



City Planning Division  
Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner & Executive Director

Committee of Adjustment  
Toronto and East York District

100 Queen Street West  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

**NOTICE OF DECISION**  
**CONSENT**  
(Section 53 of the Planning Act)

File Number:	B0059/12TEY	Zoning:	R2 Z0.6 (WAIVER)
Owners:	ZORAN SRETENOVIC OLIVER SRETENOVIC	Ward:	St. Paul's (22)
Agent:	LORNE ROSE		
Property Address:	<b>126 MANOR RD E</b>	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 171		

Notice was given and a Public Hearing was held on **Wednesday, April 24, 2013**, as required by the Planning Act

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into three residential lots.

**Retained - Parts 1 & 4, Draft Plan**

**Address to be determined**

**Right-of-way - Part 4**

The lot frontage is 5.18 m and the lot area is 200.69 m<sup>2</sup>. A new three-storey row house will be constructed and will require variances to the Zoning By-law, outlined in application Number A0585/12TEY. The existing two-storey detached dwelling will be demolished.

**Conveyed - Parts 2 & 5, Draft Plan**

**Address to be determined**

**Right-of-way - Part 5**

The lot frontage is 4.6 m and the lot area is 176.63 m<sup>2</sup>. A new three-storey row house will be constructed and will require variances to the Zoning By-law, outlined in application Number A0586/12TEY. Part 5 will be subject to a pedestrian and vehicular access right-of-way in favour of the retained lot, Parts 1 & 4.

**Conveyed - Parts 3 & 6, Draft Plan**

**Address to be determined**

**Right-of-way - Part 6**

The lot frontage is 5.46 m and the lot area is 188.85 m<sup>2</sup>. A new three-storey row house will be constructed and will require variances to the Zoning By-law, in application Number A0587/12TEY. Part 6 will be subject to a pedestrian and vehicular access right-of-way in favour of Parts 1, 2, 4 & 5.

File Numbers B0059/12TEY, A0585/12TEY, A0586/12TEY & A0587/12TEY are considered jointly.

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

**The Consent Application is Refused**

**B0059/13TEY**

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In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated and do not conform to the prevailing lot pattern in the area.

**SIGNATURE PAGE**

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Property Address:	<b>126 MANOR RD E</b>	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 171		

**ABSENT**

_____	_____	_____
Barbara Leonhardt (signed)	Donna McCormick (signed)	Mary Pitsitikas
_____	_____	
Christian Chan (signed)	Robert Brown (signed)	

DATE DECISION MAILED ON: **Tuesday, April 30, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 21, 2013**

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).

**NOTE:** Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



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

File Number:	A0585/12TEY	Zoning	R2 Z0.6 (WAIVER)
Owners:	ZORAN SRETENOVIC OLIVER SRETENOVIC	Ward:	St. Paul's (22)
Agent:	LORNE ROSE		
Property Address:	<b>126 MANOR RD E</b> <b>(PARTS 1 &amp; 4)</b>	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 171		

Notice was given and a Public Hearing was held on **Wednesday, April 24, 2013**, as required by the Planning Act

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey row house with an integral one-car garage.

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

- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (120.3 m<sup>2</sup>).  
The new row house will have a residential gross floor area equal to 0.93 times the area of the lot (186.67 m<sup>2</sup>).
- Section 4(2), By-law 438-86**  
The maximum permitted building height is 9 m.  
The new three-storey row house will have a height of 10.4 m.
- Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a residential lot is 9.1 m.  
The new lot will have a lot frontage of 5.18 m.

**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**

File Number:	A0585/12TEY	Zoning	R2 Z0.6 (WAIVER)
Owners:	ZORAN SRETENOVIC OLIVER SRETENOVIC	Ward:	St. Paul's (22)
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Barbara Leonhardt (signed)

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Donna McCormick (signed)

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Mary Pitsitikas

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Christian Chan (signed)

\_\_\_\_\_  
Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, April 30, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 14, 2013**

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**NOTICE OF DECISION**  
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File Number:	A0586/12TEY	Zoning	R2 Z0.6 (WAIVER)
Owners:	ZORAN SRETENOVIC OLIVER SRETENOVIC	Ward:	St. Paul's (22)
Agent:	LORNE ROSE		
Property Address:	126 MANOR RD E (PARTS 2 & 5)	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 171		

Notice was given and a Public Hearing was held on **Wednesday, April 24, 2013**, as required by the Planning Act

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey row house with an integral one-car garage.

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

- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (105.98 m<sup>2</sup>).  
The new row house will have a residential gross floor area equal to 1.029 times the area of the lot (181.76 m<sup>2</sup>).
- Section 4(2), By-law 438-86**  
The maximum permitted building height is 9 m.  
The new three-storey row house will have a height of 10.4 m.
- Section 6(3) Part III 1(a), By-law 438-86**  
A minimum of 30% of the lot area (52.99 m<sup>2</sup>) shall be landscaped open space.  
In this case, 26.37 % of the lot area (46.58 m<sup>2</sup>) will be landscaped open space.
- Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a residential lot is 9.1 m.  
The new lot will have a lot frontage of 5.6 m.

**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.

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**PURPOSE OF THE APPLICATION:**

To construct a new three-storey row house with an integral one-car garage.

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

- Section 6(3) Part I I, By-law 438-86**  
The maximum permitted gross floor area is 0.6 times the area of the lot (113.31 m<sup>2</sup>).  
The new row house will have a residential gross floor area equal to 1.044 times the area of the lot (186.67 m<sup>2</sup>).
- Section 4(2), By-law 438-86**  
The maximum permitted building height is 9 m.  
The new three-storey row house will have a height of 10.4 m.
- Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a residential lot is 9.1 m.  
The new lot will have a lot frontage of 5.46 m.
- Section 6(3) Part II 3.C(II), By-law 438-86**  
The minimum required side lot line setback is 0.9 m.  
The new row house will be located 0.47 m from the east side lot line.
- Section 6(3) Part II 3.A(I), By-law 438-86**  
The minimum required setback from a flanking street is 6.0 m.  
The new row house will be located 0.47 m from the east flanking street, Redpath Avenue.

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

**The Minor Variance Application is Refused**

A0587/12TEY



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

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