

Thursday, September 29, 2016

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

|                    |                               |            |                          |
|--------------------|-------------------------------|------------|--------------------------|
| File Number:       | A339/16EYK                    | Zoning     | RS & RD                  |
| Owner(s):          | VINCE STALTARI                | Ward:      | Etobicoke-Lakeshore (06) |
| Agent:             | VINCE STALTARI                | Heritage:  | Not Applicable           |
| Property Address:  | <b>9 MEAFORD AVE – PART 2</b> | Community: |                          |
| Legal Description: | PLAN 1581 LOT 135             |            |                          |

Notice was given and a Public Hearing was held on Thursday, September 29, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 330-23.A.(2)**  
The minimum required lot frontage is 12 m.  
The lot will have a frontage of 7.62 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23.A.(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 10.20.30.10.(1), By-law 569-2013 and Section 330-23.A.(1)**  
The lot will have an area of 290.13 m<sup>2</sup>.
- 3. Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.A.(9)**  
The maximum permitted gross floor area/floor space index is 0.35 times the area of the lot (101.61 m<sup>2</sup>).  
The proposed dwelling will have a gross floor area/floor space index equal to 0.7 times the area of the lot (202.56 m<sup>2</sup>).
- 4. Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The proposed dwelling will be located 0.91 m from the east side lot line and 0.61 m from the west side lot line.  
**Section 330-23.A.(7)**  
The minimum required side yard setback is 0.9 m.  
The proposed dwelling will be located 0.61 m from the west side lot line.

5. **Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
The eaves of the proposed dwelling will be located 0.05 m from the west side lot line.  
**Section 330-13.A.(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The eaves of the proposed dwelling will be located 0.36 m from the east side lot line and 0.05 m from the west side lot line.
6. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The proposed dwelling will have a front exterior main wall height of 7.9 m.
7. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 2.39 m above established grade.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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 applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B29/16EYK.**
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
  - 4.1 The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
    - a. Show on the site plan that each of the proposed driveways is designed with a minimum 2% positive slope from the roadway to the garage; and,
    - b. Illustrate a minimum of 2% to 4% positive slope for the proposed section of driveways that are located within the Meaford Avenue municipal boulevard; and,

- c. The site plan must be revised to include a notation on the drawing stating: “The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services (i.e. curb cut permits, etc.); and,
- d. Insert a notation on the site plan drawing stating that, "The redundant portion of the existing driveway and depressed curb that is being removed must be restored with sod and poured raised concrete curb within the Meaford Avenue municipal boulevard according to City of Toronto Design Standard Drawing No. T-600.11-1"; and,
- e. Insert a notation on the site plan drawing stating that, "The applicant shall submit a municipal road damage deposit before starting construction". The applicant is advised to contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section, at 416-338-1045, regarding municipal road damage deposit requirements.

**SIGNATURE PAGE**

|                    |                               |            |                          |
|--------------------|-------------------------------|------------|--------------------------|
| File Number:       | A339/16EYK                    | Zoning     | RS & RD                  |
| Owner:             | VINCE STALTARI                | Ward:      | Etobicoke-Lakeshore (06) |
| Agent:             | VINCE STALTARI                | Heritage:  | Not Applicable           |
| Property Address:  | <b>9 MEAFORD AVE – PART 2</b> | Community: |                          |
| Legal Description: | PLAN 1581 LOT 135             |            |                          |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

\_\_\_\_\_  
Megan McIver (signed)

DATE DECISION MAILED ON: Friday, October 7, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 19, 2016

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 \$300.00, 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).