



**NOTICE OF DECISION**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

File Number:	A0290/09TEY	Zoning	R2 Z1.0 (PAL)
Owner(s):	CARMEN SORGER TAMARA SORGER	Ward:	Trinity-Spadina (20)
Agent:	POST ARCHITECTS		
Property Address:	<b>14 TRANBY AVE</b>	Community:	
Legal Description:	PL 742 PT LT5		

Notice was given and a Public Hearing was held on **Wednesday, May 6, 2009**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing three-storey row house by constructing a rear second storey addition.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

**Section 6(3) Part I 1, By-law 438-86**

The maximum permitted residential gross floor area is 1.0 times the area of the lot (122.89 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 1.50 times the area of the lot (184 m<sup>2</sup>).

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

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Fernando Costa (signed)

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Corinne Muccilli (signed)

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Kay Gardner (signed)

**ABSENT**

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Heather Gardiner

DATE DECISION MAILED ON: **Tuesday, May 12, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 26, 2009**

CERTIFIED TRUE COPY

Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

**Mailed on/before:** Thursday, April 16, 2009

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

**MEETING DATE AND TIME:** Wednesday, May 6, 2009 at 2:30 p.m.

**LOCATION:** Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

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**THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES**

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is appropriate for the development of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

**MAKING YOUR VIEWS KNOWN**

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.

- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

#### **TO VIEW THE MATERIALS IN THE APPLICATION FILE**

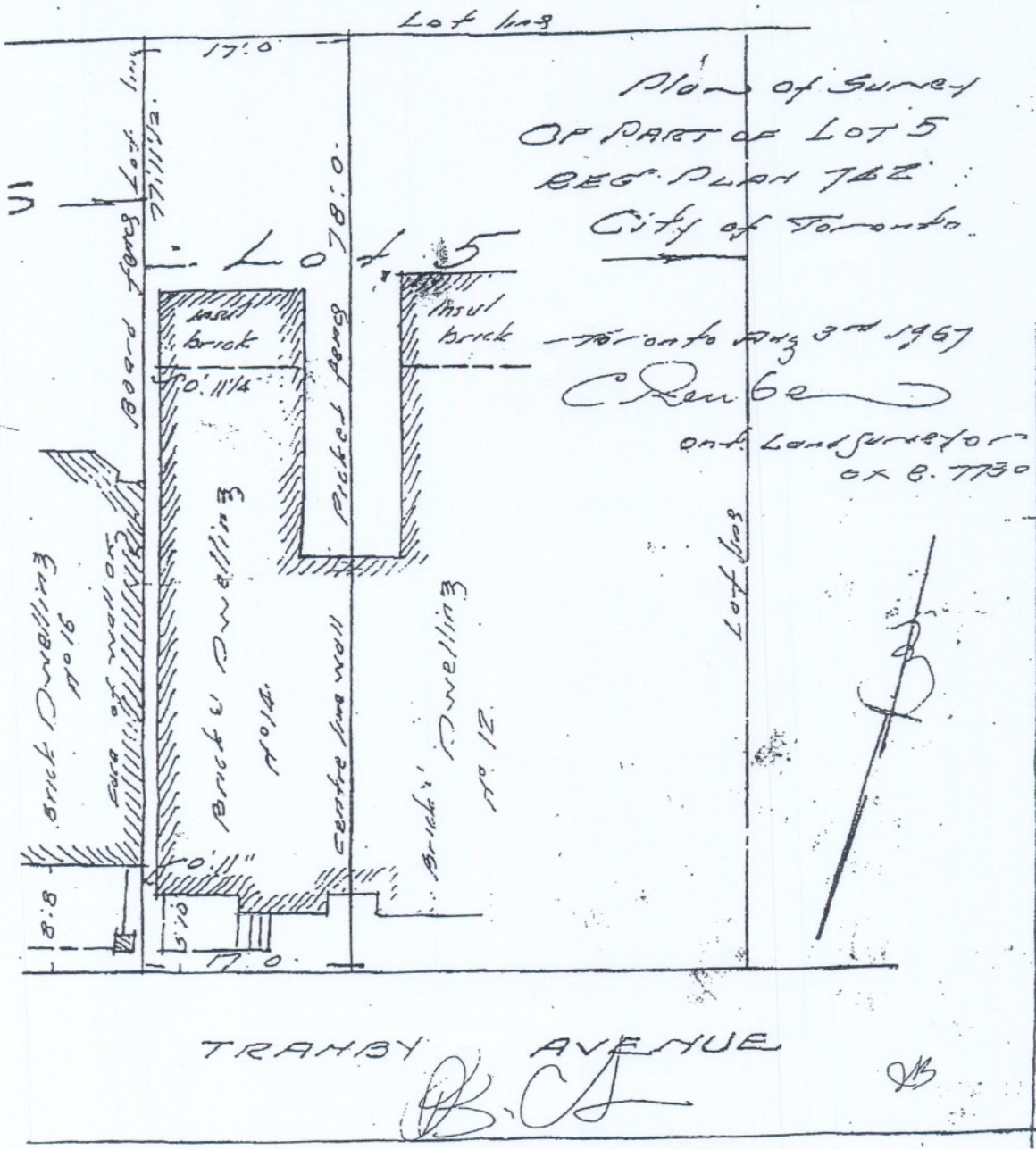
Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

