



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

File Number:	A0951/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
Owner(s):	ROBBIE CAMPBELL NICOLE NIESSNER	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	28 B GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 7 TO 9		

Notice was given and a Public Hearing was held on **Wednesday, January 18, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.98 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.21 m.
- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (152.83 m²).
The altered dwelling will have a floor space index equal to 1.22 times the area of the lot (186.94 m²).
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (19.06 m²).
In this case, the rear yard soft landscaping area will be equal to 6% (4.38 m²).

1. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.98 m.
2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.
3. **Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.21 m.
5. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (152.83 m²).
The altered dwelling will have a gross floor equal to 1.22 times the area of the lot (186.94 m²).
6. **Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (45.85 m²).
In this case, the landscaped open space area will be equal to 26% of the area of the lot (39.59 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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):

The roof top deck above the rear garage shall be constructed with opaque privacy screening or fencing that is permanent, located on the north and south edges at a minimum height of 1.5 m, measured from the floor of the deck.



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

File Number:	A0952/16TEY	Zoning:	R (d1.0) (x806) & R4 Z1.0 (BLD)
Owner(s):	KA WAI TAM JULIE TIN SHU FUNG	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	30 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 4 TO 6		

Notice was given and a Public Hearing was held on **Wednesday, January 18, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.05 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.23 m.
- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (152.63 m²).
The altered dwelling will have a floor space index equal to 1.11 times the area of the lot (169.56 m²).
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (19.06 m²).
In this case, the rear yard soft landscaping area will be equal to 3% (2.10 m²).

1. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.05 m.
2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.
3. **Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.23 m.
5. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (152.63 m²).
The altered dwelling will have a gross floor equal to 1.11 times the area of the lot (169.56 m²).
6. **Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space is 30% of the area of the lot (45.79 m²).
In this case, the landscaped open space area will be equal to 26% of the area of the lot (39.36 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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):

The roof top deck above the rear garage shall be constructed with opaque privacy screening or fencing that is permanent, located on the north and south edges at a minimum height of 1.5 m, measured from the floor of the deck.

SIGNATURE PAGE

File Number:	A0952/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
Owner(s):	KA WAI TAM JULIE TIN SHU FUNG	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	30 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 4 TO 6		



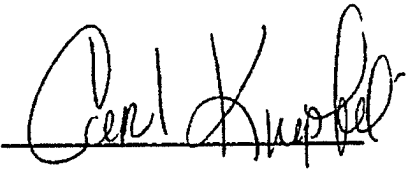
Alex Bednar

DISSENTED

Michael Clark



Donald Granatstein



Carl Knipfel

DATE DECISION MAILED ON: Tuesday, January 24, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 7, 2017

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 \$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

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

File Number:	A0953/16TEY	Zoning:	R (d1.0) (x806) & R4 Z1.0
Owner(s):	GEOFFREY BROWN VIVIAN ROSSTEUSCHER	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	30 B GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 1 TO 3		

Notice was given and a Public Hearing was held on **Wednesday, January 18, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

1. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.06 m.
2. **Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.0 m.
3. **Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.26 m.
4. **Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (172.39 m²).
The altered dwelling will have a floor space index equal to 1.04 times the area of the lot (178.46 m²).
5. **Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (21.54 m²).
In this case, the rear yard soft landscaping area will be equal to 14% (12.32 m²).
1. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 7.06 m.

2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.0 m.
3. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.26 m.
4. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (172.39 m²).
The altered dwelling will have a gross floor equal to 1.04 times the area of the lot (178.46 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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):

The roof top deck above the rear garage shall be constructed with opaque privacy screening or fencing that is permanent, located on the north and south edges at a minimum height of 1.5 m, measured from the floor of the deck.



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

File Number:	A0950/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
Owner(s):	JOHN-PAUL ADAMO CHRISTINA VENA	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	28 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 10 TO 12		

Notice was given and a Public Hearing was held on **Wednesday, January 18, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rooftop deck above the existing one-storey rear garage.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.99 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The north side yard setback will be 0.0 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The south side yard setback will be 0.27 m.
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.16 m.
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping must be soft landscaping (23.61 m²).
In this case, the rear yard soft landscaping area will be equal to 7% (6.51 m²).
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
In this case, the rear yard setback will be 6.99 m.

2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The north side yard setback will be 0.0 m.
3. **Section 6(3) part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The south side yard setback will be 0.27 m.
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 25.16 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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):

The roof top deck above the rear garage shall be constructed with opaque privacy screening or fencing that is permanent, located on the north and south edges at a minimum height of 1.5 m, measured from the floor of the deck.

SIGNATURE PAGE

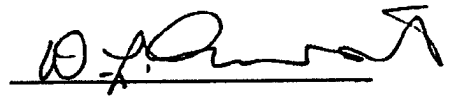
File Number:	A0950/16TEY	Zoning	R (d1.0) (x806) & R4 Z1.0 (BLD)
Owner(s):	JOHN-PAUL ADAMO CHRISTINA VENA	Ward:	Trinity-Spadina (19)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	28 A GIVINS ST	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 24 RP 66R25639 PARTS 10 TO 12		



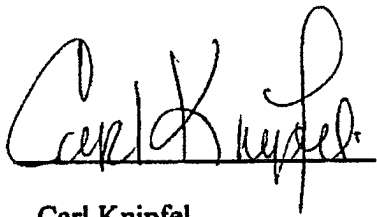
Alex Bednar

DISSENTED

Michael Clark



Donald Granatstein

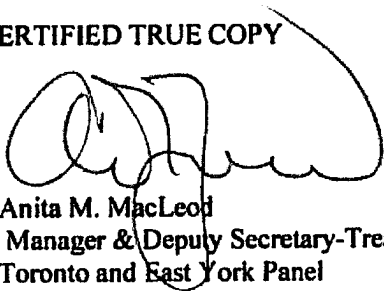


Carl Knipfel

DATE DECISION MAILED ON: Tuesday, January 24, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 7, 2017

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 \$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