



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

File Number:	A0392/14TEY	Zoning	R (D0.60)(X905) & R2 Z0.6(ZZC)
Owner(s):	F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	KATE PREVEDELLO		
Property Address:	67-71 HEATH ST W (Part 1)	Community:	Toronto
Legal Description:	PLAN 365 W PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 20, 2014**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey townhouse/row house with an integral garage.

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

- 1. Chapter 900.2.10 (905), By-law 569-2013**
The required minimum combined total lot frontage for townhouse buildings with three dwelling units is 27 m.
The three new townhouse buildings will have a combined total lot frontage of 20.88 m.
- 2. Chapter 10.10.30.20.(1)(C)(ii)(a), By-law 569-2013**
The required minimum lot frontage for a townhouse is 9.0 m.
The new townhouse will have a lot frontage of 7.0 m.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The permitted maximum height of a building is 11.0 m.
The new townhouse will have a height of 11.5 m.
- 4. Chapter 10.10.40.10.(6), By-law 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The first floor of the townhouse will have a height of 2.7 m above established grade.
- 5. Chapter 10.10.40.30.(1), By-law 569-2013**
The permitted maximum building depth is 14.0 m.
The new townhouse will have a depth of 19.3 m.
- 6. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot (233.9 m²).
The new townhouse will have a floor space index equal to 0.78 times the area of the lot (303.0 m²).

7. **Chapter 10.10.80.40.(1), By-law 569-2013**
A vehicle entrance through the front main wall of a building on a lot with frontage less than 7.6 m is not permitted.
The lot will have a frontage of 7.0 m and the entrance will be located in the front main wall of the building.
1. **Section 6(3) Part VII 1.(I), By-law 438-86**
The minimum required combined total lot frontage for townhouse buildings with three dwelling units is 27 m.
The three new row house buildings will have a combined total lot frontage of 20.88 m.
2. **Section 6(3) Part VII 1., By-law 438-86**
The minimum required lot frontage for a townhouse is 9.0 m.
The new row house will have a lot frontage of 7.0 m.
3. **Section 6(3) Part I 1., By-law 438-86**
The permitted maximum gross floor area is 0.6 times the area of the lot (233.9 m²).
The new row house will have a gross floor area equal to 0.78 times the area of the lot (303.0 m²).
4. **Section 6(3) Part II 5., By-law 438-86**
The maximum permitted building depth is 14.0 m.
The new row house will have a depth of 19.3 m.
5. **Section 6(3) Part II 8.D., By-law 438-86**
The maximum permitted projection of an uncovered platform from the front or rear main wall is 2.5 m.
The rear deck will project 4.6 m from the rear wall.
6. **Section 6(3) Part II 8.D.(I), By-law 438-86**
The maximum permitted height of an uncovered platform is 1.2 m above established grade.
The rear deck will have a height of 1.5 m above established grade.
7. **Section 6(3) Part III 3(d)(i)D., By-law 438-86**
A minimum of 75% (23.25 m²) of the front yard area (area between the front lot line and the main front wall of the dwelling, and extending to the side lot lines) shall be maintained as soft landscaping.
A total of 67.7% (21 m²) of the front yard will be maintained as soft landscaping.
8. **Section 6(3) Part IV 3.(i), By-law 438-86**
An integral garage in a building on a lot with a lot frontage less than 7.62 m where the access to the garage is located in a wall facing the front lot line is not permitted.
The garage will be located in a wall that faces the front lot line with a frontage of 7.0 m.
9. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
The new row house will have a height of 11.5 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 approve 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):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

SIGNATURE PAGE

File Number:	A0392/14TEY	Zoning	R (D0.60)(X905) & R2 Z0.6(ZZC)
Owner(s):	F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	KATE PREVEDELLO	Community:	Toronto
Property Address:	67-71 HEATH ST W (Part 1)		
Legal Description:	PLAN 365 W PT LOT 36		

Gillian Burton (signed)

David Pond (signed)

Yim Chan (signed)

John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, August 26th, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 9th, 2014**

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.