#### **RECEIVING A COPY OF THE COMMITTEE'S DECISION**

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.

**For more information please telephone our office.** Call **Graham Bailey, (416) 338-5917**, Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel



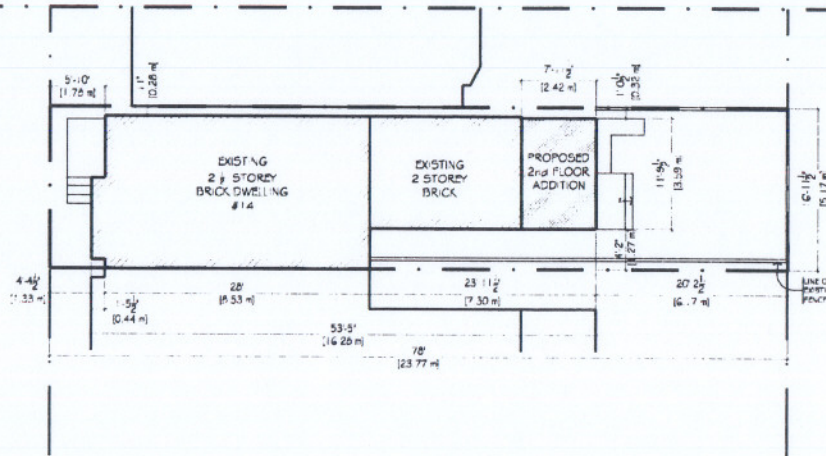
416-946-1461 ALLAN CONSKY p. 6

Received Fax: OCT 08 2004 7:18PM Fax Station: ROGER COMANT / LINDA SULLY

RECEIVED  
 MAR 7 7 2009  
 COMMITTEE OF  
 ADJUSTMENT

14 Tranby Ave.  
R2 Z1.0  
Zoning designation, per City of Toronto Zoning By Law 438-86 (as amended)

Use	Existing		Proposed	
	Residential	No Change	No Change	sq. ft.
Lot Area	1,326.00			
GFA				
Ground Flr.	759.00	759.00	sq. ft.	
Second Flr.	663.00	760.00	sq. ft.	
Third Flr.	472.00	472.00	sq. ft.	
Total GFA	1,956.00	1,991.00	sq. ft.	
Density	143.0%	150.2%		
Height	41.75'	No Change	ft.	
Parking				
Depth	59.40'	59.40'	ft.	
Setbacks, Min.				
Front yard	N/A	N/A	ft.	
Side yard (E)	4.20'	4.20'	ft.	
Side yard (W)	12.05'	12.05'	ft.	
Rear yard	21.20'	21.20'	ft.	



THE ARCHITECT NOTED BELOW HAS EXAMINED THE PLAN AND FOUND THAT IT CONFORMS WITH THE ZONING BY-LAW, AS AMENDED, AND THE ARCHITECT'S SEAL.

