

Thursday, January 29, 2015

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

File Number:	A320/14EYK	Zoning	RD & R2
Owner(s):	ELISABETE PIMENTEL PAUL BELANGER	Ward:	Etobicoke-Lakeshore (05)
Agent:	PETER MARZYNSKI		
Property Address:	<b>8 KINGSCOURT DR</b>	Community:	
Legal Description:	PLAN 1686 PT LOTS 177 & 178		

Notice was given and a Public Hearing was held on Thursday, January 29, 2015, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct one and two-storey additions along the rear and south side walls of the existing dwelling. The additions along the south side wall will contain a new integral garage. The existing rear detached garage will be removed.

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

**1. Section 900.3.10.(35).(A), By-law 569-2013**

The maximum permitted gross floor area, including the garage, is 0.5 times the lot area (290.3 m<sup>2</sup>).

**Section 1.(a), By-law 1993-108**

The maximum permitted gross floor area, including the garage, is 150 m<sup>2</sup> plus 25% of the lot area (295.2 m<sup>2</sup>).

The altered dwelling, including the garage, will have a gross floor area equal to 150 m<sup>2</sup> plus 33.48% of the lot area or 0.59 times the lot area (344.4 m<sup>2</sup>).

**2. Section 10.20.40.70.30.(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m.

**Section 320-42.1.C.(1)**

The minimum required side yard setback is 0.9 m on each side, with a minimum required aggregate side yard setback of 2.1 m.

The altered dwelling will be located 0.87 m from the north side lot line and 0.58 m from the south side lot line, with an aggregate side yard setback of 1.45 m.

**3. Section 320-42.1.B.(2)**

The maximum permitted height for a flat roofed dwelling is 6.5 m.

The altered dwelling with a flat roof will have a height of 8.8 m.

**4. Section 200.5.1.10.(2).(A).(i), By-law 569-2013 and Section 320-18.(A)**

The minimum required width of a parking space is 3.2 m.

The width of the proposed parking space in the garage will be 2.9 m.

**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 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 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 ([www.toronto.ca/parks](http://www.toronto.ca/parks), click "Trees & Ravines"), 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 ([www.toronto.ca/parks](http://www.toronto.ca/parks), click "Trees & Ravines"), with respect to privately-owned trees, to the satisfaction of the Urban Forestry Division.

**SIGNATURE PAGE**

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Dominic Gulli (signed)

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Fred Dominelli (signed)

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Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, February 6, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 18, 2015

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke 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).