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

File Number:	A0393/14TEY	Zoning	R (D0.60)(X905) & R2 Z0.6(ZZC)
Owner(s):	F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	KATE PREVEDELLO		
Property Address:	67-71 HEATH ST W (Part 2)	Community:	Toronto
Legal Description:	PLAN 365 W PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 20, 2014**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey townhouse/row house with an integral garage.

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

- 1. Chapter 900.2.10 (905), By-law 569-2013**
The required minimum combined total lot frontage for townhouse buildings with three dwelling units is 27 m.
The three new townhouse buildings will have a combined total lot frontage of 20.88 m.
- 2. Chapter 10.10.30.20.(1)(C)(ii)(a), By-law 569-2013**
The required minimum lot frontage for a townhouse is 7.5 m.
The new townhouse will have a lot frontage of 6.88 m.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The permitted maximum height of a building is 11.0 m.
The new townhouse will have a height of 11.5 m.
- 4. Chapter 10.10.40.10.(6), By-law 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The first floor of the townhouse will have a height of 2.7 m above established grade.
- 5. Chapter 10.10.40.30.(1), By-law 569-2013**
The permitted maximum building depth is 14.0 m.
The new townhouse will have a depth of 18.2 m.
- 6. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot (148.2 m²).
The new townhouse will have a floor space index equal to 1.32 times the area of the lot (325 m²).

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

A vehicle entrance through the front main wall of a building on a lot with frontage less than 7.6 m is not permitted.
The lot will have a frontage of 6.88 m and the entrance will be located in the front main wall of the building.
8. **Chapter 10.5.40.60.(1)(C)(ii), By-law 569-2013**

A platform with or without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required rear yard setback, provided it is no closer than 2.4 m from a side lot line.
The rear deck will encroach 4.01 m into the required rear yard setback and will be located 0 m from west side lot line.
1. **Section 6(3) Part VII 1.(I), By-law 438-86**

The minimum required combined total lot frontage for townhouse buildings with three dwelling units is 27 m.
The three new row house buildings will have a combined total lot frontage of 20.88 m.
2. **Section 6(3) Part VII 1., By-law 438-86**

The minimum required lot frontage for a townhouse is 7.5 m.
The new row house will have a lot frontage of 6.88 m.
3. **Section 6(3) Part I 1., By-law 438-86**

The permitted maximum gross floor area is 0.6 times the area of the lot (148.2 m²).
The new row house will have a gross floor area equal to 1.32 times the area of the lot (325 m²).
4. **Section 6(3) Part II 5., By-law 438-86**

The maximum permitted building depth is 14.0 m.
The new row house will have a depth of 18.2 m.
5. **Section 6(3) Part II 8.D., By-law 438-86**

The maximum permitted projection of an uncovered platform from the front or rear main wall is 2.5 m.
The rear deck will project 4.6 m from the rear wall.
6. **Section 6(3) Part II 8.D.(I), By-law 438-86**

The maximum permitted height of an uncovered platform is 1.2 m above established grade.
The rear deck will have a height of 1.5 m above established grade.
7. **Section 6(3) Part III 3(d)(i)D., By-law 438-86**

A minimum of 75% (20.4 m²) of the front yard area (area between the front lot line and the main front wall of the dwelling, and extending to the side lot lines) shall be maintained as soft landscaping.
A total of 69% (18.82 m²) of the front yard will be maintained as soft landscaping.
8. **Section 6(3) Part IV 3.(i), By-law 438-86**

An integral garage in a building on a lot with a lot frontage less than 7.62 m where the access to the garage is located in a wall facing the front lot line is not permitted.
The garage will be located in a wall that faces the front lot line with a frontage of 6.88 m.
9. **Section 4(2)(a), By-law 438-86**

The maximum permitted building height is 11.0 m.
The new row house will have a height of 11.5 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 approve 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):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

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Property Address:	67-71 HEATH ST W (Part 2)	Community:	Toronto
Legal Description:	PLAN 365 W PT LOT 36		