IF THERE ARE ANY OTHER NOTES OR CONDITIONS, THESE SHOULD BE REFERRED TO THE ARCHITECT'S SEAL OR THE ARCHITECT'S OFFICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.

THE ARCHITECT SHALL NOT BE LIABLE FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE COST OF REPAIRS TO ANY DAMAGE TO THE PROPERTY OR TO THE PERSONS OR PROPERTY OF ANY OTHER PERSONS, ARISING OUT OF THE USE OF THIS DOCUMENT.

NO.	DATE	REVISIONS

**post architects**  
ARCHITECTS  
147 King Street West, Toronto, Ontario  
M5X 1C7  
Tel: (416) 593-8888  
Fax: (416) 593-8889

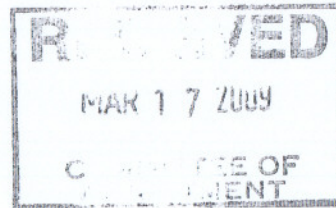
PROJECT NO. 1009  
**SORGER & BROOK**  
RESIDENCE  
14 Tranby Ave., Toronto, Ont.

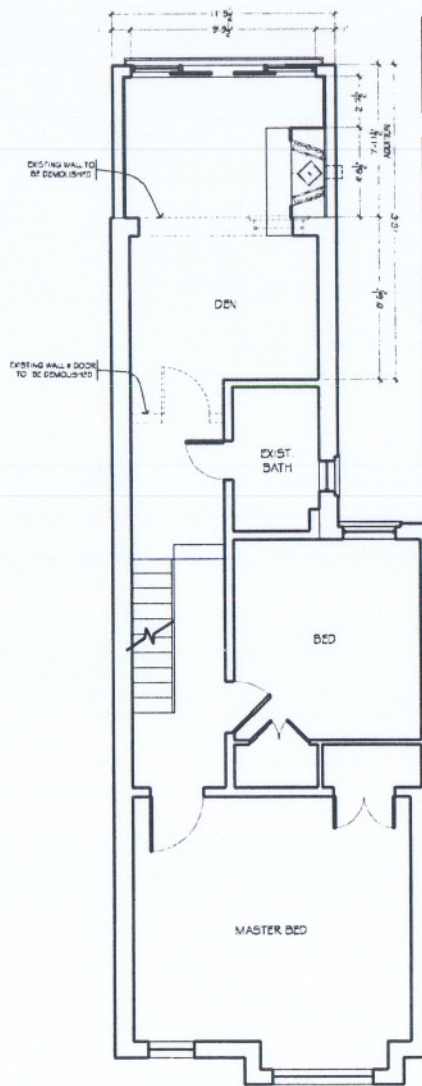
PROPOSED SITE PLAN

DATE	BY	SCALE

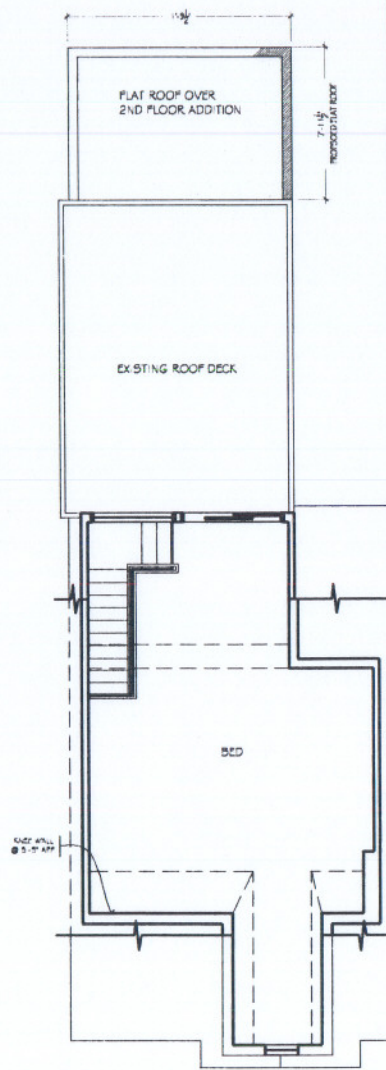
PRINTED BY: **A-1**

NOTE:  
SURVEY INFORMATION OBTAINED FROM  
PLAN OF SURVEY OF PART LOT 5 REGISTERED PLAN 712 CITY OF TORONTO, COUNTY OF YORK,  
MUNICIPALITY OF METROPOLITAN TORONTO,  
1967, PREPARED BY C. REUBEN, ONTARIO LAND SURVEYOR.





