

Thursday, February 18, 2016

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

File Number:	B070/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	SALLY-JANE CASEY MICHAEL CASEY	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP DEVELOPMENT SERVICES INC	Heritage:	Not Applicable
Property Address:	85 OAKRIDGE DR	Community:	Cliffcrest Community
Legal Description:	PLAN 3506 PT LOT 52		

Notice was given and the application considered on Thursday, February 18, 2016, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. The lot to be conveyed (Part 2) would have a frontage of 11.85 metres and a lot area of 622.3 square metres and the retained lot (Part 1) would have a frontage of 11.85 metres and a lot area of 622.9 square metres. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A392/15SC and A393/15SC.

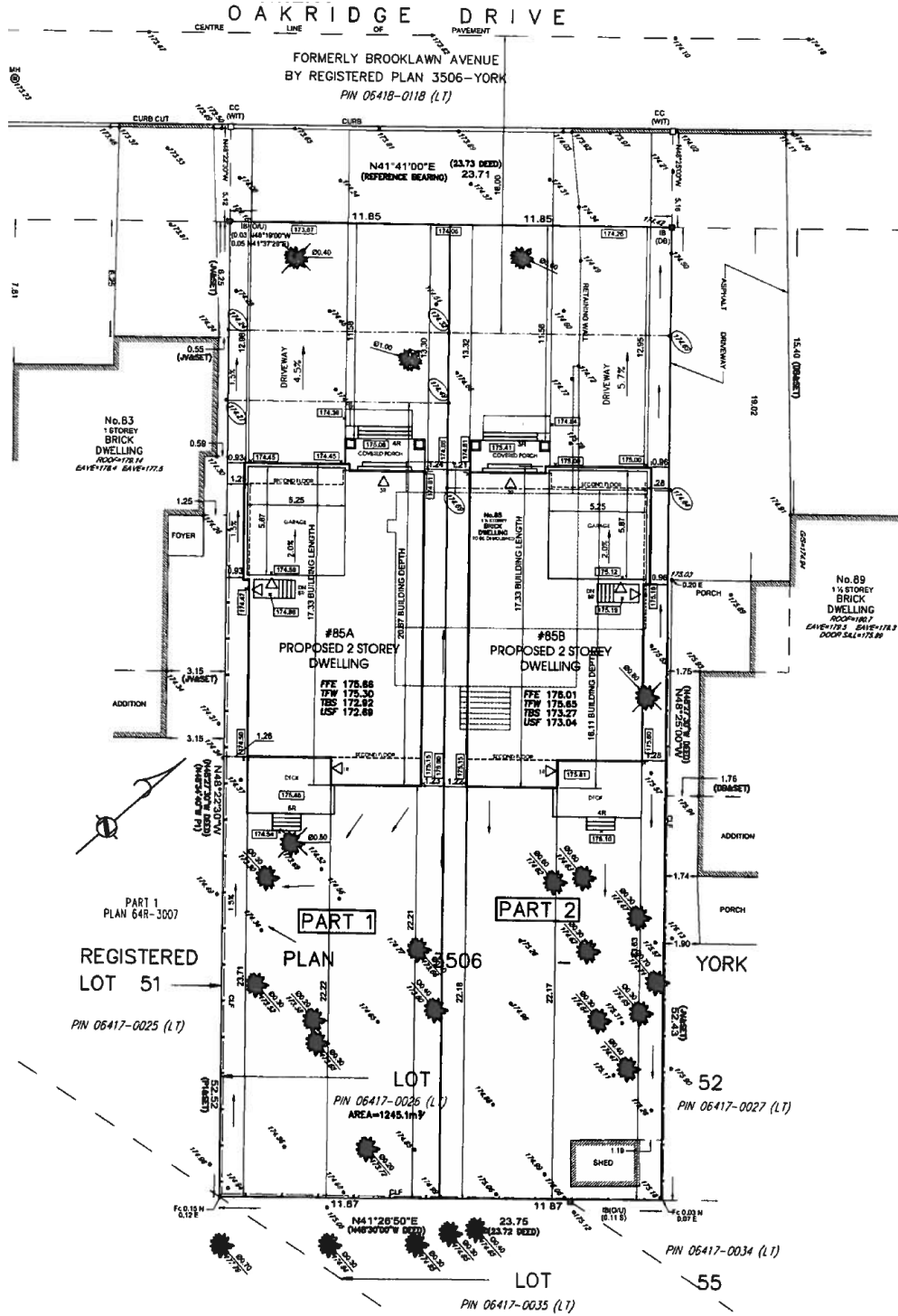
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Approved**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction.

