

Mailed on/before: Sunday, January 18, 2015

PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

MEETING DATE AND TIME: Wednesday, January 28, 2015 at 4:30 p.m.

LOCATION: Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0956/14TEY	Zoning	RA (d2.0) & R3A (ZZC)
Owner(s):	486178 ONTARIO LIMITED	Ward:	Toronto-Danforth (29)
Agent:	GEORGE STAVROS		
Property Address:	113 A COSBURN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT BLK A M39 E30FT W110FT BLK A		

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached house by constructing a rear two-storey addition, a full second floor addition, a new front porch and rear patio with basement walkout.

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

- 1. Chapter 15.10.20.40.(1), By-law 569-2013**
In the RA zone, a dwelling unit is permitted in an Apartment Building.
The new additions will be constructed to the existing detached house.
- 2. Chapter 15.10.40.70.(1), By-law 569-2013**
The required minimum front yard setback in the RA zone is 6.0 m.
The altered two-storey detached house will be setback 4.45 m from the north front yard lot line.
- 3. Chapter 15.10.40.70.(3), By-law 569-2013**
The required minimum side yard setback in the RA zone is 7.5 m.
The altered two-storey detached house will be setback 0.56 m from the west side lot line and 1.16 m from the east side lot line.
- 1. Section 7.7.3, By-law 6752**
The minimum required number of parking spaces is 1 space behind the main front wall.
The altered two-storey detached house will have 1 front yard parking space.

2. **Section 7.1.1.4, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered two-storey detached house will have a building height of 9.9 m.
3. **Section 7.1.1.5, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered two-storey detached house will have a building length of 18.29 m.
4. **Section 5.6, By-law 6752**
An unenclosed porch, platform or deck which does not exceed 1.2 m in height above existing grade may project beyond a main rear wall of a detached dwelling to a maximum of 3.6 m.
The rear patio will project 4.26 m from the rear main wall.
5. **Section 7.7.2, By-law 6752**
A dwelling unit in a permitted residential building is permitted in the R3A zone.
A detached house is not permitted in the R3A zone.
6. **Section 7.7.3, By-law 6752**
The required west side yard setback is 0.6 m.
The altered two-storey detached house will have a west side yard setback of 0.56 m.
7. **Section 7.1.5(b), By-law 6752**
A minimum of 50% (29.48 m²) of the front yard shall be maintained as landscaping.
In this case 29.33% (17.29 m²) of the front yard, excluding the parking pad, will be maintained as soft landscaping.
8. **Section 7.1.6, By-law 6752**
A minimum of 75% (32.96 m²) of the front yard, not covered by a permitted driveway or parking pad, shall be maintained as soft landscaping.
In this case 39.34% (17.29 m²) of the front yard, excluding the parking pad, will be maintained as soft landscaping.

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 desirable for the appropriate development or use 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. The standard fee will apply to any materials 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.

CONTACT

Kyle Strik, Application Technician

Tel. No.: (416) 397-7771

Email: kstrik@toronto.ca

COSBURN AVENUE BY REGISTERED PLAN M-39, FORMERLY BEE AVENUE, PIN 10407-0002

SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF
PART OF BLOCK A
REGISTERED PLAN M-330
CITY OF TORONTO
FORMERLY BOROUGH OF EAST YORK
SCALE 1 : 300
E.W. BOWYER B.Sc., O.L.S.

PART 2: REPORT

- 1 - THIS REPORT WAS PREPARED FOR 486178 ONTARIO LTD.
- 2 - BOUNDARIES SUBSTANTIALLY CONFORM TO LEGAL DESCRIPTION.
- 3 - "TOGETHER WITH" AND "SUBJECT TO" RIGHTS OF WAYS.
- 4 - FENCES VARY FROM PROPERTY LINES AS SHOWN.
- 5 - CONCRETE SURFACE SERVING N111 CROSSES THE WEST PROPERTY LINE.
- 6 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT 2014, E. W. BOWYER INC.
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF E.W. BOWYER INC., IS STRICTLY PROHIBITED.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

METRIC / IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
—	DENOTES IRON BAR
CC	DENOTES CUT CROSS
(S)	DENOTES H. FILLER, O.L.S. (9/08/2004)
(G)	DENOTES E. W. BOWYER, O.L.S. (17/08/2004)
(S)	DENOTES SPEIGHT & VAN NOSTRAND, O.L.S. (24/05/1958)
(PI)	DENOTES REGISTERED PLAN M-330
(PCL)	DENOTES PIN 10406-0103
(PCL2)	DENOTES PIN 10406-0102
(N,S,E,W)	DENOTES NORTH, SOUTH, EAST, WEST
(CLF)	DENOTES CHAIN LINK FENCE
(BF)	DENOTES BOARD FENCE

BEARING NOTE: BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF COSBURN AVENUE AS SHOWN ON REGISTERED PLAN M-330 HAVING A BEARING OF N 74° 00' 00" E.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM

1907111



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Reg.1026, Sec. 29(3).

SURVEYOR'S CERTIFICATE

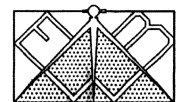
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON 14 JULY 2014.

21 JULY 2014

DATE
E.W. Bowyer
E. W. BOWYER B.Sc., O.L.S.