1 PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN  
SCALE 1/4" = 1'-0"



RECEIVED  
MAR 17 2009  
CITY OF SEASIDE

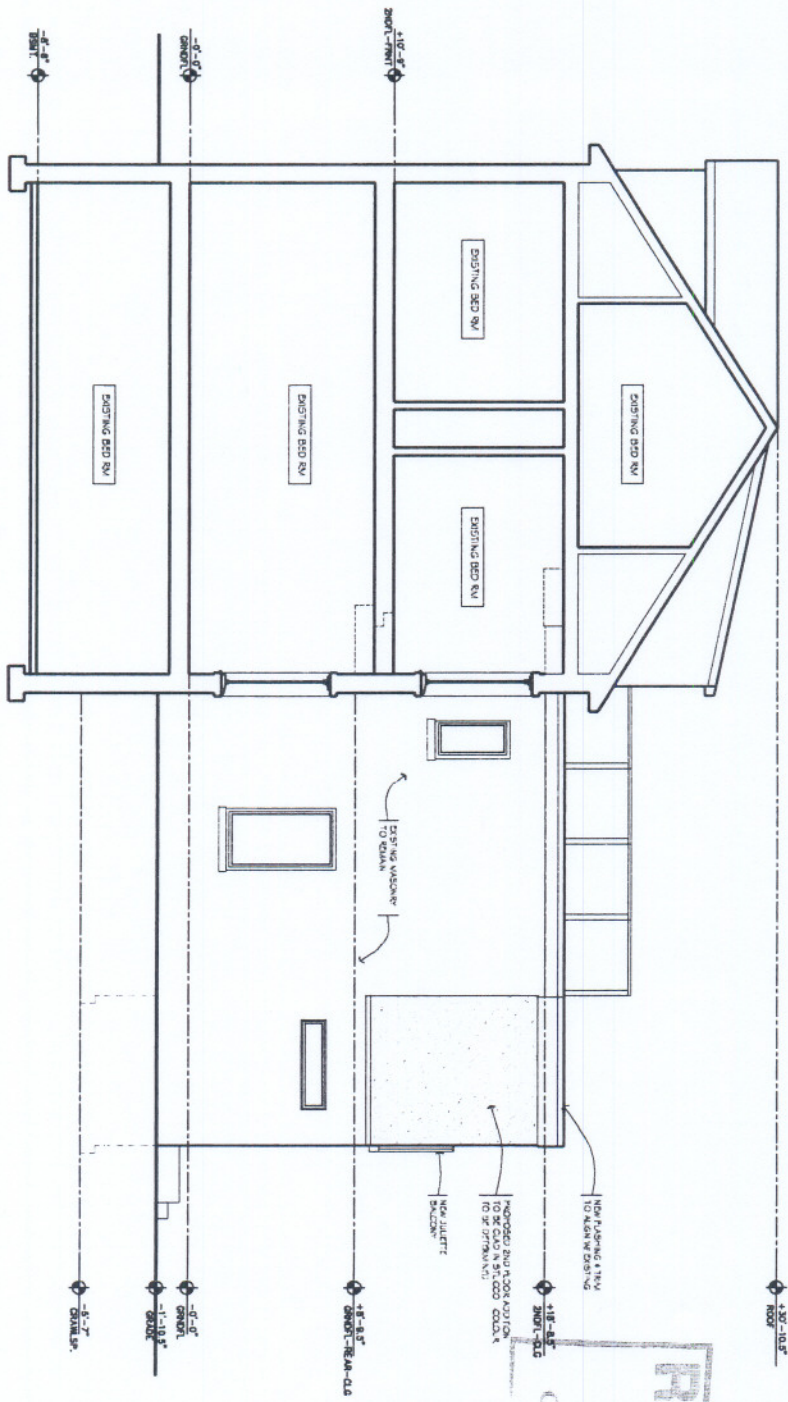
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DATE	DESCRIPTION

post architects  
1000 1/2 AVENUE  
SEASIDE, CALIFORNIA 92083  
760-431-1111  
WWW.POSTARCHITECTS.COM

