

Wednesday, January 8, 2014

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

File Number:	A822/13NY	Zoning	RD (f9.0; d0.6)(x1406) / R1 Z0.6 [WAIVER]
Owner(s):	JEANETTE LA BOMBARDA	Ward:	Eglinton-Lawrence (16)
Agent:	ALEXANDER BOROS PLANNING AND DESIGN ASSOCIATES		
Property Address:	<b>682 ORIOLE PKWY</b>	Community:	Toronto
Legal Description:	PLAN M425 PT LOT F RP 66R20011 PART 4		

Notice was given and a Public Hearing was held on Wednesday, January 8, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with an integral one car garage. The existing dwelling would be demolished. A previous Committee of Adjustment Decision File A740/13NY, APPROVED variances for lot frontage, GFA, FSI, side yard setback and garage entrance; and REFUSED a variance for building height.

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

- Section 4(2)(a), By-law No. 438-86**  
The maximum permitted building height is 9.0m.  
The proposed building height is 11.27m.
- Section 10.10.40.10(1)(A), By-law No. 569-2013**  
The maximum permitted building height is 9.0m.  
The proposed building height is 11.27m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

- Section 4(2)(a), By-law No. 438-86**  
The maximum permitted building height is 9.0m.  
The proposed building height is **10.00m.**
- Section 10.10.40.10(1)(A), By-law No. 569-2013**  
The maximum permitted building height is 9.0m.  
The proposed building height is **10.00m.**

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.
2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.
3. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

**SIGNATURE PAGE**

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Astra Burka (signed)

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Isaac Lallouz (signed)

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Nicholas Sion (signed)

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Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, January 16, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 28, 2014

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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).