



NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0094/15TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	HELEN LAUDA BESSIE ANAGNOSTOPOULOS	Ward:	Toronto-Danforth (29)
Agent:	LAWRENCE JEWELL	Heritage:	Not Applicable
Property Address:	10-12 THORNCLIFFE AVE	Community:	Toronto
Legal Description:	PLAN 2191Y E PT LOT 113 WPT LOT 114		

Notice was given and a Public Hearing was held on **Wednesday, February 10, 2016**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained- Parts 2 & 3, Draft R-Plan
12 Thorncliffe Avenue

The lot frontage is 5.78 m, and the lot area is 199.33 m². The existing two-storey fourplex on the lot will be converted into a single family semi-detached dwelling, requiring variances to the by-law as outlined in Application A1122/15TEY.

Easement/Right-of-way

Part 2 is subject to an existing easement/right-of-way in favour of the adjacent property to the west, municipally known as 14 Thorncliffe Avenue.

Conveyed- Part 4, Draft R-Plan
10 Thorncliffe Avenue

The lot frontage is 5.5 m, and the lot area is 184.3 m². The existing two-storey fourplex on the lot will be converted into a single family semi-detached dwelling, requiring variances to the by-law as outlined in Application A1121/15TEY.

Applications B0094/15TEY, A1121/15TEY, and A1122/15TEY 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 is premature.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.

SIGNATURE PAGE

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Property Address:	10-12 THORNCLIFFE AVE	Community:	Toronto
Legal Description:	PLAN 2191Y E PT LOT 113 WPT LOT 114		

DISSENTED

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, February 16, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, March 7, 2016**

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.

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1121/15TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owners:	HELEN LAUDA BESSIE ANAGNOSTOPOULOS	Ward:	Toronto-Danforth (29)
Agent:	LAWRENCE JEWELL	Heritage:	Not Applicable
Property Address:	10 THORNCLIFFE AVE	Community:	Toronto
Legal Description:	PLAN 2191Y E PT LOT 113 WPT LOT 114		

Notice was given and a Public Hearing was held on **Wednesday, February 10, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing two-storey building that currently functions as a fourplex into a single family semi-detached dwelling on the newly conveyed undersized residential lot as described in Consent Application B0094/15TEY. Also to construct a partial third storey addition with front and rear third floor balconies, and a rear ground floor deck.

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

- Chapter 200.5.10.1(1), By-law 569-2013**
A minimum of one parking space is required to be provided behind the front main wall of the building. In this case, there will be no parking spaces provided behind the front main wall of the building.
- Chapter 10.10.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The new lot will have a frontage of 5.5 m.
- Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
In this case, the front and rear exterior main walls of the altered dwelling will have a height of 9.86 m.
- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (110.508 m²).
The converted dwelling will have a floor space index equal to 1.18 times the area of the lot (217.1 m²).
- Section 4(4), By-law 438-86**
A minimum of one parking space is required to be provided behind the front main wall of the building. In this case, there will be no parking spaces provided behind the front main wall of the building.

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

The maximum permitted gross floor area is 0.6 times the area of the lot (110.508 m²).

The converted dwelling will have a residential gross floor area equal to 1.18 times the area of the lot (217.1 m²).

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

The minimum required lot frontage is 6.0 m.

The new lot will have a frontage of 5.5 m.

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.

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DISSENTED

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, February 16, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, March 1, 2016**

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:	A1122/15TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owners:	HELEN LAUDA BESSIE ANAGNOSTOPOULOS	Ward:	Toronto-Danforth (29)
Agent:	LAWRENCE JEWELL	Heritage:	Not Applicable
Property Address:	12 THORNCLIFFE AVE	Community:	Toronto
Legal Description:	PLAN 2191Y E PT LOT 113 WPT LOT 114		

Notice was given and a Public Hearing was held on **Wednesday, February 10, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing two-storey building that currently functions as a fourplex into a single family semi-detached dwelling on the newly conveyed undersized residential lot as described in Consent Application B0094/15TEY. Also to construct a partial third storey addition with front and rear third floor balconies, and a rear ground floor deck.

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

- 1. Chapter 10.10.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The new lot will have a frontage of 5.78 m.
- 2. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
In this case, the front and rear exterior main walls of the altered dwelling will have a height of 9.86 m.
- 3. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (119.52 m²).
The converted dwelling will have a floor space index equal to 1.09 times the area of the lot (217.1 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (119.52 m²).
The converted dwelling will have a residential gross floor area equal to 1.09 times the area of the lot (217.1 m²).
- 2. Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The new lot will have a frontage of 5.78 m.

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

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