



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

File Number:	A0579/17TEY	Zoning	RD (f15.0; d0.6) (x1335) & R1 Z0.6 (BLD)
Owner(s):	KAREN UNGER	Ward:	St. Paul's (21)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	46 WEMBLEY RD	Community:	Toronto
Legal Description:	PLAN 1850 LOT 71		

Notice was given and a Public Hearing was held on **Wednesday, September 27, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling, with an integral below grade garage, a front covered porch, a rear basement walkout, a rear yard swimming pool and a rear yard hot tub.

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

- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.66 m.
The new detached dwelling will be located 7.14 m from the south front lot line.
 - Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new detached dwelling will have a height of 11.115 m.
 - Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (348.12 m²).
The new detached dwelling will have a floor space index equal to **0.82** times the area of the lot.
 - Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The new detached dwelling will have a building length of 19.46 m.
- Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 8.66 m.
The new detached dwelling will be located 7.14 m from the south front lot line.

2. **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 2.46 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.2 m from the west side lot line, and 2.02 m from the east side lot line.
3. **Section 6(3) Part III 3(d)(i)D, By-law 438-86**
A minimum of 75% (59.24 m²) of the front yard not covered by a permitted driveway must be maintained as soft landscaping.
In this case, 73.92% (58.4 m²) of the front yard will be maintained as soft landscaping.
4. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (348.12 m²).
Committee of Adjustment Decision A0569/13TEY approved a maximum permitted residential gross floor area of 0.79 times the area of the lot (458.36 m²).
The new detached dwelling will have a floor space index equal to **0.82** times the area of the lot.

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 on Condition

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

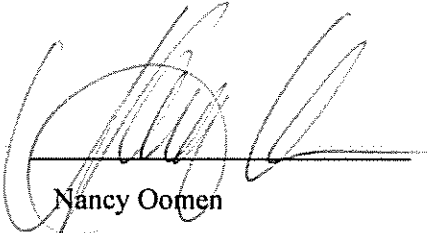
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

The driveway entrance located within the Right of Way shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

SIGNATURE PAGE

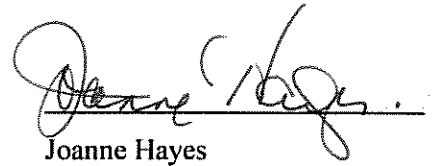
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Nancy Oomen



Edmund Carlson



Joanne Hayes

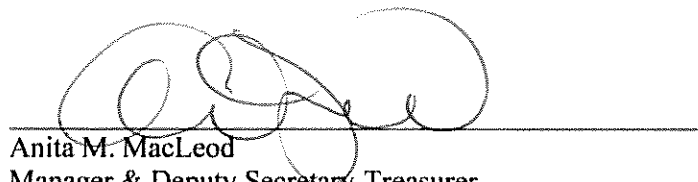
DISSENTED

Ewa Modlinska

DATE DECISION MAILED ON: **TUESDAY, OCTOBER 3, 2017**

LAST DATE OF APPEAL: **TUESDAY, OCTOBER 17, 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 on the signature page.

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.