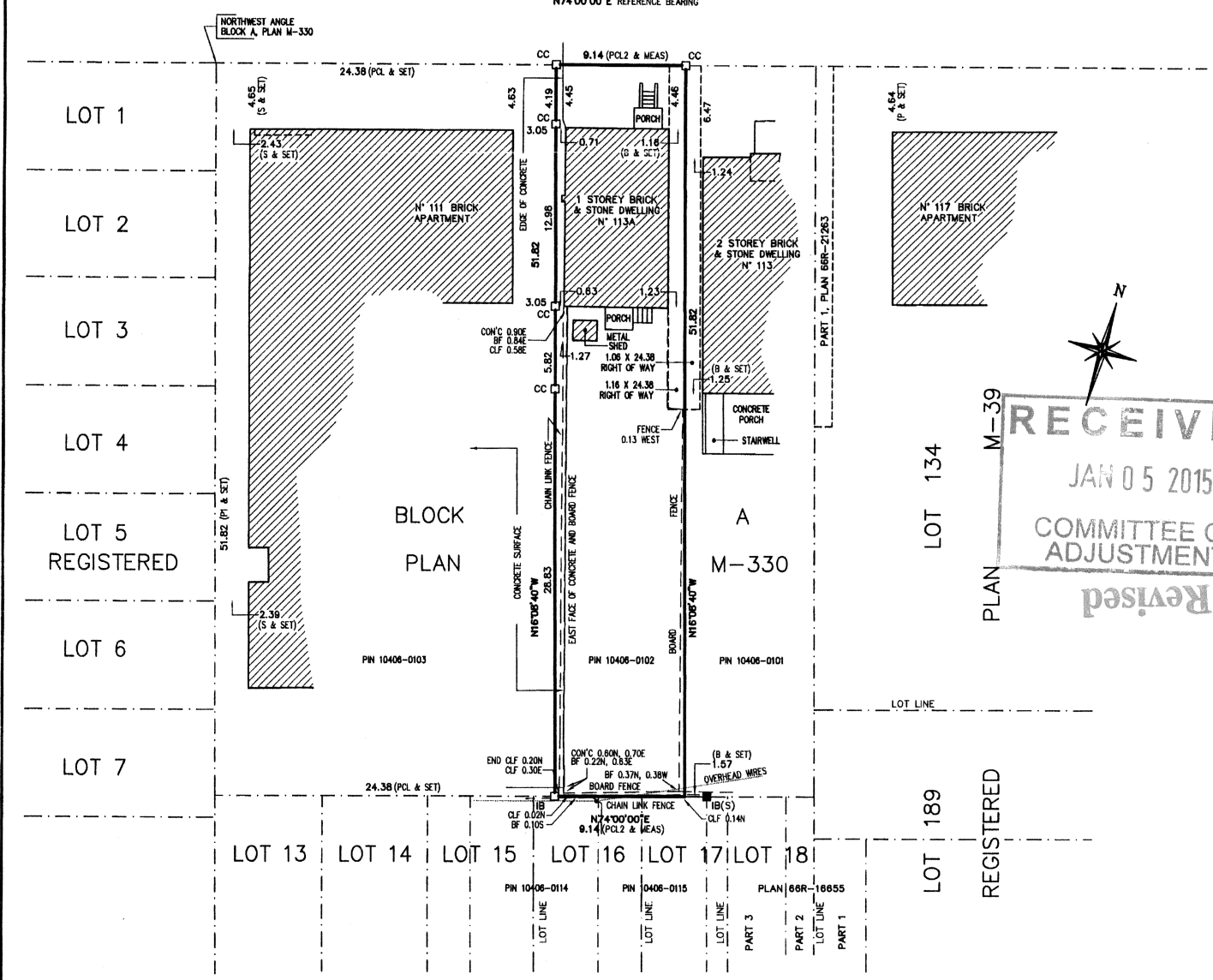
E. W. BOWYER INC.
ONTARIO LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS
9276 HIGHWAY # 48, SUITE 206
MARKHAM, ONTARIO L3R 1A5
TELEPHONE (905) 294-8093
FACSIMILE (905) 294-8349



