

Thursday, October 6, 2016

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0060/15NY	Zoning	R2z0.6/R(f7.5m;d0.6)waiver
Owner(s):	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

Notice was given and the application considered on Thursday, October 6, 2016, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

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

#### **Retained - Parts 1 and 2 (16A Ranleigh)**

##### **Address to be assigned**

The proposed frontage is 8.28m. The proposed minimum lot area is 219.7m<sup>2</sup>. The property will be redeveloped as the western half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1021/15NY. There is an existing easement on PART 1.

#### **Conveyed - Part 3 (16B Ranleigh)**

##### **Address to be assigned**

The proposed frontage is 5.58m. The proposed minimum lot area is 160.25m<sup>2</sup>. The property will be redeveloped as the eastern half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A1022/15NY.

#### **THE COMMITTEE OF ADJUSTMENT & CONSENTS**

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

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 the creation of new lots as shown on the plan attached to this decision 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 within ONE YEAR of the date of the this Decision:

- (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) 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.

**PLAN 66R**

RECEIVED AND DEPOSITED

DATE: AUGUST 04, 2016

DATE: \_\_\_\_\_, 2016

A. MITSCHER & AZIZ INC.

REGISTERED LAND SURVEYOR FOR THE PROVINCE OF ONTARIO

**PLAN OF SURVEY OF  
PART OF PART OF LOTS 1 & 2  
REGISTERED PLAN M-260  
CITY OF TORONTO**

SCALE = 1 : 200  
MITSCHER & AZIZ INC., O.L.S.

ALL METRIC DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- 1. BOUNDARIES
  - 2. EXISTING BUILDINGS
  - 3. EXISTING DRIVEWAYS
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  - 100. EXISTING DRIVEWAYS

**SCHEDULE**

NO.	DESCRIPTION	AREA	REMARKS
1	1.1.1	4.80	1.1.1.1
2	1.1.2	4.80	1.1.2.1
3	1.1.3	4.80	1.1.3.1

PART 1 - SUBJECT TO RIGHT OF WAY AS SHOWN ON PLAN M-260

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN AND CORRECT AS IN ACCORDANCE WITH THE REGULATION MADE UNDER THE REGULATION MADE UNDER THE

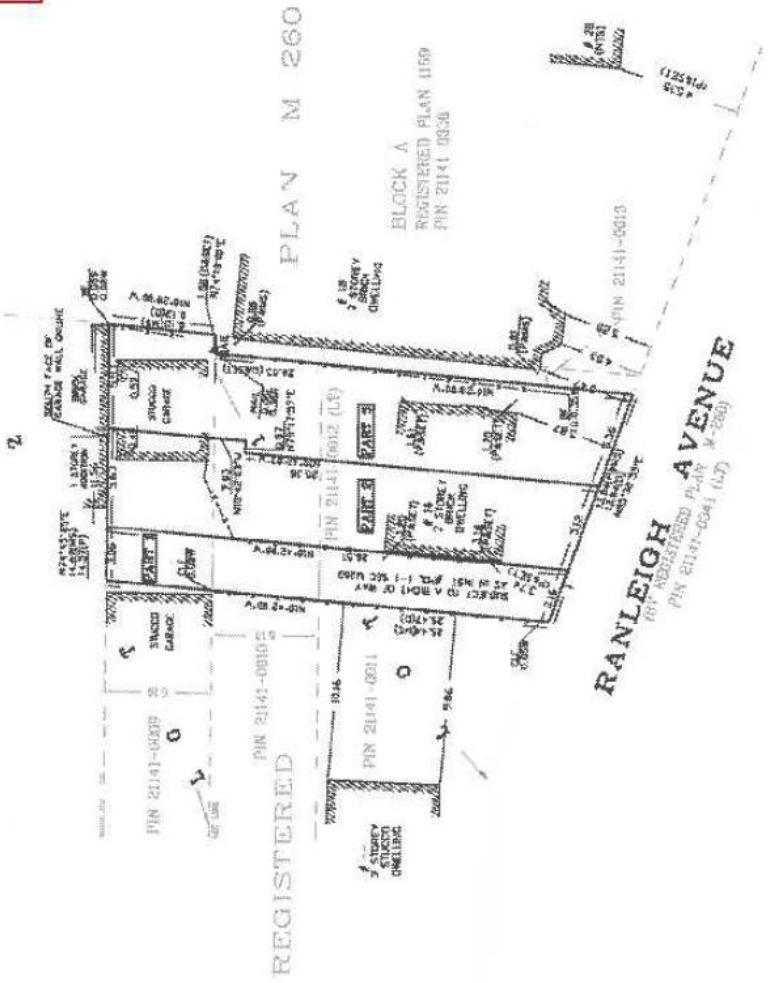
AUGUST 04, 2016  
DATE

**MITSCHER & AZIZ INC.**  
REGISTERED LAND SURVEYOR

**PROJECT INFORMATION**

PROJECT NUMBER	PROJECT
615-183	16 RANLEIGH AVENUE (RP)
DRAWN BY	CHECKED BY
JI	A.A.

