



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  
Fax: 416-392-0580

## NOTICE OF DECISION

### CONSENT (Section 53 of the Planning Act)

File Number:	B0038/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

Notice was given and a Public Hearing was held on **Wednesday, October 18, 2017**, as required by the Planning Act.

#### THE CONSENT REQUESTED:

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

#### Conveyed - Part 1, Draft R-Plan

##### Address to be assigned

The lot frontage is 6.1 m and the lot area is 185.893 m<sup>2</sup>. A new two-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in application number A0481/17TEY.

#### Retained - Part 2, Draft R-Plan

##### Address to be assigned

The lot frontage is 6.1 m and the lot area is 185.893 m<sup>2</sup>. A new two-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, outlined in Application number A0482/17TEY.

**Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY were considered jointly.**

**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 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 transaction as shown on the plan filed with the Committee of Adjustment 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:

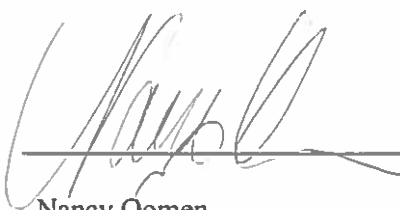
- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (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.
- (4) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (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.

## SIGNATURE PAGE

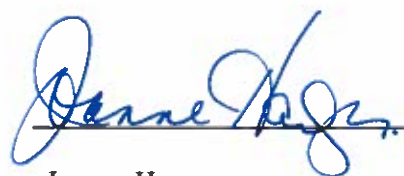
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Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	<b>666 GREENWOOD AVE</b>	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		



Edmund Carlson



Nancy Oomen



Joanne Hayes

DATE DECISION MAILED ON: **TUESDAY, OCTOBER 24, 2017**

LAST DATE OF APPEAL: **MONDAY, NOVEMBER 13, 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)

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### **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.

**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.



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

File Number:	A0481/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	<b>666 GREENWOOD AVE - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

Notice was given and a Public Hearing was held on **Wednesday, October 18, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage on the conveyed lot described in consent application B0038/17TEY.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
In this case, 3.71 m<sup>2</sup> of the first floor will be within 2.44 m of the front main wall.
- 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 a side lot line will be 8.99 m.
- Chapter 10.10.40.40.(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 (111.48 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.97 times the area of the lot (180.08 m<sup>2</sup>).
- Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.12 m.  
The new detached dwelling will be located 4.82 m from the east front lot line.
- Chapter 10.10.40.70.(4)(A), By-law 569-2013**  
The minimum required side yard setback is 0.45 m.  
The new detached dwelling will be located 0.3 m from the north side lot line.

6. **Chapter 10.10.80.40.(1), By-law 569-2013**  
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m.  
In this case, the vehicle entrance will be through the front main wall of the building and the lot will have a frontage of 6.1 m.
7. **Chapter 10.5.40.60.(1)(C), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.44 m.  
In this case, the rear deck will encroach 1.53 m into the required rear yard setback and will be located 0.46 m from the south side lot line.
1. **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 (111.48 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.97 times the area of the lot (180.08 m<sup>2</sup>).
2. **Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 5.12 m.  
The new detached dwelling will be located 4.82 m from the east front lot line.
3. **Section 6(3) Part II 3(I), By-law 438-86**  
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.  
The new detached dwelling will be located 0.6 m from the side wall of the north adjacent building.
4. **Section 6(3) Part II 3.B(I), By-law 438-86**  
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.  
The new detached dwelling will be located 0.3 m from the north side lot line.
5. **Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The rear platform will have a height of 2.44 m above grade.
6. **Section 6(3) Part IV 3(I), By-law 438-86**  
An integral garage is not permitted in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.  
In this case, the integral garage will be accessed from a wall that faces the front lot line on a lot with a frontage of 6.1 m.

**Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY were considered jointly.**

**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):

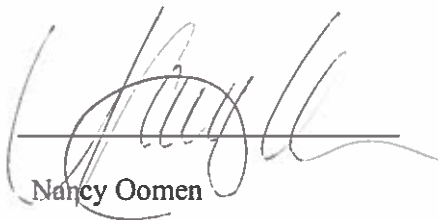
- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (3) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

## SIGNATURE PAGE

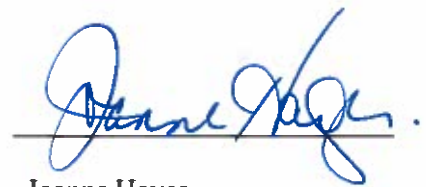
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Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE - PART 1	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		



Edmund Carlson



Nancy Oomen




Joanne Hayes

DATE DECISION MAILED ON: **TUESDAY, OCTOBER 24, 2017**

LAST DATE OF APPEAL: **TUESDAY, NOVEMBER 7, 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.

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

File Number:	A0482/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE - PART 2	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

Notice was given and a Public Hearing was held on **Wednesday, October 18, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage on the retained lot described in consent application B0038/17TEY.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
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Vehicle entrances through the front main wall of a building are permitted provided the lot has a minimum frontage of 7.6 m.

In this case, the vehicle entrance will be through the front main wall of the building and the lot will have a frontage of 6.1 m.

7. **Chapter 10.5.40.60.(1)(C), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a site lot line than 2.44 m.

In this case, the rear platform will encroach 1.53 m into the required rear yard setback and will be located 0.46 m from the north side lot line.

1. **Section 6(3) Part I 1, By-law 438-86**

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The new detached dwelling will be located 0.6 m from the side wall of the south adjacent building.

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In this case, the integral garage will be accessed from a wall that faces the front lot line on a lot with a frontage of 6.1 m.

**Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY were considered jointly.**

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):

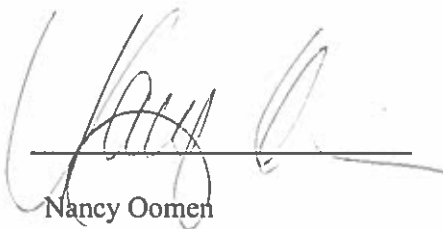
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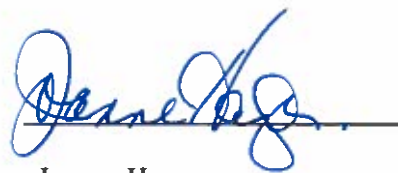
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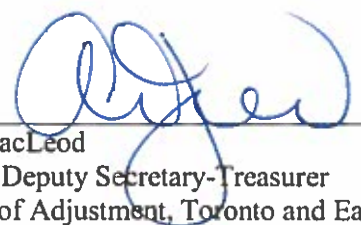


Joanne Hayes

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LAST DATE OF APPEAL: **TUESDAY, NOVEMBER 7, 2017**

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