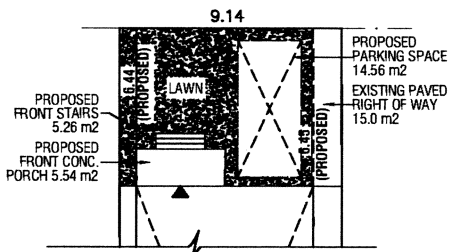
PIN 10406-0102

DWG No: A-3157

C:\OLD\2014\14-127.DWG



RECEIVED
JAN 05 2015
COMMITTEE OF ADJUSTMENT
Revised



FRONT YARD SOFT & HARD LANDSCAPING CALC'S

PART OF BLOCK A REGISTERED PLAN M-330 CITY OF TORONTO FORMERLY BOROUGH OF EAST YORK

METRIC / IMPERIAL
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

FRONT YARD LANDSCAPING AT 6.45 m PROPOSED FRONT YARD SETBACK

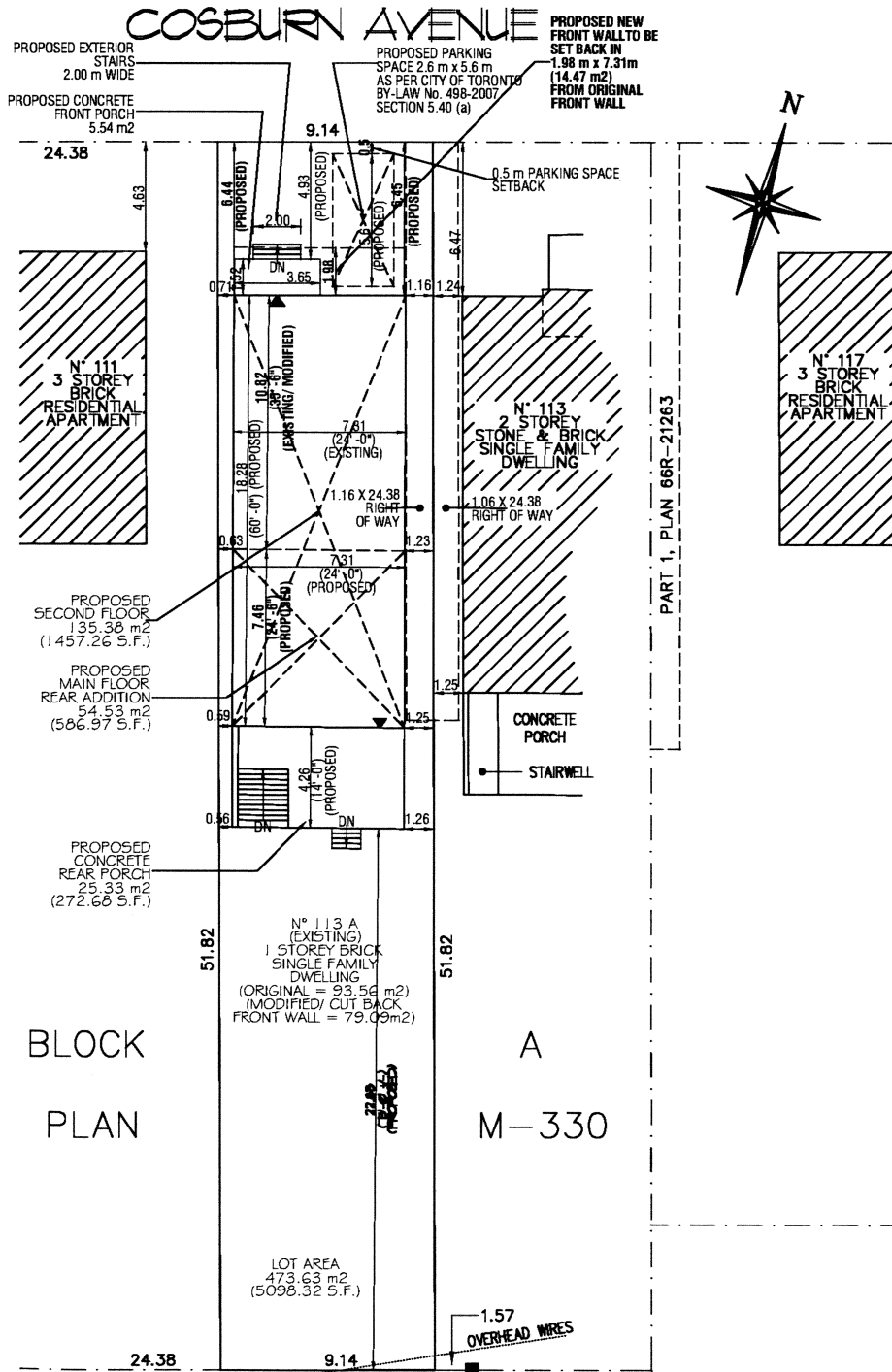
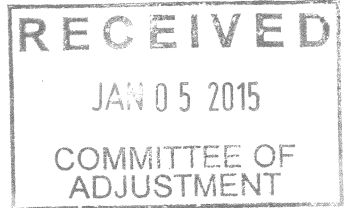
EXISTING LOT FRONTAGE = 9.14 m
 PROPOSED FRONT YARD SETBACK = 6.45 m
 PROPOSED FRONT YARD AREA = 58.95 m²
 REQUIRED FRONT YARD LANDSCAPING = 50 % x 58.95 m² = 29.47 m²
 PROPOSED FRONT YARD LANDSCAPING = 18.59 m² (32 %)

FRONT YARD SOFT LANDSCAPING AT 6.45 m PROPOSED FRONT YARD SETBACK

PROPOSED FRONT YARD AREA = 58.95 m²
 PROPOSED DRIVEWAY AREA = 14.56 m²
 AREA REQUIRED MINUS DRIVEWAY = 58.95 m² - 14.56 m² = 44.39 m²
 REQUIRED FRONT SOFT YARD LANDSCAPING = 75 % x 44.39 m² = 33.29 m²
 PROPOSED FRONT YARD LANDSCAPING = 18.59 m² (32 %)

INFORMATION ON THIS SITE PLAN
 HAS BEEN TAKEN FROM
 E.W. BOWYER INC. O.L.S.
 FOR ADDITIONAL INFORMATION
 REFER TO FILE # A-3157
 DATED JULY 21, 2014.