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**NOTICE OF DECISION
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File Number:	A0394/14TEY	Zoning	R (D0.60)(X905) & R2 Z0.6(ZZC)
Owner(s):	F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	KATE PREVEDELLO		
Property Address:	67-71 HEATH ST W (Part 3)	Community:	Toronto
Legal Description:	PLAN 365 W PT LOT 36		

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PURPOSE OF THE APPLICATION:

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- 2. Chapter 10.10.30.20.(1)(C)(ii)(a), By-law 569-2013**
The required minimum lot frontage for a townhouse is 9.0 m.
The new townhouse will have a lot frontage of 7.0 m.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The permitted maximum height of a building is 11.0 m.
The new townhouse will have a height of 11.5 m.
- 4. Chapter 10.10.40.10.(6), By-law 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The first floor of the townhouse will have a height of 2.7 m above established grade.
- 5. Chapter 10.10.40.30.(1), By-law 569-2013**
The permitted maximum building depth is 14.0 m.
The new townhouse will have a depth of 19.3 m.
- 6. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot (140.7 m²).
The new townhouse will have a floor space index equal to 1.31 times the area of the lot (306.0 m²).

7. **Chapter 10.10.40.70.(1), By-law 569-2013**
The required minimum front yard setback is 6.7 m.
The new townhouse will be located 6.4 m from the north front lot line.
8. **Chapter 10.10.80.40.(1), By-law 569-2013**
A vehicle entrance through the front main wall of a building on a lot with frontage less than 7.6 m is not permitted.
The lot will have a frontage of 7.0 m and the entrance will be located in the front main wall of the building.
9. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (17.06 m²) of the front yard shall be maintained as soft landscaping.
A total of 68% (15.6 m²) of the front yard will be maintained as soft landscaping.
10. **Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (27.8 m²) of the required rear yard landscaping shall be maintained as soft landscaping.
A total of 42% (23.38 m²) of the required rear yard landscaping will be maintained as soft landscaping.
11. **Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform with or without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5 m into the required rear yard setback, provided it is no closer than 2.4 m from a side lot line.
The rear deck will encroach 4.2 m into the required rear yard setback and will be located 0 m from east side lot line.
1. **Section 6(3) Part VII 1.(I), By-law 438-86**
The minimum required combined total lot frontage for townhouse buildings with three dwelling units is 27 m.
The three new row house buildings will have a combined total lot frontage of 20.88 m.
2. **Section 6(3) Part VII 1., By-law 438-86**
The minimum required lot frontage for a townhouse is 9.0 m.
The new row house will have a lot frontage of 7.0 m.
3. **Section 6(3) Part I 1., By-law 438-86**
The permitted maximum gross floor area is 0.6 times the area of the lot (140.7 m²).
The new row house will have a gross floor area equal to 1.31 times the area of the lot (306 m²).
4. **Section 6(3) Part II 2.(iii), By-law 438-86**
The minimum required front yard setback is 6.7 m.
The new row house will be located 6.4 m from the north front lot line.
5. **Section 6(3) Part II 5., By-law 438-86**
The maximum permitted building depth is 14.0 m.
The new row house will have a depth of 19.3 m.
6. **Section 6(3) Part II 8.D., By-law 438-86**
The maximum permitted projection of an uncovered platform from the front or rear main wall is 2.5 m.
The rear deck will project 4.6 m from the rear wall.

7. **Section 6(3) Part II 8.D.(I), By-law 438-86**
The maximum permitted height of an uncovered platform is 1.2 m above established grade.
The rear deck will have a height of **1.5 m** above established grade.
8. **Section 6(3) Part III 3(d)(i)D., By-law 438-86**
A minimum of 75% (19.13 m²) of the front yard area (area between the front lot line and the main front wall of the dwelling, and extending to the side lot lines) shall be maintained as soft landscaping.
A total of 61% (15.6 m²) of the front yard will be maintained as soft landscaping.
9. **Section 6(3) Part IV 3.(i), By-law 438-86**
An integral garage in a building on a lot with a lot frontage less than 7.62 m where the access to the garage is located in a wall facing the front lot line is not permitted.
The garage will be located in a wall that faces the front lot line with a frontage of 7.0 m.
10. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
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This decision is subject to the following condition(s):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

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