

Thursday, March 10, 2016

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

File Number:	B63/15EYK	Zoning	RD & R2
Owner(s):	JUAN ALFREDO CORDERO PATRICIA BURKE	Ward:	Etobicoke Centre (04)
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W	Community:	
Legal Description:	PLAN 3275 LOT 3		

Notice was given and the application considered on Thursday, March 10, 2016, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 10.06 m and the lot area is 484 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A541/15EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 10.06 m and the lot area is 484.7 m<sup>2</sup>. The existing dwelling and garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A540/15EYK.

**Part 3**

Part 3 has an area of 8 m<sup>2</sup> and will be dedicated to the City for purposes of a road widening.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Refused**

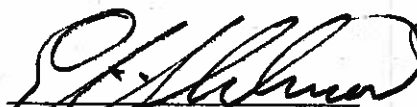
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

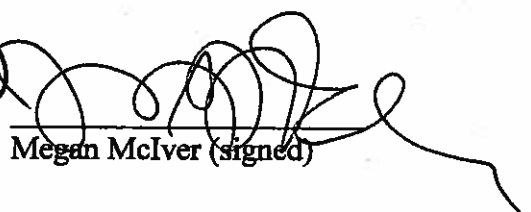
- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.


**SIGNATURE PAGE**

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Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W	Community:	
Legal Description:	PLAN 3275 LOT 3		

  
Allan Smithies (signed)

  
Edwin (Ted) Shepherd  
(signed)

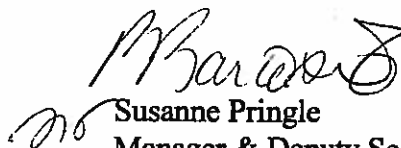
  
Megan McIver (signed)

  
Nathan Muscat (signed)

DATE DECISION MAILED ON: Friday, March 18, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, April 7, 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 \$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](http://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, March 10, 2016

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

File Number:	A540/15EYK	Zoning:	RD & R2
Owner(s):	JUAN ALFREDO CORDERO PATRICIA BURKE	Ward:	Etobicoke Centre (04)
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W - PART 1	Community:	
Legal Description:	PLAN 3275 LOT 3		

Notice was given and a Public Hearing was held on Thursday, March 10, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 484.68 m<sup>2</sup>.
- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 10.1 m.
- Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107**  
The maximum permitted floor space index is 0.5 times the area of the lot (242.34 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a floor space index of 0.77 (374.8 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 10.5.40.50.(2), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 320-41.A.**  
The minimum required side yard setback is 0.9 m.  
**Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m and the minimum aggregate width of the side yards shall not equal less than 2.1 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 10.5.40.50.(2), By-law 569-2013 and Section 320-41.A. and Section 320-42.1.C.(1)**  
The new dwelling will be located 0.6 m from the south side lot line, 1.2 m from the north lot line, and will have a total aggregate side yard setback of 1.8 m.

5. **Section 10.5.40.50.(2)(B), By-law 569-2013 & Section 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 11.4 m.  
The new dwelling will be located 9.9 m from the rear lot line.
6. **Section 320-42.1.B.(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 7.5 m.
7. **Section 10.20.40.10.(2)(A)(i) & (ii), By-law 569-2013**  
The maximum permitted height of 60% of the front and rear exterior main walls is 7 m.  
The new dwelling will have a front and rear exterior main wall height of 7.5 m.
8. **Section 10.20.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line that abuts a street is 7 m.  
The new dwelling will have a side exterior main wall height of 7.5 m facing a side lot line that abuts a street.
9. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls that do not face a side lot line that abuts a street is 7 m.  
The new dwelling will have a side exterior main wall height of 7.5 m that do not face a side lot line that abuts a street.
10. **Section 10.5.40.60.(1)(B), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required front yard setback, if it is no closer to a side lot line than the required side yard setback of 1.2 m.  
The ground floor deck will encroach into the required front yard setback and is 0.6 m closer to the side lot line than the required setback.
11. **Section 320-42.E.**  
The maximum permitted rear projection is 2.3 m.  
The proposed rear deck and stairs will project 3.2 m into the rear yard.
12. **Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above a second storey is 4 m.  
The proposed second storey rear deck will have an area of 16.8 m<sup>2</sup>.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

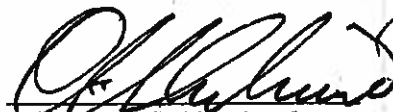
It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:


- 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:	A540/15EYK	Zoning	RD & R2
Owner:	JUAN ALFREDO CORDERO	Ward:	Etobicoke Centre (04)
	PATRICIA BURKE		
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W - PART 1	Community:	
Legal Description:	PLAN 3275 LOT 3		

  
Allan Smithies (signed)

  
Edwin (Ted) Shepherd  
(signed)


  
Megan McIver (signed)

  
Nathan Muscat (signed)

DATE DECISION MAILED ON: Friday, March 18, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 30, 2016

CERTIFIED TRUE COPY

  
Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 10, 2016

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

File Number:	A541/15EYK	Zoning:	RD & R2
Owner(s):	JUAN ALFREDO CORDERO PATRICIA BURKE	Ward:	Etobicoke Centre (04)
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W - PART 2	Community:	
Legal Description:	PLAN 3275 LOT 3		

Notice was given and a Public Hearing was held on Thursday, March 10, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot area will be 483.98 m<sup>2</sup>.
- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot frontage will be 10.1 m.
- Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107**  
The maximum permitted floor space index is 0.5 times the area of the lot (241.99 m<sup>2</sup>).  
The new dwelling, including the attached garage, will have a floor space index of 0.77 (374.8 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 10.5.40.50.(2)(C), By-law 569-2013**  
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The new dwelling will be located 9.9 m from the rear lot line.
6. **Section 320-42.1.B.(2)**  
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The maximum permitted height of 60% of the front and rear exterior main walls is 7 m.  
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9. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
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It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

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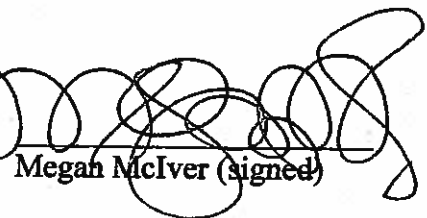
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Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	4671 DUNDAS ST W - PART 2	Community:	
Legal Description:	PLAN 3275 LOT 3		




Allan Smithies (signed)



Edwin (Ted) Shepherd  
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