Revised



BLOCK
PLAN

A
M-330

SITE PLAN

DATE	R	DESCRIPTION
DEC 30/2014	6	REVISED AS PER PLANNING ZONING COMMENTS & RE-ISSUED FOR REVIEW
DEC 08/2014	5	REVISED AS PER PLANNING COMMENTS & RE-ISSUED FOR C.O.A
OCT 08/2014	4	ISSUED FOR C.O.A APPLICATION
SEPT 10/2014	3	REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
AUGUST 11/2014	2	ISSUED FOR ZONING CERTIFICATE REVIEW
AUGUST 05/2014	1	ISSUED TO CLIENT FOR REVIEW

G & S Designs & Associates has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the contract documents.

The contractor(s) shall verify ALL dimensions and elevations and report any discrepancies prior to the commencement of the work. Under NO circumstances shall the contractor or sub-contractors proceed in uncertainty.

All drawings and specifications are the property of G & S Designs & Associates and shall not be used or duplicate, without their written consent.

THIS DRAWING (SHEET) IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE DESIGNER.

DO NOT SCALE DRAWING

The Undersigned has Reviewed and takes responsibility for this Design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the Building Code
 George Stavrakoukas 25147 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the Building Code
 G & S DESIGNS & ASSOCIATES 34523 BCIN

**G & S
DESIGNS
& ASSOCIATES**

65 HALSEY AVENUE, SUITE 201
 TORONTO, ONTARIO, M4B 1A7
 TEL: 416.759.6420

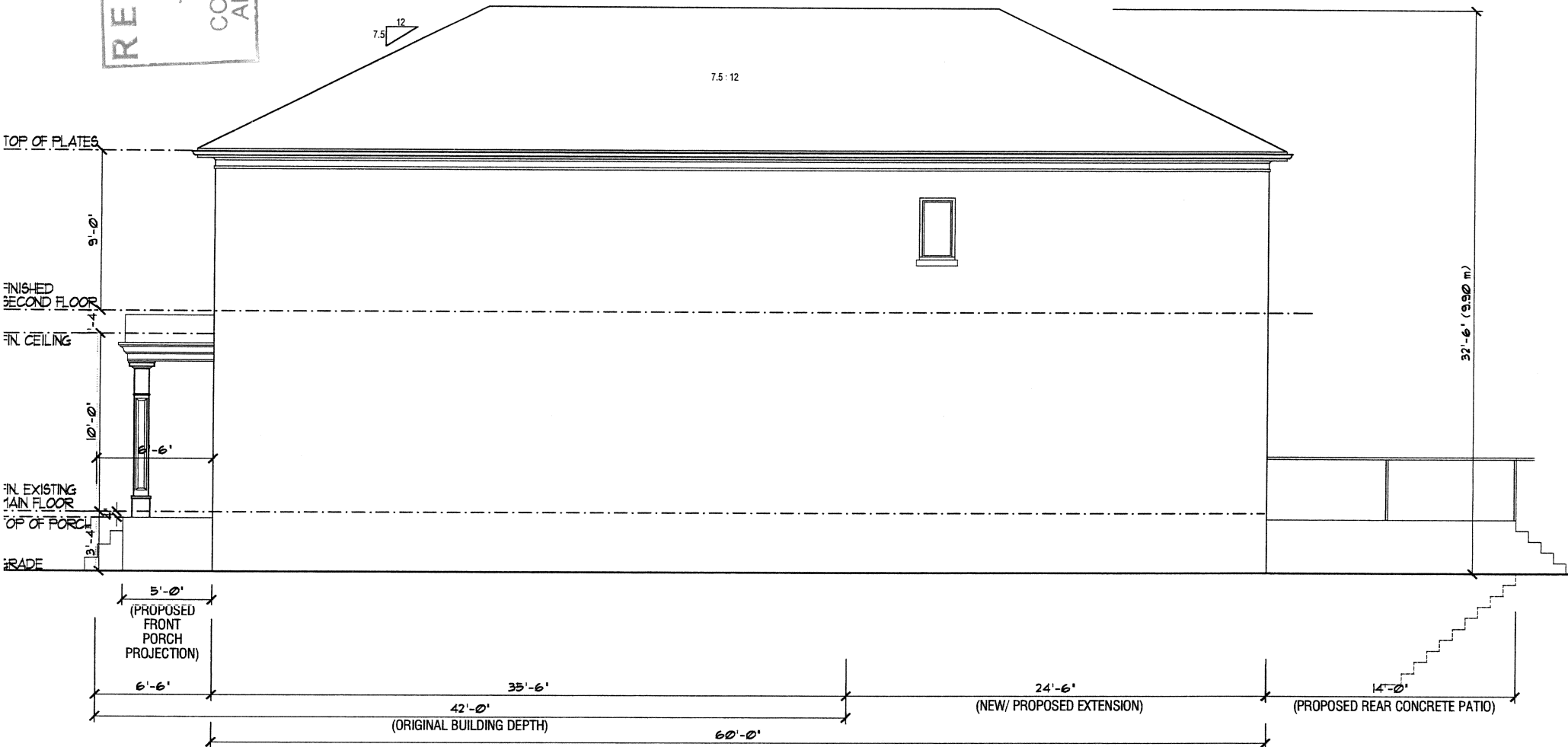
EMAIL: GSPROJECTMANAGEMENT@BELL.NET

PROJECT: PROPOSED SECOND FLOOR
 ADDITION W/ REAR 2 STOREY EXT.
 113 A COSBURN AVE
 TORONTO, (EAST YORK), ONTARIO

DATE: JULY 2014
 DESIGNED BY: G. S.
 CHECKED BY: G. S.

