

**16. 120 DONSIDE DR**

File Number:	A162/13SC	Zoning	S - Single Family Residential (ZZC)
Owner(s):	IQBAL SINGH JASSAL	Ward:	Scarborough Southwest (35)
Agent:	MUHAMMAD AFZAL	Community:	Clairlea Community
Property Address:	<b>120 DONSIDE DR</b>		
Legal Description:	PLAN M464 PT LOT 37		

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition over the existing one storey dwelling, with a two storey rear addition with a deck and a new detached garage in the rear of the yard.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

1. To permit the existing/proposed west side yard setback of 0.87 metres, whereas the Zoning By-law requires a minimum setback of 0.9 metres.
2. To permit the existing/proposed side yard setback of 1.27 metres abutting Presley Avenue, whereas the Zoning By-law requires a minimum setback of 4.5 metres abutting side street.
3. To permit the proposed coverage of 41.44%, whereas the Zoning By-law permits maximum coverage of 33%.
4. To permit the proposed 9.37 metres building height, whereas the Zoning By-law permits a maximum building height of 9 metres.

All communications and submissions to the Committee were available for the Committee's consideration at today's meeting.

**The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:**

Mr. Muhammad Afzal, Agent on behalf of the owner spoke of the application and requested Variance No. 4, be withdrawn.

Iqbal Singh Jassal, Owner also spoke of the application explaining to the Panel the accommodation arrangement and who will be residing at the premise.

There was no one in support of the application.

Area residents in opposition of the application:

- Ms. Goulet (name or address not given) spoke on behalf of Ms. Marion Dombnoski, 127 Donside.

The correspondence from area residents submitted at the meeting:

- Mr. Jassal, owner submitted five (5) letters, in support from residents.

### **DECISION**

It was moved by S. Gopikrishna, seconded by Sean Karmali, that the application be Approved as amended and with the following Urban Forestry condition.

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3. To permit the proposed coverage of 41.44%, whereas the Zoning By-law permits maximum coverage of 33%.

### **REASONS**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This decision is subject to the following condition:

1. The owner shall submit a detailed Arborist Report or a Tree Inventory for City-owned trees of all sizes and privately-owned trees having 30 cm in diameter or greater located on and within 6 metres of the property. A Tree Protection Security for City-owned trees and/or application for a tree injury/removal may be required for affected trees, as identified on the Tree Inventory or as determined by Urban Forestry staff, in accordance

to the City of Toronto Municipal Code, Chapter 813, Article II, Trees on City Streets, and Article III, Private Tree Protection.