

Thursday, May 10, 2018

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0004/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Notice was given and the application considered on Thursday, May 10, 2018, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into three (3) residential lots.

Conveyed - Part 1

The proposed lot frontage is 13.54 m and the proposed lot area is 1060.5 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0029/18SC.

Conveyed - Part 2

The proposed lot frontage is 13.54 m and the proposed lot area is 1044.1 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0030/18SC.

Retained - Part 3

The proposed lot frontage is 13.54 m and the proposed lot area is 1043.1 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0031/18SC.

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 Consent Application is Approved on Condition

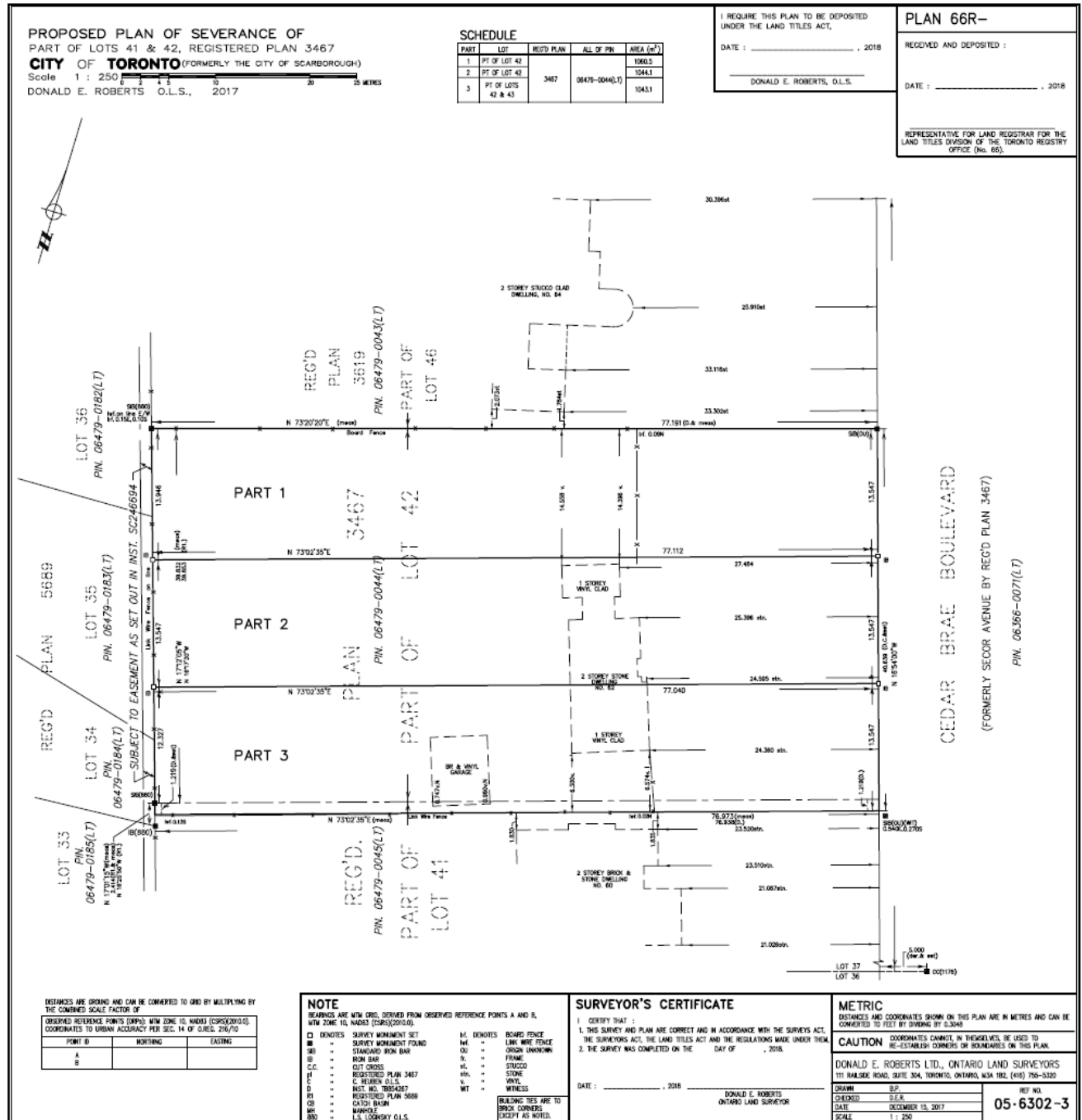
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to create new lots as shown on the attached lot division plan on the condition that before a Certificate of Consent is issued, 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. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; John.House@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; Elizabeth.Machynia@toronto.ca, John Fligg at 416-338-5031; John.Fligg@toronto.ca
- (3) **An electronic copy 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. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; John.House@toronto.ca.
- (4) **An 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 shall be filed with the Committee of Adjustment.
- (5) The following conditions shall be fulfilled to the satisfaction of the Project Manager, Archaeology, Heritage Preservation Services:
 - a. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport, under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1- 2 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.
 - b. Should the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for Stage 3 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.
 - c. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk. All archaeological assessment reports will be submitted to the City of Toronto for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.
 - d. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.
- (6) Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **two (2)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