SCALE: 1:200
 PROJECT: 2014 -

Revised
RECEIVED
 JAN 05 2015
 COMMITTEE OF
 ADJUSTMENT



RIGHT SIDE (WEST) ELEVATION

DATE	DESCRIPTION
AUGUST 05/2014	1 ISSUED TO CLIENT FOR REVIEW
AUGUST 17/2014	2 ISSUED FOR ZONING CERTIFICATE REVIEW
SEPT. 10/2014	3 REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
OCT. 09/2014	4 ISSUED FOR C. of A. APPLICATION
OCT. 09/2014	5 REVISED AS PER PLANNING COMMENTS & RE-ISSUED FOR REVIEW
NOV. 30/2014	6 REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW

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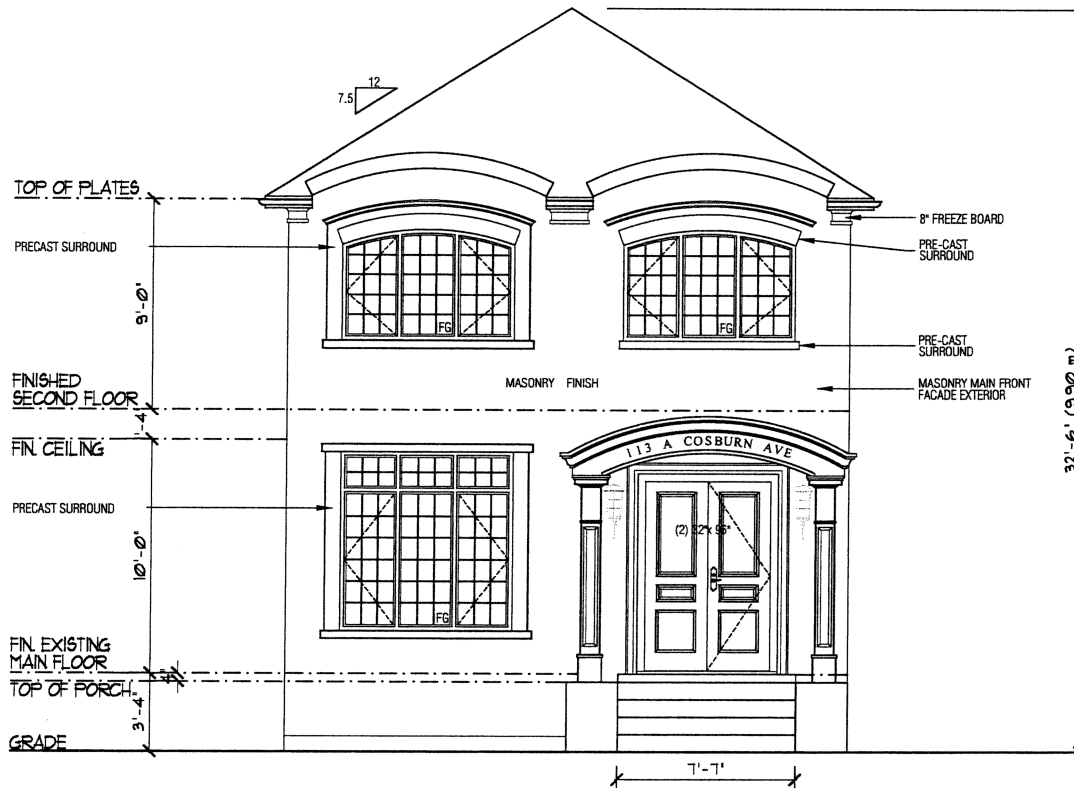
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 QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the Building Code
 Degree: Architect
 Sanctions: None
 SIGNATURE: [Signature] 26147

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the Building Code
 G & S DESIGNS & ASSOCIATES 3453

G & S DESIGNS & ASSOCIATES
 55 HALBET AVENUE, SUITE 207
 TORONTO, ONTARIO, M4B 1A7
 TEL: 416-759-6420
 EMAIL: BBPROJECTMANAGEMENT@BELL.NET
 PROJECT: PROPOSED SECOND FLOOR ADDITION REAR 2 STOREY EXT. TO 113 A COBURN AVENUE TORONTO (EAST YORK), ONTARIO
 DATE: JULY 2014
 DESIGNED BY: G.S.
 CHECKED BY: G.S.
 SCALE: 3/16" = 1'-0"
 PROJECT: 2014 -
 SHEET No.: A-5

