



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: | A0048/17TEY | Zoning | R (d0.6)(x930) & R2 Z0.6 (ZZC) |
| Owner(s): | JOHNNY CHOWDHURY MARIYA KORDONSKA | Ward: | St. Paul's (22) |
| Agent: | CARLOS SALAZAR | Heritage: | Not Applicable |
| Property Address: | 598 SOUDAN AVE | Community: | Toronto |
| Legal Description: | PLAN 722 BLK R PT LOT 16 | | |

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans (16 226390 BLD) for a two-storey detached dwelling by constructing a rear second floor addition, a rear deck and a front porch.

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

- Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
In this case, the front canopy will encroach 0.60 m beyond the platform it is covering.
- Chapter 10.5.40.60.(2)(B)(ii), By-law 569-2013**
A canopy, awning, or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 m if it is no closer to the side lot line than 0.3 m.
In this case, the front canopy will be located 0 m from the east side lot line.
- Chapter 10.10.40.10.(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 8.2 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the side lot line will be 8.2 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 18.26 m.

6. **Chapter 10.10.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (156.07 m²).
The altered dwelling will have a floor space index equal to 0.80 times the area of the lot (208.19 m²).
7. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.9 m.
The altered dwelling will be located 0.60 m from the east side lot line.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (156.07 m²).
The altered dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (208.19 m²).
2. **Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 4.98 m.
The altered dwelling will be located 0 m from the flanking street, Mann Avenue (measured from the overhang/canopy on the sidewalk to the property line).
3. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.
The altered dwelling will be located 0.6 m from the east side lot line and 0.47 m from the west side lot line.
4. **Section 6(3) Part II 8 F(III), By-law 438-86**
A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.
In this case, the roof over the front canopy extends beyond the side wall as projected.

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:

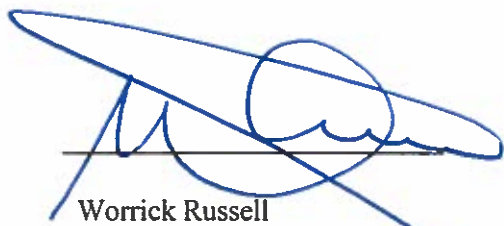
The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application 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

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Worrick Russell



Nancy Oomen



Joanne Hayes



Ewa Modlinska

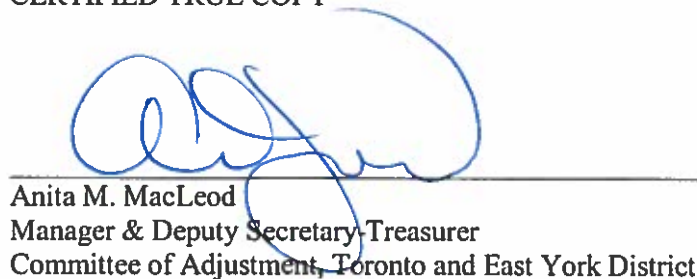


Edmund Carlson

DATE DECISION MAILED ON: TUESDAY, MAY 16, 2017

LAST DATE OF APPEAL: TUESDAY MAY 30, 2017

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

- \$300 for each appeal filed regardless if related and submitted by the same appellant

- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**

- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

***A related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.