



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0014/16TEY	Zoning	CR(h) (ZPR)
Owner(s):	CASTLEPOINT GREYBROOK STERLING INC	Ward:	Davenport (18)
Agent:	ANTONIO DE FRANCO	Heritage:	Designated
Property Address:	158, 164 & 200 STERLING RD	Community:	Toronto
Legal Description:	PLAN 1261 BLK F PLAN 1260 PT BLK E PLAN M-44 LOTS 45 TO 53 PT LOTS 22 24 25 44 PT 1 FT RESERVE RP 66R25805 PARTS 1 TO 7 14		

Notice was given and a Public Hearing was held on **Thursday, June 9, 2016**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property to create two lots. Note: The retained lot forms the lands within a draft plan of subdivision application (12 226212 STE 18 SB).

Conveyed – Parts 1 and 2, Draft R-Plan

Address to be assigned

The lot frontage is 121 m on Perth Avenue and the lot area is 4,590 m². The lot frontage is contemplated to be 153 m on Perth Avenue with a proposed re-alignment of Perth Avenue through a draft plan of subdivision on the retained lot.

The lot will contain 32, three-storey townhouses.

Retained – Parts 3, 4, 6, 7, 8, 9, 10 and 11, Draft R-Plan

Address to be assigned

The lot area is 22,136 m². The lot will contain a future phased mixed-use development through a plan of subdivision.

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 the transaction as shown on the plan filed with the Committee of Adjustment 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.
- (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.
- (4) **Two 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.
- (5) Submission of servicing and grading plans for the conveyed lands to the satisfaction of the Executive Director of Works and Emergency Services.
- (6) Arrangements for secured access for pedestrians and vehicles to be provided for the proposed townhouses not fronting upon a public road to the satisfaction of the Executive Director of Works and Emergency Services.
- (7) Arrangements of the Owner to provide winter maintenance and collection of solid waste and recyclables for the units not fronting on an active roadway to the satisfaction of the Executive Director of Works and Emergency Services.
- (8) Conditions 5-7, above, may be secured by an agreement to the satisfaction of the City Solicitor.
- (9) 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.

SIGNATURE PAGE

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Robert Brown (signed)

Edmund Carlson (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **Wednesday, June 15, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, July 5, 2016**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting 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:	A0259/16TEY	Zoning	CR(h) (ZPR)
Owner(s):	CASTLEPOINT GREYBROOK STERLING INC	Ward:	Davenport (18)
Agent:	ANTONIO DE FRANCO	Heritage:	Designated
Property Address:	158, 164 & 200 STERLING RD	Community:	Toronto
Legal Description:	PLAN 1261 BLK F PLAN 1260 PT BLK E PLAN M-44 LOTS 45 TO 53 PT LOTS 22 24 25 44 PT 1 FT RESERVE RP 66R25805 PARTS 1 TO 7 14		

Notice was given and a Public Hearing was held on **Thursday, June 9, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved by Site Specific By-law 943-2015 (OMB) for lands identified as Block 1, and also described as the conveyed lot in Consent Application B0014/15TEY. The development scheme, comprised of 32, three-storey townhouses, requires an increase to the permitted residential gross floor area, reduced window setbacks and lot frontages which do not front onto a public street.

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

1. Section 8(3) Part II 1(A)(ii), By-law 438-86

A residential building on a lot in a CR district in which a window of a dwelling unit (other than a window of a kitchen or bathroom) or a window of a dwelling room in the building shall not be closer than 5.5 m to a wall, or to a lot line that is not a street line or that does not abut a public park.
Unit Number 32 will be located for 1.2 m from the west side lot line which does not abut a street line or a public park.
Unit Number 1 will be located 1.2 m from the east side lot line which does not abut a street line or a public park.

2. Section 4(11)(A), By-law 438-86

The minimum required frontage where the residential lot fronts onto or abuts a highway assumed for public highway purposes is 3.5 m.
The row houses identified as Unit Numbers 1 to 7 within townhouse Block D will be located on lots with no portion of the front lot line fronting or abutting a highway assumed for public highway purposes.

3. Section 6.1(a), Site Specific By-law 943-2015 (OMB)

The maximum permitted residential gross floor area on Block 1 is 5,230 m².
In this case, the residential gross floor area will be 5,753 m².

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 approve 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) Pedestrian and vehicular access, access for emergency vehicles, servicing, private collection of solid waste and recyclables, and winter maintenance relating to the proposed townhouse units not fronting on an open and active public road shall be provided to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Engineering and Construction Services.
- (2) The owner shall enter into an agreement pursuant to Section 45(9.1) of the *Planning Act* to secure the requirements set out in condition (1) above on terms satisfactory to the Chief Planner and Executive Director, City Planning, the Executive Director, Engineering and Construction Services, which agreement will be registered on title to the satisfaction of the City Solicitor.

SIGNATURE PAGE

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Robert Brown (signed)

Edmund Carlson (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **Wednesday, June 15, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Wednesday, June 29, 2016**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

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