Revised

RECEIVED
 JAN 05 2015
 COMMITTEE OF
 ADJUSTMENT



FRONT (NORTH) ELEVATION

DATE	REF	DESCRIPTION
DEC. 30/2014	6	REVISED AS PER ZONING COMMENT & RE-ISSUED FOR REVIEW
DEC. 08/2014	5	REVISED AS PER PLANNING COMMENT & RE-ISSUED FOR C OF A
OCT. 08/2014	4	ISSUED FOR C OF A APPLICATION
SEPT. 10/2014	3	REVISED AS PER ZONING COMMENT & RE-ISSUED FOR REVIEW
AUGUST 11/2014	2	ISSUED FOR ZONING CERTIFICATE REVIEW
AUGUST 05/2014	1	ISSUED TO CLIENT FOR REVIEW

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
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Required unless design is exempt under 2.17.5.1. of the Building Code

George Stankovics  251
 SIGNATURE

Required unless design is exempt under 2.17.4.1. of the Building Code

G & S DESIGNS & ASSOCIATES 345

**G & S
 DESIGNS
 & ASSOCIATES**

65 HALSEY AVENUE, SUITE 201
 TORONTO, ONTARIO, M4B 1A7
 TEL: 416.759.6420

EMAIL: GSPROJECTMANAGEMENT@BELL.NET

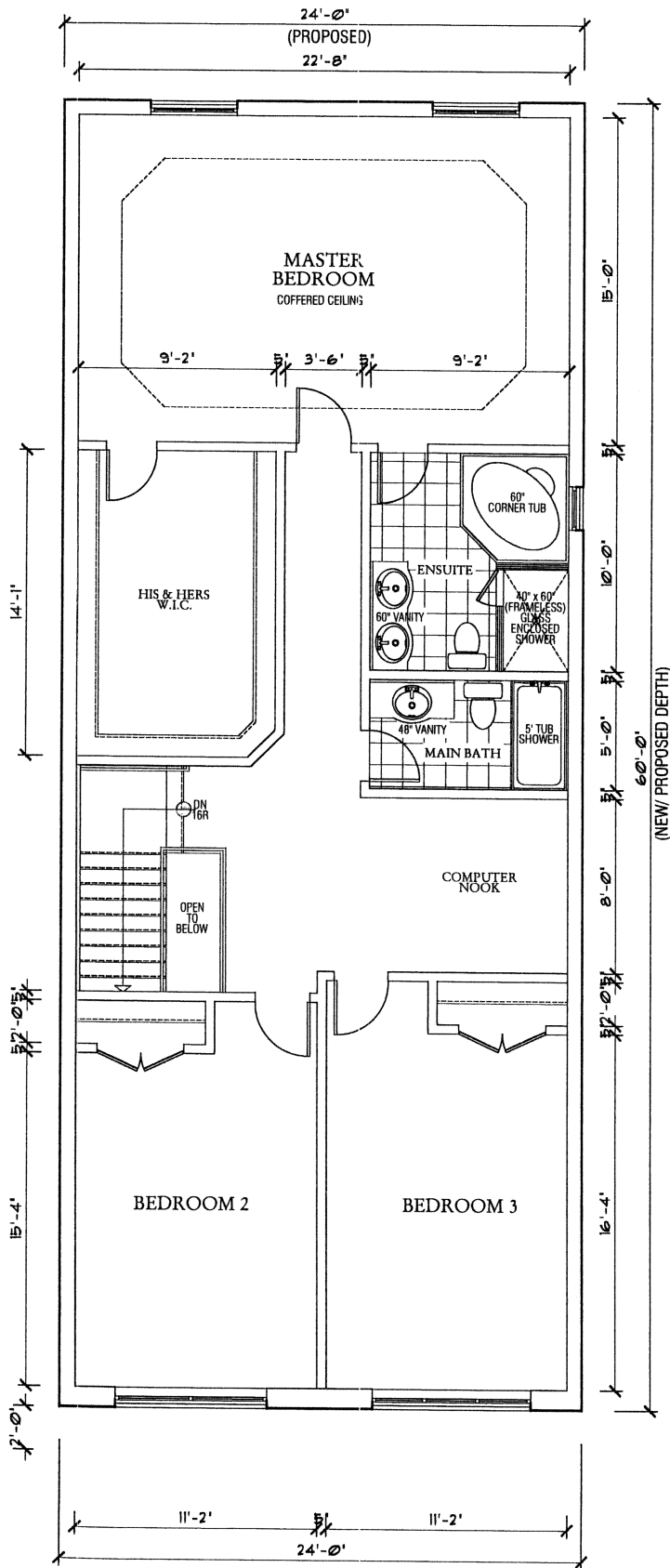
**PROJECT: PROPOSED SECOND FLOOR
 ADDITION W/ REAR 2 STOREY EXT. T
 113 A COSBURN AVENUE
 TORONTO (EAST YORK), ONTARIO**

DATE: JULY 2014
 DESIGNED BY: G. S.
 CHECKED BY: G. S.

SCALE: 3/16" = 1'-0"

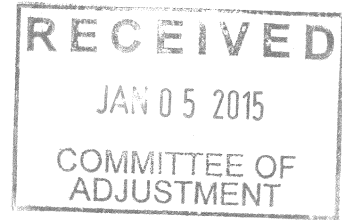
PROJECT: 2014 -

SHEET No. : A-4



PROPOSED SECOND FLOOR
 133.77 m² (1440.00 Sq.Ft.)