PRACTICE NO. 4807  
SORGER & BROCK  
RESIDENCE  
14 TRADING PLACE, TRADING PLACE  
PROPOSED FLOOR  
PLANS

DATE	BY

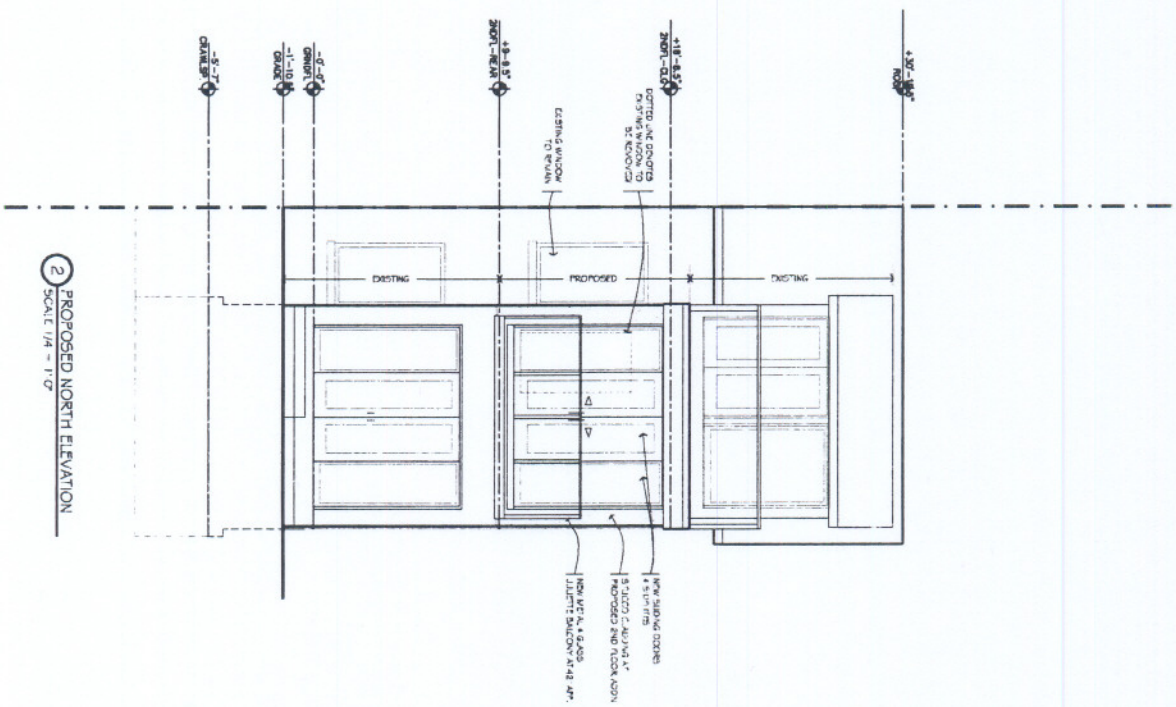


2 PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"

RECEIVED  
MAY 17 2009  
CITY OF  
BOSTON

PROJECT NO. 0000  
SOMER & BROCK  
ARCHITECTS  
125 STATE ST.  
BOSTON, MA 02109  
PROPOSED EAST  
ELEVATION  
DATE: 05/11/09  
SCALE: 1/4" = 1'-0"





