



City Planning Division

Committee of Adjustment
Toronto and East York District

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Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A1295/16TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	GEORGE STAVROPOULOS MARY STAVROPOULOS	Ward:	Toronto-Danforth (29)
Agent:	ARISTOTLE CHRISTOU	Heritage:	Not Applicable
Property Address:	263 GAMBLE AVE (PART 1)	Community:	East York
Legal Description:	PLAN M39 PT LOT 55 PT LOT 56		

Notice was given and a Public Hearing was held on **Wednesday, April 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral garage as described in Consent Application B0094/16TEY.

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

- Chapter 10.20.20.40.(1), By-law 569-2013**
A dwelling unit is only permitted in a detached house.
In this case, the dwelling unit will be located in a semi-detached house.
- Chapter 10.20.20.10.(1), By-law 569-2013**
A dwelling unit use is only permitted in a detached house.
In this case, the dwelling unit use will be located in a semi-detached house.
- Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The lot frontage of the conveyed lot will be 4.877 m.
- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (52.03 m²).
The lot coverage will be equal to 48% of the area of the lot (71.47 m²).
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (111.49 m²).
The new semi-detached dwelling will have a floor space index equal to 1.04 times the area of the lot (155.82 m²).

6. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.61 m from the east side lot line and 0.0 m from the west side lot line.
7. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (10.24 m²).
In this case, 64% (8.8 m²) of the front yard will be soft landscaping.
8. **Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main wall of the new semi-detached dwelling will be 8.17 m.
9. **Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of rear exterior main wall of the new semi-detached dwelling will be 7.52 m.
10. **Chapter 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 is 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.0 m.
11. **Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will be located 2.65 m above established grade.
1. **Section 7.4.2, By-law 6752**
In a RIC zone, the only permitted building is a detached dwelling.
In this case, a semi-detached dwelling will be a permitted building.

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:

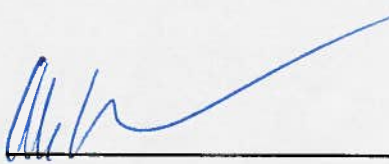
The Minor Variance Application is Approved

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.

SIGNATURE PAGE

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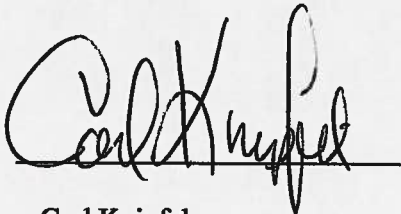
Alex Bednar

DISSENTED

Michael Clark



Donald Granatstein



Carl Knipfel

DISSENTED

Lisa Valentini

DATE DECISION MAILED ON: **Tuesday, May 2, 2017**
LAST DATE OF APPEAL: **Tuesday, May 16, 2017**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit 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.

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.