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TORONTO

City Planning Division
Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director

Committee of Adjustment
150 Borough Drive,
Toronto, ON M1P 4N7
Tel:(416)396-7016
Fax:(416)396-7341

Mailed on/before: Wednesday, July 18, 2012

PUBLIC HEARING NOTICE

CONSENT (Section 53 of the Planning Act)
MINOR VARIANCE (Section 45 of the Planning Act)

MEETING DATE AND TIME: Thursday, August 2, 2012 at 9:30 a.m.

LOCATION: Council Chamber, Scarborough Civic Centre, 150 Borough Dr., M1P 4N7

File Number:	B039/12SC, A147/12SC, A148/12SC	Zoning	S - Single Family Residential
Owner(s):	ELLESMORE DEVELOPMENTS LTD	Ward:	Scarborough East (44)
Agent:	EDWARD FLEURY		
Property Address:	**SUGARBUSH SQ, EAST SIDE**	Community:	Highland Creek Community
Legal Description:	PLAN M2220 BLK 18		

THE CONSENT REQUESTED:

To sever the property into three residential lots as indicated on the attached lot division plan. The Retained Part 4 will have a frontage of 46.14 metres and a depth of 1.10 metres. The Conveyed Lot 1 will have a frontage of 18.29 metres and a depth of 31.81 metres. The Conveyed Lot 2 will have a frontage of 18.29 metres and a depth of 32.07 metres. The Conveyed Lot 3 will have a frontage of 20.97 metres and a depth of 33.0 metres. The Conveyed Lots 1, 2 and 3 will each be developed with a single family residential dwelling. The Retained parcel, Part 4 will remain retained by the developer (Ellesmore Developments Limited) to control development to the East. In order to facilitate the proposed development, relief from the provision of the Zoning By-law is being requested, as indicated below.

Lot 1 - Conveyed Lot - File A147/12SC
To permit lot area of 485 square metres whereas the Zoning By-law requires a minimum lot area of 696 square metres.

Lot 2 - Conveyed Lot - File A148/12SC
To permit lot area of 485 square metres whereas the Zoning By-law requires a minimum lot area of 696 square metres.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of

section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

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.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

For more information please telephone our office. Call **Paulina Brozek, (416) 396-7016,** Office of the Committee of Adjustment, Scarborough Civic Centre, Toronto, ON, M1P 4N7