2 PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"

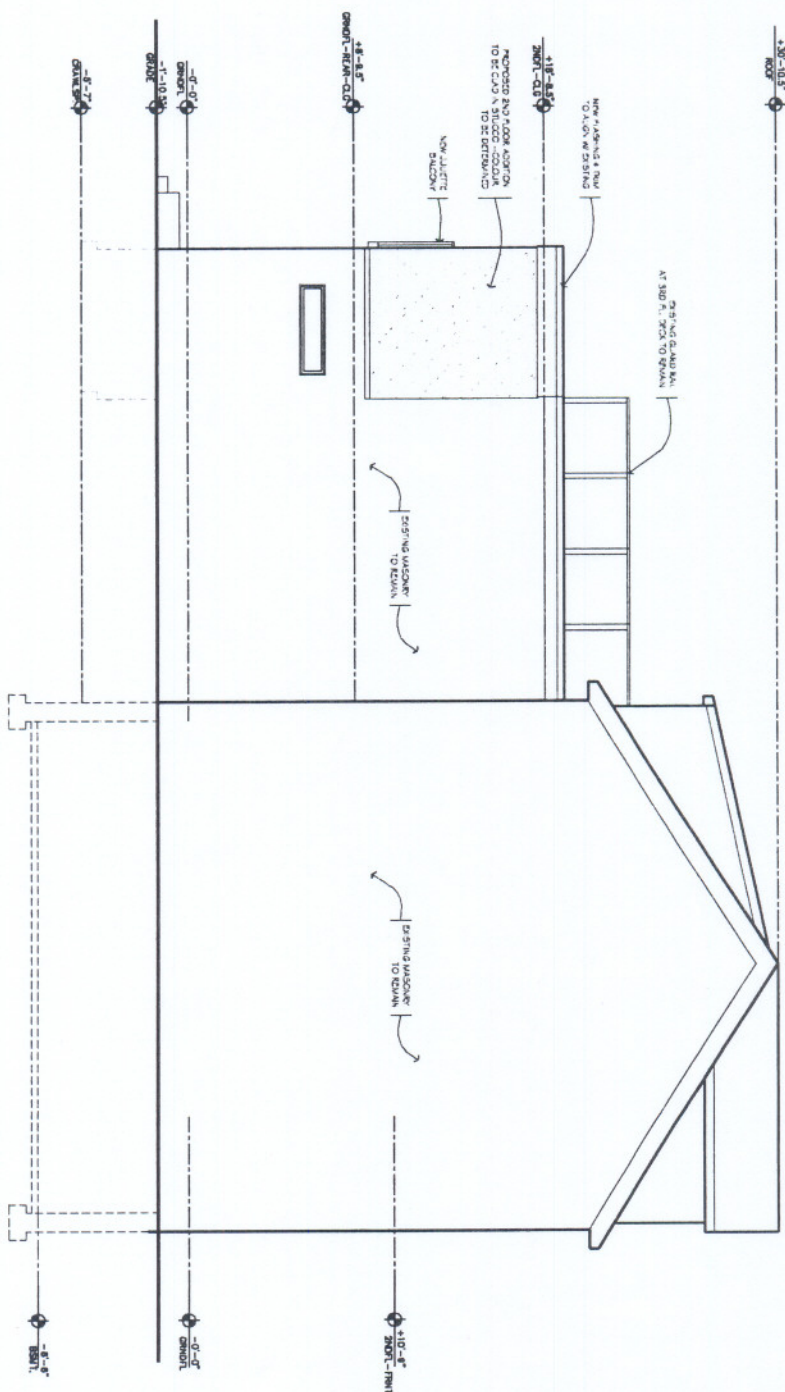
**RECEIVED**  
MAR 17 2009  
CITY OF DENVER  
COMMUNITY DEVELOPMENT

POST ARCHITECTS  
1000 14TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.POSTARCHITECTS.COM

