

Thursday, November 3, 2016

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

File Number:	B0053/16SC	Zoning	Residential Detached (RD) & Single Family Residential (S) Zone [Waiver]
Owner(s):	PAUL JHUNG JIN SOO KIM	Ward:	Scarborough Centre (37)
Agent:	NK DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>72 GOODERHAM DR</b>	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 30		

Notice was given and the application considered on Thursday, November 3, 2016, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two (2) undersized residential lots.

**Conveyed - Part 1**

The lot will have a frontage of 11.05 m and an area of 507.1 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0267/16SC.

**Retained - Part 2**

The lot will have a frontage of 11.05 m and an area of 507 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0268/16SC.

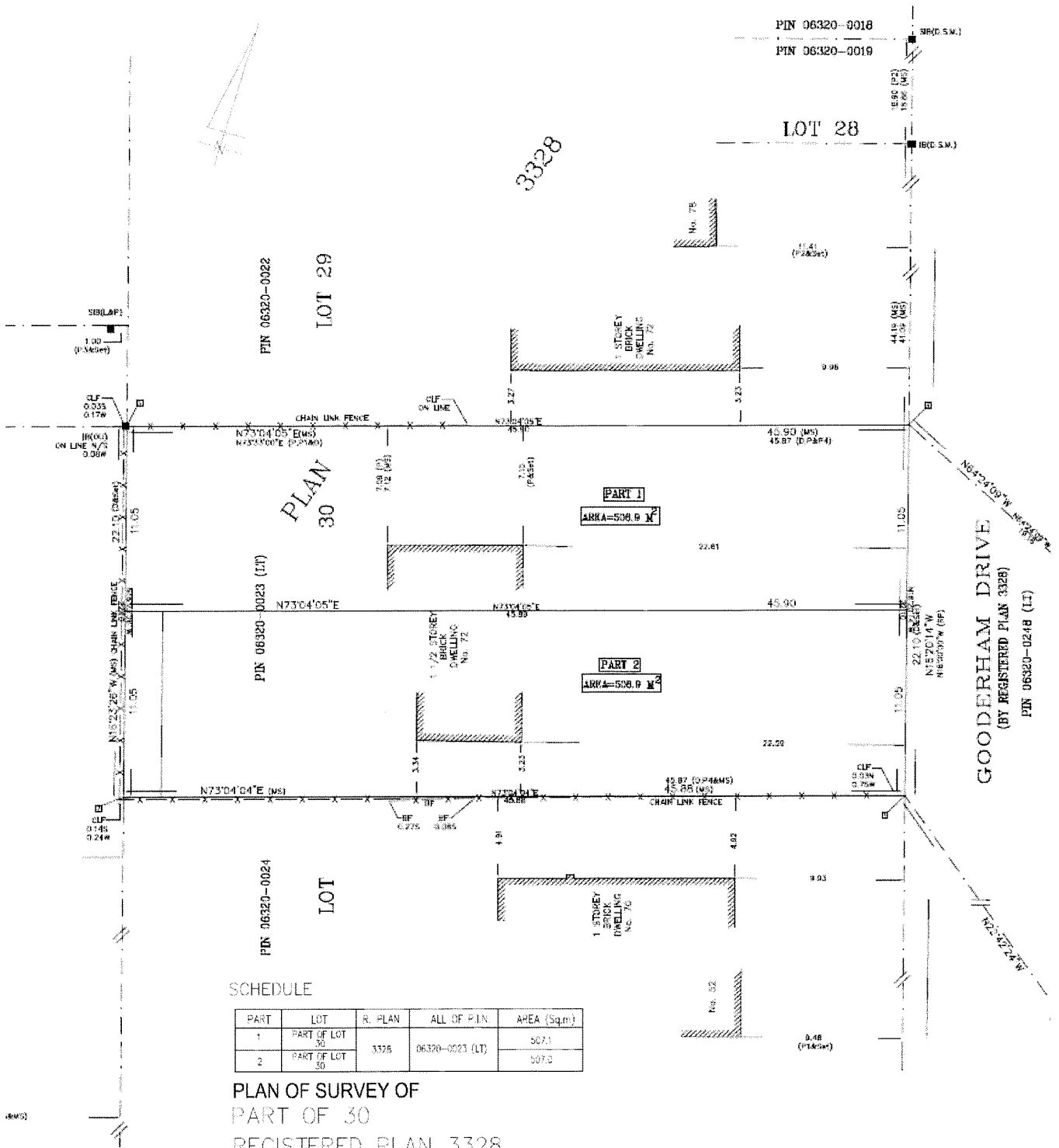
The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Approved on Condition**