Revised



DATE	REF	DESCRIPTION
DEC. 30/2014	6	REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
DEC. 06/2014	5	REVISED AS PER PLANNING COMMENTS & RE-ISSUED FOR C OF A
OCT. 06/2014	4	ISSUED FOR C OF A APPLICATION
SEPT. 10/2014	3	REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
AUGUST 11/2014	2	ISSUED FOR ZONING CERTIFICATE REVIEW
AUGUST 05/2014	1	ISSUED TO CLIENT FOR REVIEW

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QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the Building Code
 George Slavatoskouas *[Signature]* 25147
 SIGNATURE

REGISTRATION INFORMATION
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 G & S DESIGNS & ASSOCIATES 34523

**G & S
 DESIGNS
 & ASSOCIATES**

65 HALOBY AVENUE, SUITE 201
 TORONTO, ONTARIO, M4B 1A7
 TEL: 416.759.6420

EMAIL: GSPROJECTMANAGEMENT@BELL.NET

**PROJECT: PROPOSED SECOND FLOOR
 ADDITION W/ REAR 2 STOREY EXT. TO
 113 A COSBURN AVENUE
 TORONTO (EAST YORK), ONTARIO**

DATE: JULY 2014
 DESIGNED BY: G. S.
 CHECKED BY: G. S.

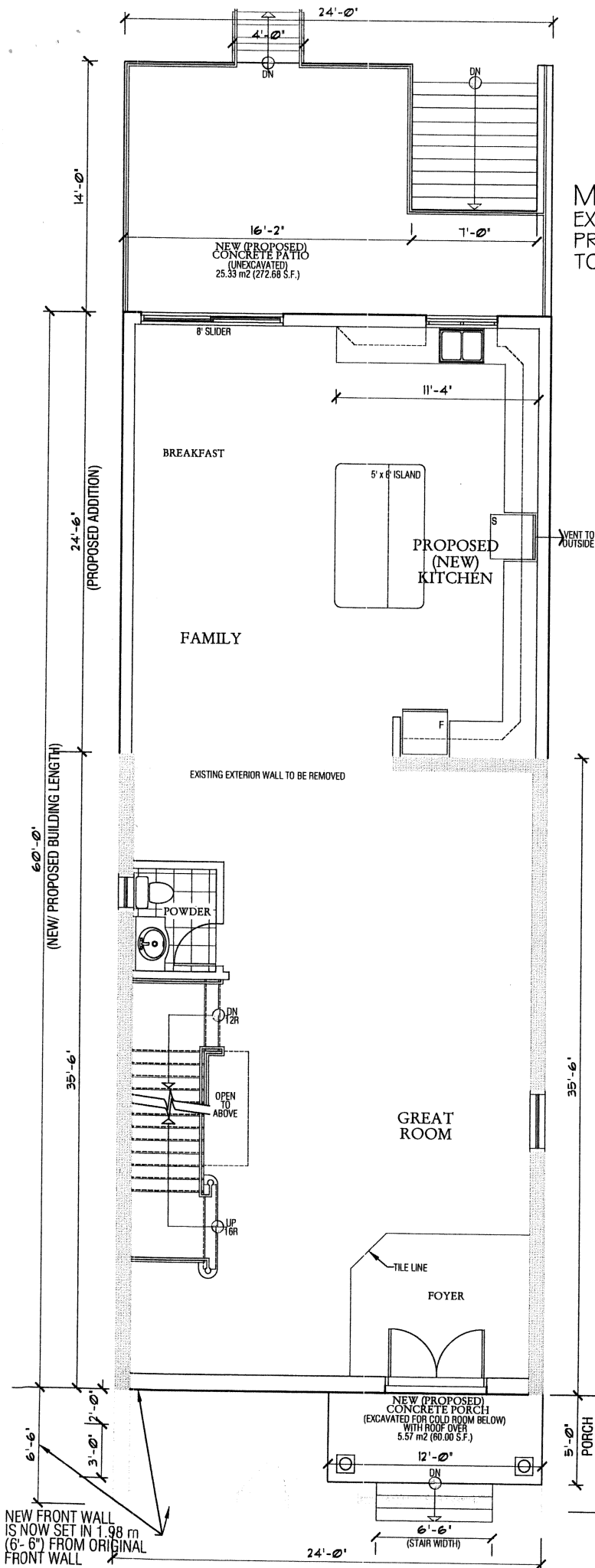
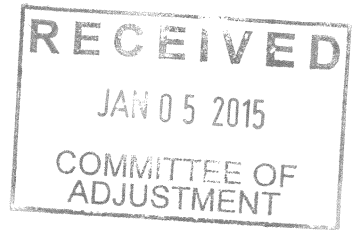
SCALE: 3/16" = 1'-0"

PROJECT: 2014 -

SHEET No. 1 of 2

MAIN FLOOR
 EXISTING (GFA) 79.15 m²
 PROPOSED REAR ADDITION 54.62 m²
 TOTAL MAIN FLOOR (GFA) 133.77 m²
 (1439.93 Sq.Ft.)