SONGER & BROCK  
RESIDENCE  
DENVER, NORTH  
ELEVATION

DATE: 03/17/09  
SCALE: 1/4" = 1'-0"  
SHEET: A-4

**PREPARED**  
 MARK 17 2009  
 CONTRACT NO. 09-015

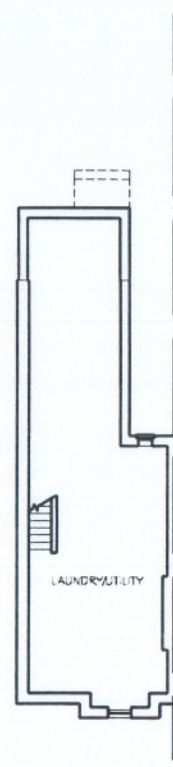


2 PROPOSED WEST ELEVATION  
 SCALE 1/4" = 1'-0"

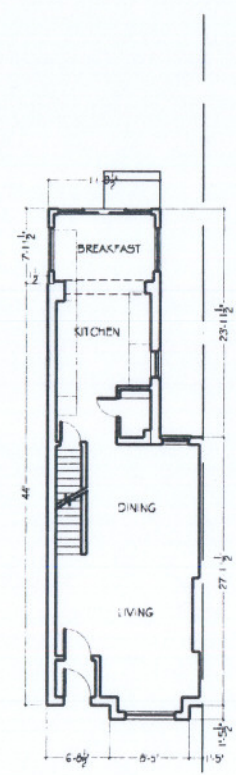
SONIGER & BROCK  
 ARCHITECTS  
 1000 N. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8800  
 FAX: 303.733.8801  
 WWW.SONIGERANDBROCK.COM

**POST ARCHITECTS**  
 1000 N. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8800  
 FAX: 303.733.8801  
 WWW.SONIGERANDBROCK.COM

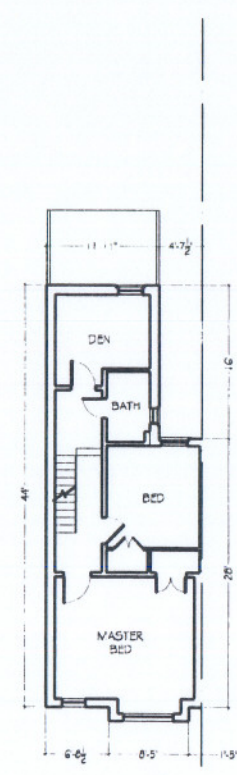
**RECEIVED**  
 MAR 17 2009  
 OFFICE OF  
 ADJUSTMENT



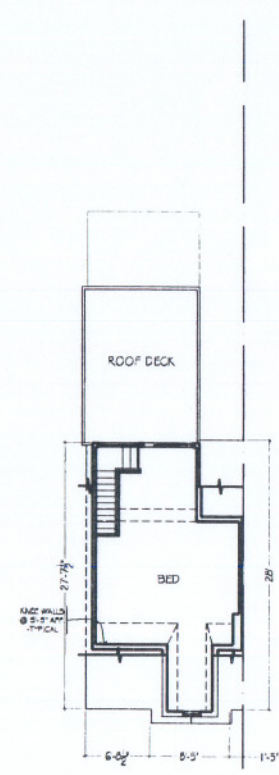
1 EXISTING BASEMENT PLAN  
 1/8" = 1'-0"



2 EXISTING GROUND FLOOR PLAN  
 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN  
 1/8" = 1'-0"



4 EXISTING THIRD FLOOR PLAN  
 1/8" = 1'-0"

THE ARCHITECT HAS CONDUCTED VISUAL AND CONSTRUCTION SURVEYS TO VERIFY THE EXISTING CONDITIONS AND TO DETERMINE THE ACCURACY OF THE EXISTING FLOOR PLANS AND DIMENSIONS.

IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING FLOOR PLANS AND DIMENSIONS AND THE ACTUAL CONDITIONS, THE ARCHITECT SHALL BE RESPONSIBLE FOR CORRECTING THE DISCREPANCIES.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE BUILDING OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DATE: 11/11/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

post architects  
 1100 17th St NW  
 Seattle, WA 98101

PROJECT NO: 0807  
 SORGER & BROCK  
 RESIDENCE  
 11700 1st Ave NE, Seattle, WA

AS BUILT PLANS

DATE: 11/11/08  
 BY: [Name]  
 CHECKED BY: [Name]

AB