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 create new lots as shown on the attached lot division plan on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

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.
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 following conditions shall be fulfilled to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District:
  - a. Where there are no existing street trees, the applicant shall provide to Urban Forestry a 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 (2)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. The Owner shall obtain Final and Binding Decisions on minor variance applications A0267/16SC and A0268/16SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
7. 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.

**Attachment 1: Lot Division Plan**



**SCHEDULE**

PART	LOT	R. PLAN	ALL OF P.LIN.	AREA (Sq.m)
1	PART OF LOT 30	3328	06320-0023 (LT)	507.1
2	PART OF LOT 30			507.8

**PLAN OF SURVEY OF  
PART OF 30  
REGISTERED PLAN 3328  
CITY OF TORONTO  
(FORMERLY THE CITY OF SCARBOROUGH)**

**SIGNATURE PAGE**

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Legal Description:	PLAN 3328 PT LOT 30		

\_\_\_\_\_  
David Peacock

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 8, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, November 28, 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 \$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).

**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, November 3, 2016

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

File Number:	A0267/16SC	Zoning	Residential Detached (RD) & Single Family Residential (S) Zone [Waiver]
Owner(s):	PAUL JHUNG JIN SOO KIM	Ward:	Scarborough Centre (37)
Agent:	NK DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>72 GOODERHAM DR – PT 1</b>	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, November 3, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling on Part 1.

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

By-law No. 569-2013 and By-law No. 9511:

1. The proposed lot frontage is 11.05 m;  
Whereas the minimum required lot frontage is 12 m.
2. The proposed dwelling will be located 0.9 m from the south lot line;  
Whereas the minimum required side yard setback is 1.2 m.

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**

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.

**SIGNATURE PAGE**

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Owner:	PAUL JHUNG JIN SOO KIM	Ward:	Scarborough Centre (37)
Agent:	NK DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>72 GOODERHAM DR – PT 1</b>	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 30		

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David Peacock

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Eden Gajraj (signed)

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Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 8, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 23, 2016

CERTIFIED TRUE COPY

Denise Rundle  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, November 3, 2016

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

File Number:	A0268/16SC	Zoning	Residential Detached (RD) & Single Family Residential (S) Zone [Waiver]
Owner(s):	PAUL JHUNG JIN SOO KIM	Ward:	Scarborough Centre (37)
Agent:	NK DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>72 GOODERHAM DR – PT 2</b>	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, November 3, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling on Part 2.

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

By-law No. 569-2013 and By-law No. 9511:

1. The proposed lot frontage is 11.05 m;  
Whereas the minimum required lot frontage is 12 m.
2. The proposed dwelling will be located 0.9 m from the north lot line;  
Whereas the minimum required side yard setback is 1.2 m.

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- The general intent and purpose of the Zoning By-law is maintained.
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- In the opinion of the Committee, the variance(s) is minor.

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Owner:	PAUL JHUNG JIN SOO KIM	Ward:	Scarborough Centre (37)
Agent:	NK DESIGN GROUP	Heritage:	Not Applicable
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Legal Description:	PLAN 3328 PT LOT 30		

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David Peacock

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Eden Gajraj (signed)

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