



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
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:	A1296/16TEY	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 2)	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 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 185 m<sup>2</sup>.  
In this case, the lot area of the retained lot will be 148.65 m<sup>2</sup>.
- 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 retained 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 m<sup>2</sup>).  
The lot coverage will be equal to 48% of the area of the lot (71.47 m<sup>2</sup>).

6. **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 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.04 times the area of the lot (155.82 m<sup>2</sup>).
7. **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.
8. **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 m<sup>2</sup>).  
In this case, 64% (8.8 m<sup>2</sup>) of the front yard will be soft landscaping.
9. **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.
10. **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.
11. **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.
12. **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 house.  
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:**

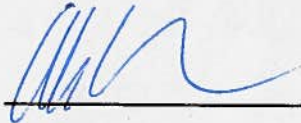
**The Minor Variance Application is Approved**

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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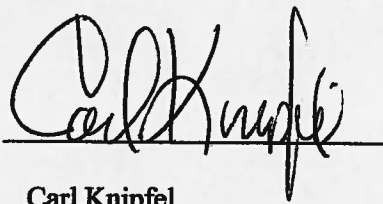
Alex Bednar

**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](http://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](http://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.