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416 338-5033; vgomes@toronto.ca
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s). The application can be found on our website at www.toronto.ca/trees.
6. 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 number of trees required to be planted is two. The current cost of planting each tree is \$583.00, therefore Urban Forestry will require a payment in lieu in the amount of \$1,166.
7. The Owner shall obtain Final and Binding Decisions on minor variance applications A359/15SC and A360/15SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

Lot Division Plan



SIGNATURE PAGE

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Property Address:	85 OAKRIDGE DR	Community:	Cliffcrest Community
Legal Description:	PLAN 3506 PT LOT 52		

_____ Alexandra Flynn (signed)	_____ David Peacock (signed)	_____ Eden Gajraj (signed)
_____ Hena Kabir (signed)	_____ Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, February 23, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, March 14, 2016

CERTIFIED TRUE COPY

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough 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.

Thursday, February 18, 2016

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

File Number:	A392/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	SALLY-JANE CASEY	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP DEVELOPMENT SERVICES INC	Heritage:	Not Applicable
Property Address:	85 OAKRIDGE DR, Part 1	Community:	Cliffcrest Community
Legal Description:	PLAN 3506 PT LOT 52		

Notice was given and a Public Hearing was held on Thursday, February 18, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 11.85 metres lot frontage, whereas the Zoning By-law requires a minimum of 13.5 metres lot frontage.
2. To permit the proposed 282.5 square metres floor space or 0.46 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor space or 0.5 times the lot area.
3. To permit the 0.93 metres west side yard setback, whereas the Zoning By-law requires a minimum of 1.2 metres side yard setback.
4. To permit the proposed 1.3 metres height of the first floor above the established grade, whereas the Zoning By-law permits maximum 1.2 metres height of the first floor above the established grade.
5. To permit the proposed building length of 17.4 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.

6. To permit the proposed building depth of 20.7 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building length of 19 metres.

By-law No. 8786

7. To permit the proposed 11.85 metres lot frontage, whereas the Zoning By-law requires a minimum of 13.5 metres lot frontage.
8. To permit the proposed 282.5 square metres floor space or 0.46 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor space or 0.5 times the lot area.
9. To permit the 0.93 metres west side yard setback, whereas the Zoning By-law requires a minimum of 1.2 metres side yard setback.
10. To permit the proposed 1.1 metres height of the basement ceiling above the mean grade, whereas the Zoning By-law permits maximum 1 metres height of the basement ceiling above the mean grade.
11. To permit the proposed 1.23 metres east side yard and 1.25 metres west side yard setback for a second storey, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback for a second storey.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

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Property Address:	85 OAKRIDGE DR, Part 1	Community:	Cliffcrest Community
Legal Description:	PLAN 3506 PT LOT 52		

Alexandra Flynn (signed)

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, February 23, 2016

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, March 9, 2016

CERTIFIED TRUE COPY

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough Panel

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

File Number:	A393/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	MICHAEL CASEY	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP DEVELOPMENT SERVICES INC	Heritage:	Not Applicable
Property Address:	85 OAKRIDGE DR, Part 2	Community:	Cliffcrest Community
Legal Description:	PLAN 3506 PT LOT 52		

Notice was given and a Public Hearing was held on Thursday, February 18, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 11.85 metres lot frontage, whereas the Zoning By-law requires a minimum of 13.5 metres lot frontage.
2. To permit the proposed 282.5 square metres floor space or 0.46 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor space or 0.5 times the lot area.
3. To permit the 0.96 metres east side yard setback, whereas the Zoning By-law requires a minimum of 1.2 metres side yard setback.
4. To permit the proposed 1.3 metres height of the first floor above the established grade, whereas the Zoning By-law permits maximum 1.2 metres height of the first floor above the established grade.
5. To permit the proposed building length of 17.4 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
6. To permit the proposed 12.95 metres front yard setback, whereas the Zoning By-law requires a minimum 15.99 metres front yard setback.

By-law No. 8786

7. To permit the proposed 11.85 metres lot frontage, whereas the Zoning By-law requires a minimum of 13.5 metres lot frontage.
8. To permit the proposed 282.5 square metres floor space or 0.46 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor space or 0.5 times the lot area.
9. To permit the 0.96 metres east side yard setback, whereas the Zoning By-law requires a minimum of 1.2 metres side yard setback.
10. To permit the proposed 1.2 metres height of the basement ceiling above the mean grade, whereas the Zoning By-law permits maximum 1 metres height of the basement ceiling above the mean grade.
11. To permit the proposed 1.28 metres east side yard and 1.21 metres west side yard setback for a second storey, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback for a second storey.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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.
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