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough Panel



TORONTO City Planning

Location Map

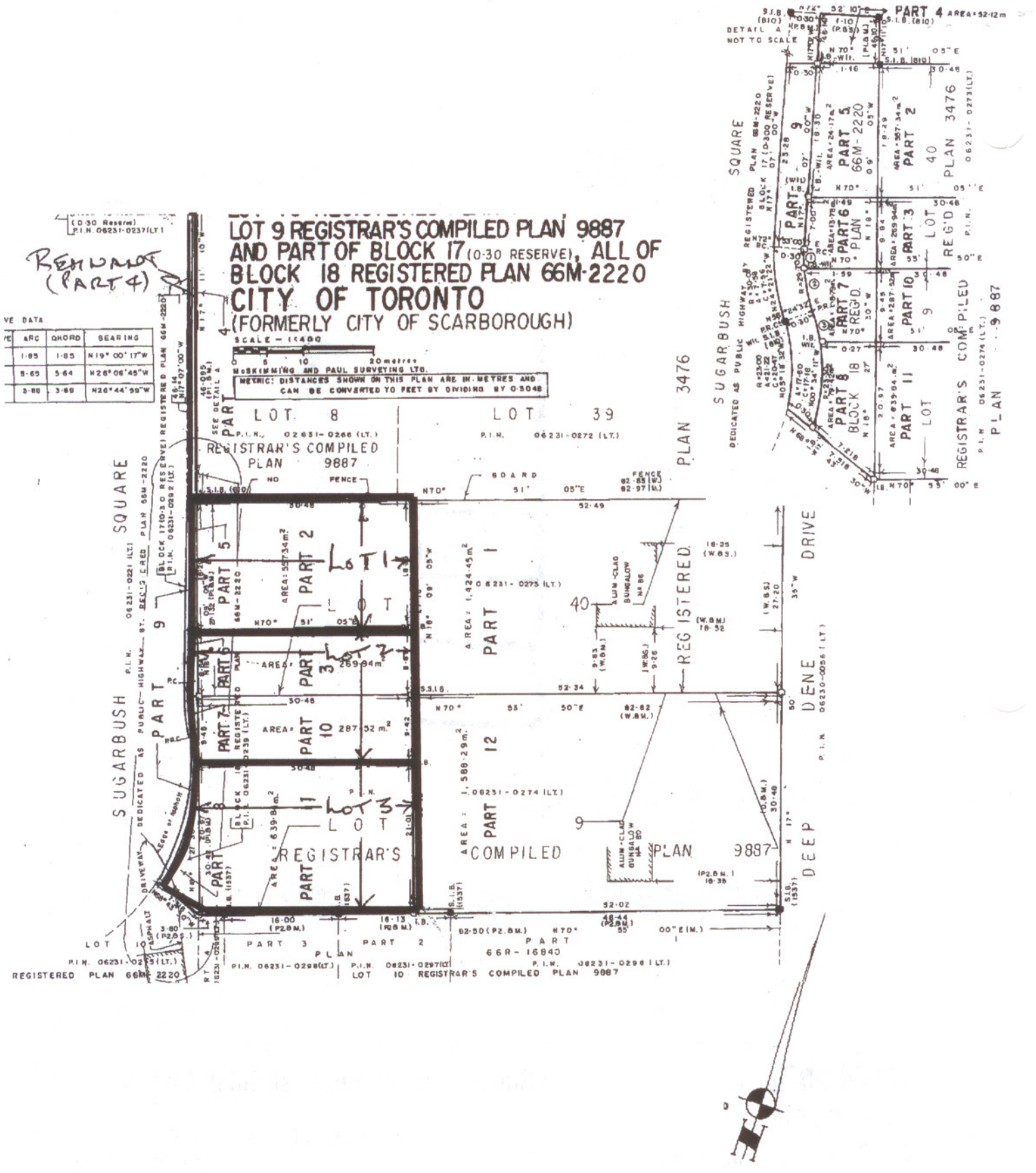
Location of Application

Sugarbush Square (East Side); Unit E/S

File # B39/12SC; A147 and A148/12 SC

Not to Scale

06/08/12



Proposed Lot Division

Applicant's Submitted Drawing

Not to Scale

08/06/2012 – PB

East Side Sugarbush Square Unit E/S

File # B039/12SC, A147/12SC, A148/12sc

Attachment 2

LOT FRONTAGES AND AREAS FOR SUGARBUSH SQUARE

WEST SIDE		
MUNICIPAL ADDDRESS	FRONTAGE (M)	AREA (SQ M)
6	15.24	481.14
8	15.24	481.14
10	15.24	481.14
12	21.5	475.1
14	20	469.9
16	21.5	475.1
18	15.19	478.69
20	15.19	478.69
22	15.19	478.69
26	15.9	471.35
28	15.2	464.67
30	15.67	464.67
32	15.67	471.35

EAST SIDE		
MUNICIPAL ADDDRESS	FRONTAGE (M)	AREA (SQ M)
17	12.1	451.62
19	12.1	386.32
21	12.17	380.7
23	15.2	469.56
25	15.2	458.91
27	15.2	414.39
29	12.5	408.73
Lot 3	**20.97**	**719.26**
Lot 2	**18.29**	**580.03**
Lot 1	**18.29**	**581.5**
47	13.1	447.1
49	16.41	490.78
51	16.41	490.78
53	16.4	472.49
55	17.7	523.48

City of Toronto
City Planning Division
Assessment Data, JuLY 2012
NA = Not Available

Fleury, Comery LLP
Barristers & Solicitors

May 10, 2012

DELIVERED BY COURIER

City of Toronto
Committee of Adjustment
Scarborough Panel
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario
M1P 4N7

RE: Proposed Building Lots
East Side Sugarbush Square
Part Block 18, Plan 66M-2220

Dear Sirs:

We are solicitors for John Chiavatti Construction Limited who is proposing the creation of three (3) infill building lots utilizing a portion of the above-mentioned Block and adjoining rear yards.

Briefly, our client has purchased the whole of the above-mentioned Block from Ellesmere Developments Limited and the rear 30.48 metres of properties known municipally as 80 and 86 Deep Dene Drive from Mr. and Mrs. Nielsen and Mr. Sonderskov respectively. It is proposed to create three (3) building lots for the construction of single family detached dwellings on the assembled lands with each parcel having a street frontage of approximately 18 metres.

Separate Land Severance Applications have been submitted the Deep Dene Drive properties since the present owners are retaining their houses on the remnant parcels. An Application is now being submitted with this letter to create the three (3) proposed lots and for minor variances for a reduction in the minimum lot areas for two (2) of these lots.

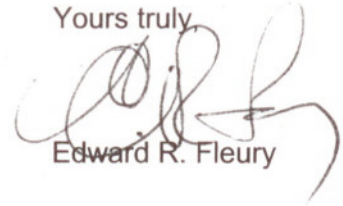
It appears that the proposed development is compatible with the other lots adjoining on the westerly side of Sugarbush Square which generally have lot frontages of 15.24 metres and lot areas of approximately 465 square metres. Since Performance Standard No. 6 in Schedule "A" of By-law No. 10827 apparently applies to the proposed new lots and requires a minimum lot area of 696 square metres, an Application is being made to reduce the required lot areas for the northerly two (2) of the proposed lot to 485 square metres which lot area is slightly larger than those on the westerly side of Sugarbush Square.

Hopefully the above-mentioned will be sufficient for your purposes. Please find enclosed:

1. Committee of Adjustment Application.
2. Owner Authorization.
3. Client Authorization.
4. Two (2) full size copies of Plan 66M-2220.
5. One (1) reduced copy of Plan 66M-2220.
6. Two (2) full size copies of Plan RCP 9887.
7. One (1) reduced copy of Plan RCP 9887.
8. One (1) reduced copy of Draft Reference Plan.
9. Two (2) copies of reduce Draft Reference Plan indicating lots to be created.
10. Waiver of Preliminary Project Review
11. Our cheque for $12,847.10.

If anything further is required, please do not hesitate to contact me.

Yours truly,



ERF/sgn
encl.

Edward R. Fleury