B0060/15NY  
A1021/15NY  
A1022/15NY



RECEIVED  
CITY OF TORONTO - PLANNING  
AUGUST 5, 2016

YONGE STREET

**SIGNATURE PAGE**

File Number:	B0060/15NY	Zoning	R2z0.6/R(f7.5m;d0.6)waiver
Owner(s):	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

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Beth Levy (signed)

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Bruce Mullock (signed)

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Rick Ross (signed)

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Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 2, 2016

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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 [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, October 6, 2016

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

File Number:	A1021/15NY	Zoning:	R2z0.6/R(f7.5m;d0.6)waiver
Owner(s):	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE (PARTS 1 &amp; 2)</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

Notice was given and a Public Hearing was held on Thursday, October 6, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct the western half of a new three-storey semi-detached dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.50.10.(3) - Rear Yard Landscaping, Zoning By-law 569-2013**  
On a lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping, if the lot frontage is greater than 6.0m.  
The proposed rear yard landscaping is 29.2% (19.18m<sup>2</sup>).
- 2. Chapter 10.10.30.10.(1), Zoning By-law 569-2013**  
The required minimum lot area is 225m.  
The proposed minimum lot area is 219.7m<sup>2</sup>.
- 3. Chapter 10.10.40.10.(1), Zoning By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0m.  
The proposed height of the building/structure is 10.50m.
- 4. Chapter 10.10.40.10.(2), Zoning By-law 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 9.58m.
- 5. Chapter 10.10.40.40.(1), Zoning By-law 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot: 131.82m<sup>2</sup>.  
The proposed floor space index is 0.87 times the area of the lot: 191.2m<sup>2</sup>.

6. **Section 6(3) Part I 1, Zoning By-law 438-86**  
The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 131.82m<sup>2</sup>.  
The proposed residential gross floor area of the building is 191.2m<sup>2</sup>.
7. **Section 4(2), Zoning By-law 438-86**  
The by-law permits a maximum height of 10.0m.  
The proposed building height is 10.5m.
8. **Section 6(3) Part III 1(a), Zoning By-law 438-86**  
The by-law requires a minimum of 30% of the lot to be used for landscape open space.  
The proposed landscape open space is equal to 17.2% of the lot.
9. **Section 6(3) Part II (4), Zoning By-law 438-86**  
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.  
The proposed building will have a rear yard setback of 0.0m.

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 Modified and Approved**

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

2. **Chapter 10.10.30.10.(1), Zoning By-law 569-2013**  
The required minimum lot area is 225m.  
The proposed minimum lot area is 219.7m<sup>2</sup>.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. **Chapter 10.5.50.10.(3) - Rear Yard Landscaping, Zoning By-law 569-2013**  
On a lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping, if the lot frontage is greater than 6.0m.  
The proposed rear yard landscaping is 29.2% (19.18m<sup>2</sup>).
3. **Chapter 10.10.40.10.(1), Zoning By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0m.  
The proposed height of the building/structure is 10.50m.
4. **Chapter 10.10.40.10.(2), Zoning By-law 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 9.58m.

5. **Chapter 10.10.40.40.(1), Zoning By-law 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot: 131.82m<sup>2</sup>.  
The proposed floor space index is 0.87 times the area of the lot: 191.2m<sup>2</sup>.
6. **Section 6(3) Part I 1, Zoning By-law 438-86**  
The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 131.82m<sup>2</sup>.  
The proposed residential gross floor area of the building is 191.2m<sup>2</sup>.
7. **Section 4(2), Zoning By-law 438-86**  
The by-law permits a maximum height of 10.0m.  
The proposed building height is 10.5m.
8. **Section 6(3) Part III 1(a), Zoning By-law 438-86**  
The by-law requires a minimum of 30% of the lot to be used for landscape open space.  
The proposed landscape open space is equal to 17.2% of the lot.
9. **Section 6(3) Part II (4), Zoning By-law 438-86**  
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.  
The proposed building will have a rear yard setback of 0.0m.

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number:	A1021/15NY	Zoning	R2z0.6/R(f7.5m;d0.6)waiver
Owner:	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE (PARTS 1&amp; 2)</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

\_\_\_\_\_  
Beth Levy (signed)

\_\_\_\_\_  
Bruce Mullock (signed)

\_\_\_\_\_  
Rick Ross (signed)

\_\_\_\_\_  
Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 26, 2016

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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 [www.omb.gov.on.ca](http://www.omb.gov.on.ca).



