

Thursday, June 21, 2018

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

**File Number:** A0727/17EYK  
**Property Address:** 99 TWENTY SEVENTH ST-PART 1  
**Legal Description:** PLAN 1545 PT LOT 78  
**Agent:** WESTON CONSULTING  
**Owner(s):** CASTLEFORM HOMES INC  
**Zoning:** RD & RS  
**Ward:** Etobicoke-Lakeshore (06)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 21, 2018, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 12 m.  
The lot frontage will be 7.62 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
The lot area will be 246.2 m<sup>2</sup>.
- 3. Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area (86.2 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.94 times the lot area (231.5 m<sup>2</sup>).

4. **Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 8.11 m.  
The proposed dwelling will be located 7.71 m from the front lot line.
5. **Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The proposed dwelling will be located 0.6 m from the south side lot line.
6. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor is 1.2 m above established grade.  
The proposed dwelling will have a first floor height of 1.7 m above established grade.

**File numbers B0077/17EYK, A0727/17EYK and A0728/17EYK will be considered jointly.**

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 Approved on Condition**

It is the decision of the Committee of Adjustment to authorize 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. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0077/17EYK.**
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
  - 2.1 Illustrate a positive slope of a minimum 2% to 4% for the proposed driveways that will be maintained within the Twenty Seventh Street municipal boulevard;
  - 2.2 The applicant is required to illustrate a minimum 1.2m clearance from all sides of the existing fire hydrant with the north edge of the proposed driveway along the frontage of the Twenty Seventh Street on Part 1 lot;

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- 2.3 Illustrate the existing hedge that is being removed within the Twenty Seventh Street road allowance as being restored with sod, with the exception of two proposed driveways;
- 2.4 Insert a notation on the site plan stating that, "The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and a poured raised concrete curb and gutter within the Twenty Seventh Street municipal boulevard according to City of Toronto Design Standard No. T-600.05-1;
- 2.5 Add the following notations on the revised site plan:
  - a. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance";
  - b. "The applicant shall also submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements; and,
- 2.6 The applicant shall submit a revised site plan illustrating the above-noted conditions to the satisfaction of Transportation Services and at no costs to the City, no later than 30 September 2019.

## SIGNATURE PAGE

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Community:  
Heritage: Not Applicable

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, June 29, 2018

LAST DATE OF APPEAL: Wednesday, July 11, 2018

CERTIFIED TRUE COPY

Barbara Bartosik  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### 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 Local Planning Appeal Tribunal (LPAT) 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 or USB;
- \$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).

## LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

\*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.