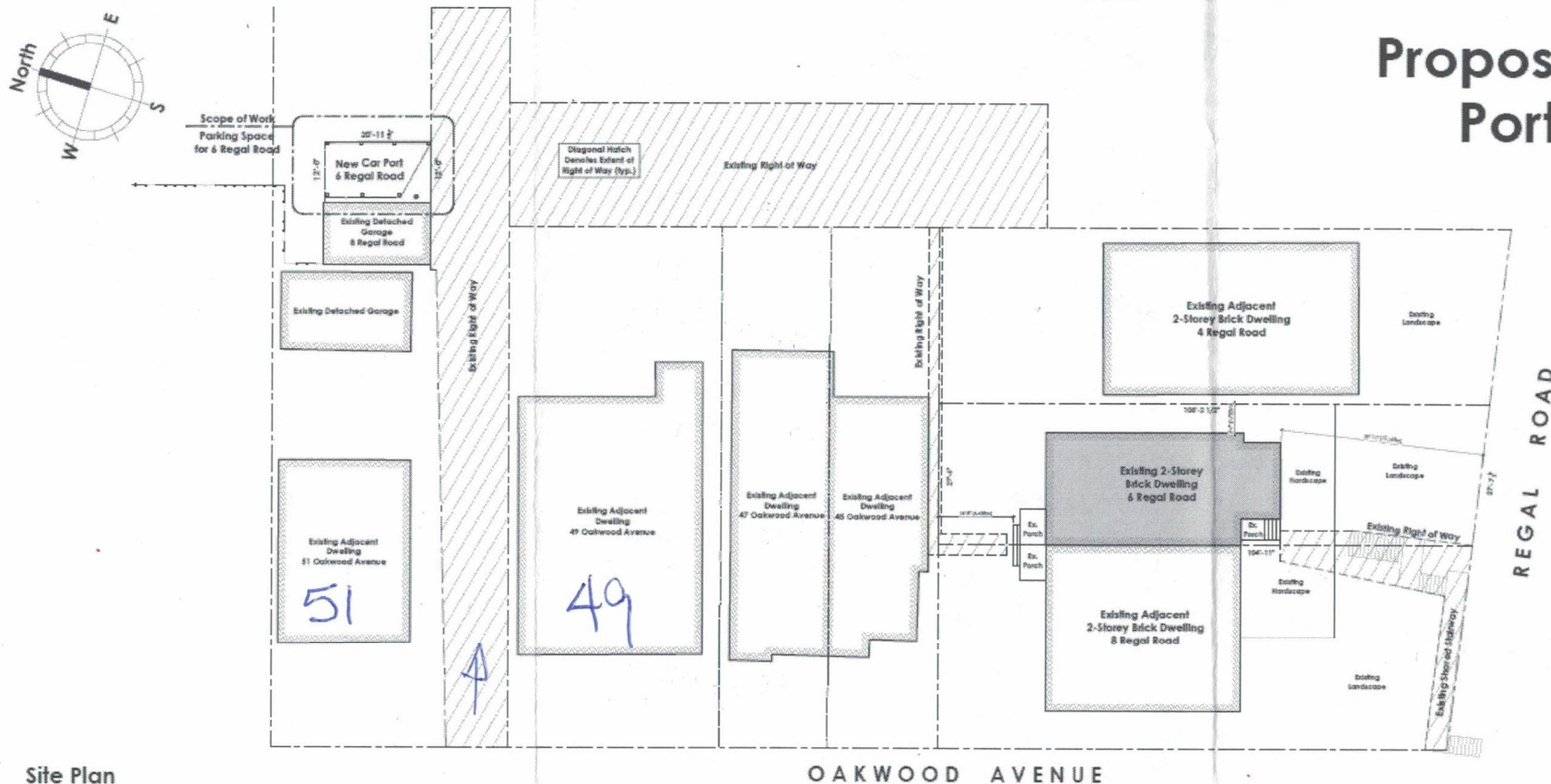
I will also be providing the information noted above to Paul Gagliano. He is a tenant at 49 Oakwood Avenue and (if he wishes to), I authorize him to participate with the Webex public virtual hearing (if such authorization is required from the Owner/ Owner's Agent at 49 Oakwood Ave., Toronto, Ont. M6H 2V7).

Regards, Mel

# SITE PLAN

TO VIEW THE FULL SET OF PLANS ONLINE, and all other information, please use the APPLICATION INFORMATION CENTRE found at [www.toronto.ca/aic](http://www.toronto.ca/aic).

## Proposed Car Port Permit



Site Plan

### General notes

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permittees prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal r.o.w.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractor's expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties.

### Scope of Work

New Car Port proposed at existing parking space.

### Existing Dwelling

- More than 5 year old
- Less than 5 year old

### Site Statistics

All Units in Metric

Lot Depth	33.13	
Lot Area	276.79	
Zone	R	
Lot Coverage		
Dwelling Area	95.24	
Front Yard Shals	3.46	
Proposed Car Port	18.16	
Total	114.86	
Total Coverage	42.22%	

