



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0051/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT WEISZ	Ward:	St. Paul's (22)
Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 189 191		

Notice was given and a Public Hearing was held on **Wednesday, August 19, 2015**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to maintain the existing easement/right-of-way.

Retained- Part 1, Draft R-Plan (Address to be assigned)

Part 1 has a lot frontage of 7.62 m and lot area of 332.4 m². The existing two-storey detached dwelling will be demolished and a new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law as outlined in Application Number A0670/15TEY.

Conveyed- Parts 2&3, Draft R-Plan (Address to be assigned)

Parts 2 & 3 have a lot frontage of 6.10 m and a lot area of 268.7 m². The existing two-storey detached dwelling will be demolished and a new three-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law as outlined in Application Number A0669/15TEY.

Easement/Right-of-Way

Part 3 will be maintained as a pedestrian access easement/right-of-way in favour of the abutting property known municipally as 581 Hillsdale Avenue East.

Applications B0051/15TEY, A0669/15 TEY and A0670/15TEY were considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

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 land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0051/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
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Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 189 191		

Robert Brown (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

DATE DECISION MAILED ON: **Tuesday, August 25, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, September 14, 2015**

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.

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:	A0669/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT WEISZ	Ward:	St. Paul's (22)
Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E (PARTS 2 & 3)	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 189 191		

Notice was given and a Public Hearing was held on **Wednesday, August 19, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the newly conveyed lot as described in Consent Application B0051/15TEY.

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

1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.0 m.

The height of the front exterior main walls will be 8.90 m.

Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.0 m.

The height of the rear exterior main walls will be 8.90 m.

Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.

The height of the side exterior main walls facing a side lot line will be 8.90 m.

2. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted building depth for a detached house is 17.0 m.

The new three-storey detached dwelling will have a building depth of **18.3 m**.

3. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (160.4 m²).

The new three-storey detached dwelling will have a floor space index equal to **0.77 times the area of the lot (206.6 m²)**.

4. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013

The minimum required side yard setback is 0.9 m.

The new three-storey detached dwelling will be located 0.0 m from the east side lot line.

5. Chapter 10.10.80.40.(1), By-law 569-2013

Vehicle entrances through the front main wall of the building are permitted provided the lot frontage is a minimum of 7.6 m.

The lot frontage will be 6.10 m.

6. Chapter 10.5.50.10.(1)(B), By-law 569-2013

A minimum of 50 % (22.18 m²) of the front yard is required to be landscaping.

In this case, 31% (13.53 m²) of the front yard will be maintained as landscaping.

1. Section 6(3) Part II 3(II), By-law 438-86

A building is required to be no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.

The new three-storey detached dwelling will be located 0.0 m from the east adjacent building 585 Hillsdale Ave (Part 1, Draft R-Plan), which contains openings.

2. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth and where the side wall contains openings is 0.9 m.

The portion of the new three-storey detached dwelling not exceeding 17.0 m in depth will be 0.0 m from the east side lot line.

3. Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 0.6 times the area of the lot (160.4 m²).

The new three-storey detached dwelling will have a residential gross floor area equal to **0.77 times the area of the lot (206.6 m²)**.

4. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the dwelling exceeding 17.0 m in depth is 7.5 m.

The 2.63 m portion of the dwelling exceeding 17.0 m in depth will be located 0.0 m from the east side lot line and 1.2 m from the west side lot line.

5. Section 6(3) Part III 3(A), By-law 438-86

A minimum of 50 % (22.18 m²) of the front yard is required to be landscaping.

In this case, 31% (13.53 m²) of the front yard will be maintained as landscaping.

Applications B0051/15TEY, A0669/15 TEY and A0670/15TEY were considered jointly

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:	A0669/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT WEISZ	Ward:	St. Paul's (22)
Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E	Community:	Toronto
	(PARTS 2&3)		
Legal Description:	PLAN 866 PT LOTS 189 191		

Robert Brown (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

DATE DECISION MAILED ON: Tuesday, August 25, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2015

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A0670/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT WEISZ	Ward:	St. Paul's (22)
Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E	Community:	Toronto
	(PART 1)		
Legal Description:	PLAN 866 PT LOTS 189 191		

Notice was given and a Public Hearing was held on **Wednesday, August 19, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the newly conveyed lot as described in Consent Application B0051/15TEY.

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

1. Chapter 10.10.40.70.(4)(A), By-law 569-2013

The minimum required side yard is 0.45 m.

The new three-storey detached dwelling will be located 0.0 m from the west side lot line.

2. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.0 m.

The height of the front exterior main walls will be 8.83 m.

Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.0 m.

The height of the rear exterior main walls will be 8.83 m.

Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.

The height of the side exterior main walls facing a side lot line will be 8.83 m.

3. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (200.0 m²).

The new three-storey detached dwelling will have a floor space index equal to 0.81 times the area of the lot (268.7 m²).

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 0.6 times the area of the lot (200.0 m²).

The new three-storey detached dwelling will have a residential gross floor area equal to 0.81 times the area of the lot (268.7 m²).

2. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth and where the side wall contains no openings is 0.45 m.

The new three-storey detached dwelling will be located 0.0 m from the west side lot line for the portion of the dwelling not exceeding 17.0 m in depth and where the side wall contains no openings.

3. Section 6(3) Part II 3(II), By-law 438-86

A building is required to be no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.

The new three-storey detached dwelling will be located 0.0 m from the west adjacent building 585 Hillsdale Ave (Part 2 & 3, Draft R-Plan), which contains openings.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

Applications B0051/15TEY, A0669/15 TEY and A0670/15TEY were considered jointly

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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File Number:	A0670/15TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT WEISZ	Ward:	St. Paul's (22)
Agent:	JAEGAP CHUNG		
Property Address:	585 HILLSDALE AVE E (PART 1)	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 189 191		

Robert Brown (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

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