Thursday, October 6, 2016

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

File Number:	A1022/15NY	Zoning	R2z0.6/R(f7.5m;d0.6)waiver
Owner(s):	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE (PART 3)</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

Notice was given and a Public Hearing was held on Thursday, October 6, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct the eastern half of a new three-storey semi-detached dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.10.30.10.(1), Toronto Zoning By-law 569-2013**  
The required minimum lot area is 225m<sup>2</sup>.  
The proposed minimum lot area is 160.25m<sup>2</sup>.
- 2. Chapter 10.10.30.20.(1), Toronto Zoning By-law 569-2013**  
The required minimum lot frontage is 7.5m.  
The proposed lot frontage is 5.58m.
- 3. Chapter 10.10.40.10.(1), Toronto Zoning By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0m.  
The proposed height of the building/structure is 10.50m.
- 4. Chapter 10.10.40.10.(2), Toronto Zoning By-law 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 9.58m.
- 5. Chapter 10.10.40.40.(1), Toronto Zoning By-law 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot: 96.15m<sup>2</sup>.  
The proposed floor space index is 1.19 times the area of the lot: 191.2m<sup>2</sup>.

6. **Section 6(3) Part I 1, Zoning By-law 438-86**  
The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 96.15m<sup>2</sup>.  
The proposed residential gross floor area of the building is 191.2m<sup>2</sup>.
7. **Section 6(3) Part IX 19A), Zoning By-law 438-86**  
The by-law requires the proposed lot(s) to be capable of being conveyed in accordance with the provisions of the Planning Act.  
The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit.
8. **Section 6(3) Part VII 1(II), Zoning By-law 438-86**  
The by-law requires the lot to have a minimum lot frontage of 6m.  
The proposed lot frontage is 5.58m.
9. **Section 4(2), Zoning By-law 438-86**  
The by-law permits a maximum height of 10.0m.  
The proposed building height is 10.50m.
10. **Section 4(4), Zoning By-law 438-86**  
The by-law requires a minimum of 1 parking space for a detached dwelling.  
The proposed number of parking spaces is 0.
11. **Section 6(3) Part II (4), Zoning By-law 438-86**  
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.  
The proposed building will have a rear yard setback of 0.0m

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 Modified and Approved**

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

1. **Chapter 10.10.30.10.(1), Toronto Zoning By-law 569-2013**  
The required minimum lot area is 225m<sup>2</sup>.  
The proposed minimum lot area is 160.25m<sup>2</sup>.
2. **Chapter 10.10.30.20.(1), Toronto Zoning By-law 569-2013**  
The required minimum lot frontage is 7.5m.  
The proposed lot frontage is 5.58m.
8. **Section 6(3) Part VII 1(II), Zoning By-law 438-86**  
The by-law requires the lot to have a minimum lot frontage of 6m.  
The proposed lot frontage is 5.58m.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

3. **Chapter 10.10.40.10.(1), Toronto Zoning By-law 569-2013**  
The maximum permitted height of a building or structure is 10.0m.  
The proposed height of the building/structure is 10.50m.
4. **Chapter 10.10.40.10.(2), Toronto Zoning By-law 569-2013**  
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the side exterior main walls facing a side lot line is 9.58m.
5. **Chapter 10.10.40.40.(1), Toronto Zoning By-law 569-2013**  
The permitted maximum floor space index is 0.6 times the area of the lot: 96.15m<sup>2</sup>.  
The proposed floor space index is 1.19 times the area of the lot: 191.2m<sup>2</sup>.
6. **Section 6(3) Part I 1, Zoning By-law 438-86**  
The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 96.15m<sup>2</sup>.  
The proposed residential gross floor area of the building is 191.2m<sup>2</sup>.
7. **Section 6(3) Part IX 19A), Zoning By-law 438-86**  
The by-law requires the proposed lot(s) to be capable of being conveyed in accordance with the provisions of the Planning Act.  
The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit.
9. **Section 4(2), Zoning By-law 438-86**  
The by-law permits a maximum height of 10.0m.  
The proposed building height is 10.50m.
10. **Section 4(4), Zoning By-law 438-86**  
The by-law requires a minimum of 1 parking space for a detached dwelling.  
The proposed number of parking spaces is 0.
11. **Section 6(3) Part II (4), Zoning By-law 438-86**  
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.  
The proposed building will have a rear yard setback of 0.0m

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number:	A1022/15NY	Zoning	R2z0.6/R(f7.5m;d0.6)waiver
Owner:	TERRA MCSKIMMING LAUREN MCSKIMMING	Ward:	Don Valley West (25)
Agent:	LAUREN MCSKIMMING	Heritage:	Not Applicable
Property Address:	<b>16 RANLEIGH AVE (PART 3)</b>	Community:	Toronto
Legal Description:	PLAN M260 PT LOTS 1 & 2		

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Beth Levy (signed)

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Bruce Mullock (signed)

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Rick Ross (signed)

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Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, October 13, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 26, 2016

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North 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 [www.omb.gov.on.ca](http://www.omb.gov.on.ca).