Revised



DATE	DESCRIPTION
DEC 30/2014	6 REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
DEC 08/2014	5 REVISED AS PER PLANNING COMMENTS & RE-ISSUED FOR C.O.F.A
OCT 08/2014	4 ISSUED FOR C OF A APPLICATION
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QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the Building Code
 George Slavakoukas SIGNATURE 25147

REGISTRATION INFORMATION
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 G & S DESIGNS & ASSOCIATES 34523

G & S DESIGNS & ASSOCIATES

65 HALOBY AVENUE, SUITE 201
 TORONTO, ONTARIO, M4B 1A7
 TEL: 416.759.6420

EMAIL: GSPROJECTMANAGEMENT@BELL.NET

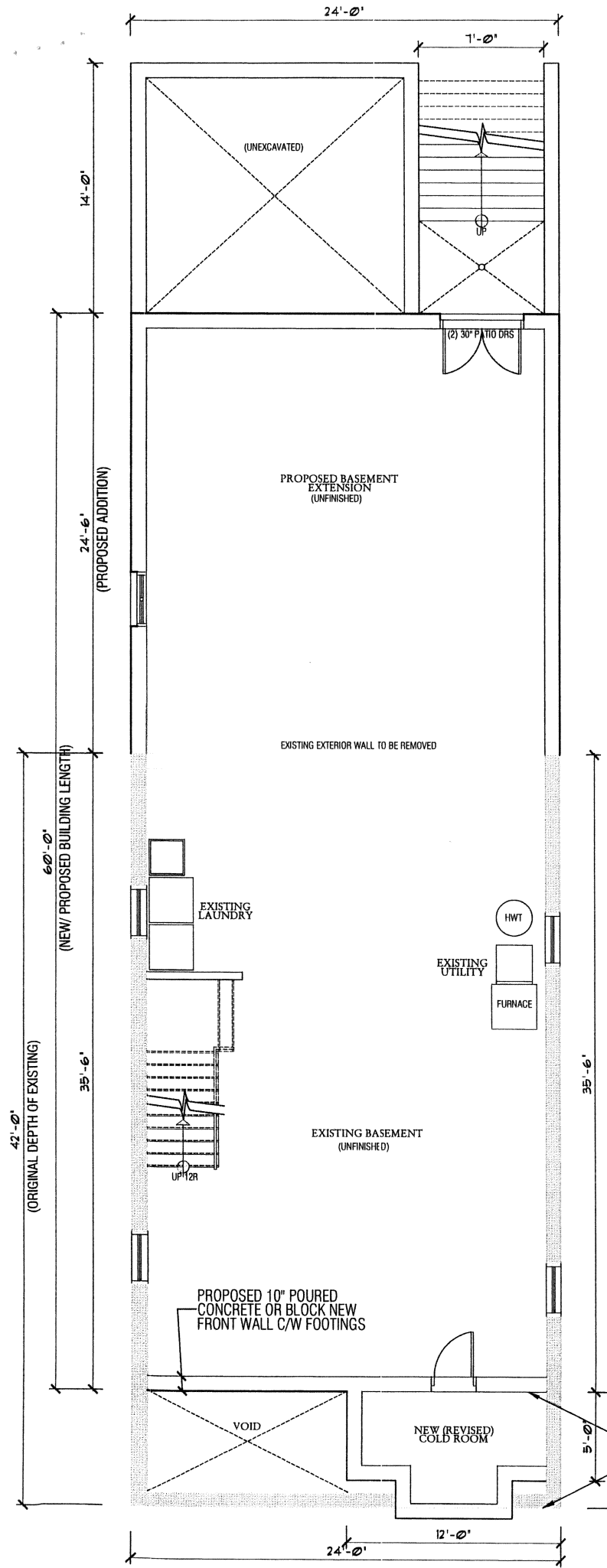
PROJECT: PROPOSED SECOND FLOOR ADDITION W/ REAR 2 STOREY EXT. TO 113 A COSBURN AVENUE TORONTO (EAST YORK), ONTARIO

DATE: JULY 2014
 DESIGNED BY: G.S.
 CHECKED BY: G.S.

SCALE: 3/16" = 1'-0"

PROJECT: 2014 -

SHEET NO. 1 A 2



Revised

RECEIVED

JAN 05 2015

COMMITTEE OF ADJUSTMENT

BASEMENT PLAN

DATE	DESCRIPTION
DEC 30/2014	6 REVISED AS PER ZONING COMMENTS & RE-ISSUED FOR REVIEW
DEC 08/2014	5 REVISED AS PER PLANNING COMMENTS & RE-ISSUED FOR C OF A
OCT 08/2014	4 ISSUED FOR C OF A APPLICATION
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DATE REF DESCRIPTION

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George Slavikoulas *[Signature]* 25147

SIGNATURE

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the Building Code

G & S DESIGNS & ASSOCIATES 34523

G & S DESIGNS & ASSOCIATES

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 TORONTO, ONTARIO, M4B 1A7
 TEL: 416.759.6420
 EMAIL: GSPROJECTMANAGEMENT@BELL.NET

PROJECT: PROPOSED SECOND FLOOR ADDITION W/ REAR 2 STOREY EXT. TO 113 A COSBURN AVENUE TORONTO (EAST YORK), ONTARIO

DATE: JULY 2014
 DESIGNED BY: g. s.
 CHECKED BY: g. s.

SCALE: 3/16" = 1'-0"
 PROJECT: 2014 -
 SHEET No. : A-1