



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

File Number:	A0415/17TEY	Zoning	R (d1.0) (x644) & R3 Z1.0 (Waiver)
Owner(s):	GIULIA FALBO AHMADI	Ward:	Toronto Centre-Rosedale (27)
Agent:	NADER KADRI	Heritage:	Listed
Property Address:	<b>512 JARVIS ST</b>	Community:	Toronto
Legal Description:	PLAN 570 PT LOT 8 RP 66R25877 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, August 16, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To renovate the existing heritage building to accommodate a non-profit residential care home/facility consisting of 24 dwelling rooms.

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

- Chapter 10.5.40.60(3)(B), By-law 569-2013**  
An uncovered ramp is permitted, if the ramp is no longer than 15 horizontal units for each 1.0 vertical unit above-ground at the point where the ramp meets the building or structure.  
The ramps have a slope of 12 horizontal units for each 1.0 vertical unit.
- Chapter 10.10.20.10, By-law 569-2013**  
A Residential Care Home is not a permitted use.  
A Residential Care Home is proposed.
- Chapter 10.10.20.40, By-law 569-2013**  
A Residential Care Home is not a permitted use in a detached dwelling.  
A Residential Care Home is proposed in the detached dwelling.
- Chapter 10.10.40.40(1)(A), By-law 569-2013**  
The maximum permitted Floor Space Index is 1.0 times the area of the lot.  
The existing heritage building has a density of 1.312 times the area of the lot.
- Section 6 (3) Part I (1), By-law 438-86**  
The permitted density is 1.0 times the lot area.  
The existing heritage building has a density of 1.312 times the area of the lot.

**2. Section 6 (3) Part II (2) (ii), By-law 438-86**

The required setback is 6.93 m.

The existing setback to the edge of the second floor balcony is 6.9 m.

**3. Section 6 (3) Part II 3 (ii), By-law 438-86**

The side walls of the adjacent buildings at 510 Jarvis to the south and 514 Jarvis to the north both contain openings. Therefore, a 1.2 m setback is required.

The existing south side yard setback is 1.06 m. The existing north side yard setback is 0.96 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 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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**ABSTAINED**

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Alex Bednar (signed)

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Donald Granatstein

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Carl Knipfel (signed)

**DISSENTED**

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Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY, AUGUST 22, 2017**

LAST DATE OF APPEAL: **TUESDAY, SEPTEMBER 5, 2017**

CERTIFIED TRUE COPY

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