

Thursday, September 12, 2019

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

File Number: A0290/18EYK
Property Address: 21 X EDGEHILL RD
Legal Description: PLAN 2630 PT BLK E
Agent: HICKS DESIGN STUDIO
Owner(s): 2038791 ONTARIO INC
Zoning: R1
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, September 12, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage, a second and third storey platform.

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

- 1. Section 900.3.10(27)(D), By-law 569-2013**
The maximum permitted gross floor area, including an attached garage, is 165 m² plus 25% of the lot area (520.31 m²).
The proposed dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 60% of the lot area (1020.39 m²).

- 2. Section 10.20.40.70.(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m where the building depth is greater than 17 m from the main wall of the building.
The proposed dwelling, exceeding a depth of 17 m, will be located 2.51 m from the north side lot line and 3.35 m from the south side lot line.

- 3. Section 900.3.10.(27)(F)(iii), By-law 569-2013**
The minimum required side yard setback is 2.65 m and the minimum aggregate side yard setbacks of both side yards shall not equal less than 5.9 m.
The proposed dwelling will be located 2.51 m from the north side lot line, 1.94 m from the south side lot line and will have an aggregate setback of 4.45 m.
- 4. Section 900.3.10(27)(B), By-law 569-2013**
The maximum permitted building height of a flat roofed dwelling is 6.5 m.
The proposed flat roofed dwelling will have a height of 11.59 m.
- 5. Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum number of platforms at or above the second storey located on the rear wall of a detached house is 1 platform.
The proposed number of platforms at or above the second storey rear wall is 2 platforms.
- 6. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The proposed second storey rear platform will have an area of 9.96 m² and the third storey rear platform will have an area of 9.89 m².
- 7. Section 10.5.40.10.(3)(B), By-law 569-2013**
Structures such as chimneys on the roof of a building may exceed the maximum permitted height for that building by 5 m.
The proposed chimneys will exceed the maximum permitted height by 7.8 m.
- 8. Section 5.10.40.70(6), By-law 569-2013**
The minimum required setback from the stable top of bank is 10m.
The proposed dwelling will be setback 6.75 m from the stable top of bank.
- 9. Section 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is 2.
The proposed dwelling will have 3 storeys.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

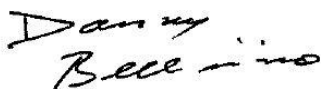
The Minor Variance Application is Refused

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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Danny Bellissimo (signed)



Donald Taylor (signed)



Douglas Colbourne (signed)



Michael Clark (signed)



Michi McCloskey (signed)

DATE DECISION MAILED ON: Friday, September 20, 2019

LAST DATE OF APPEAL: Wednesday, October 2, 2019

CERTIFIED TRUE COPY

Barbara Bartosik
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary-Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD or USB stick; and
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds).

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

To appeal this decision to the LPAT you need the following:

- a completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.