- (7) The Owner shall obtain Final and Binding Decisions on minor variance applications A0029/18SC, A0030/18SC & A0031/18SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
- (8) 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.

Attachment 1: Lot Division Plan



SIGNATURE PAGE

File Number:	B0004/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Table 1, Panel Member Signatures



David Peacock



Eden Gajraj



Hena Kabir



Nimrod Salamon



Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 15, 2018

LAST DATE OF APPEAL: Monday, June 4, 2018

CERTIFIED TRUE COPY



Andre Robichaud
Manager & Deputy Secretary Treasurer
Scarborough 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 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.

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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.

Thursday, May 10, 2018

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

File Number:	A0029/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 1	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Notice was given and a Public Hearing was held on Thursday, May 10, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 1.

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

By-law No. 569-2013:

1. The one-storey rear portion of the proposed dwelling will be located 1.84 m from the north side lot line;
Whereas the maximum permitted building length is 19 m provided the one-storey extension to the building is located 3 m from each side lot line.
2. The proposed dwelling height is 9.97 m;
Whereas the maximum permitted height is 9 m.
3. The proposed front stairs are 2.9 m wide;
Whereas exterior stairs may only encroach into a required minimum building setback if the stairs are no wider than 2 m.
4. The proposed second storey rear platform will have an area of 9.2 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

By-law No. 10048:

5. The proposed dwelling height is 9.97 m;
Whereas the maximum permitted height is 9 m.

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):

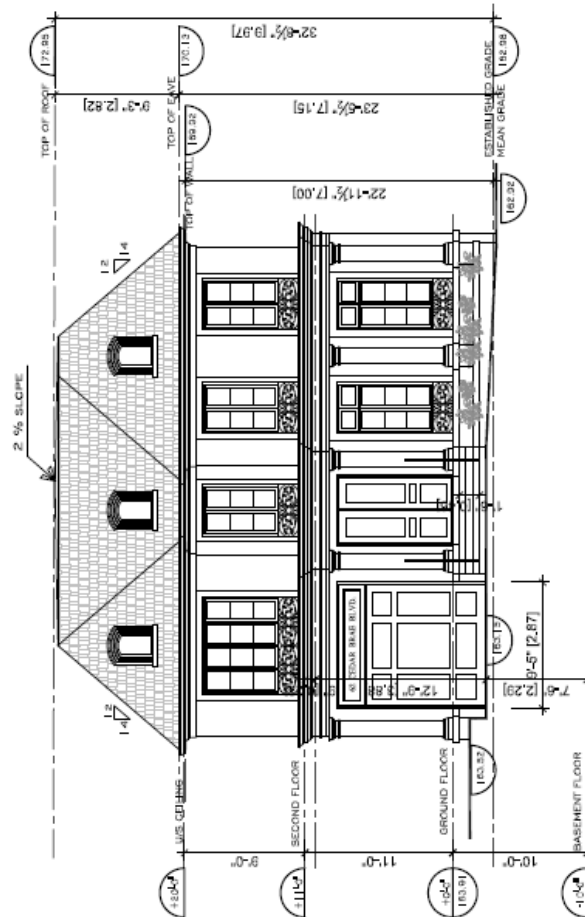
1. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall build substantially in accordance with the Site Plan and Elevations, prepared by Lorne Rose Architect Inc., dated January 30, 2018 (see Attachment No. 1 through 5) as it relates to building design. The height of the building shall comply with variances No. 2 and 5.

Decision Notice - MV.doc



Attachment 2: Front Elevation

62 CEDAR BRAE BLVD.
HOUSE # 1
Scarborough, Ontario
Project # 17-47



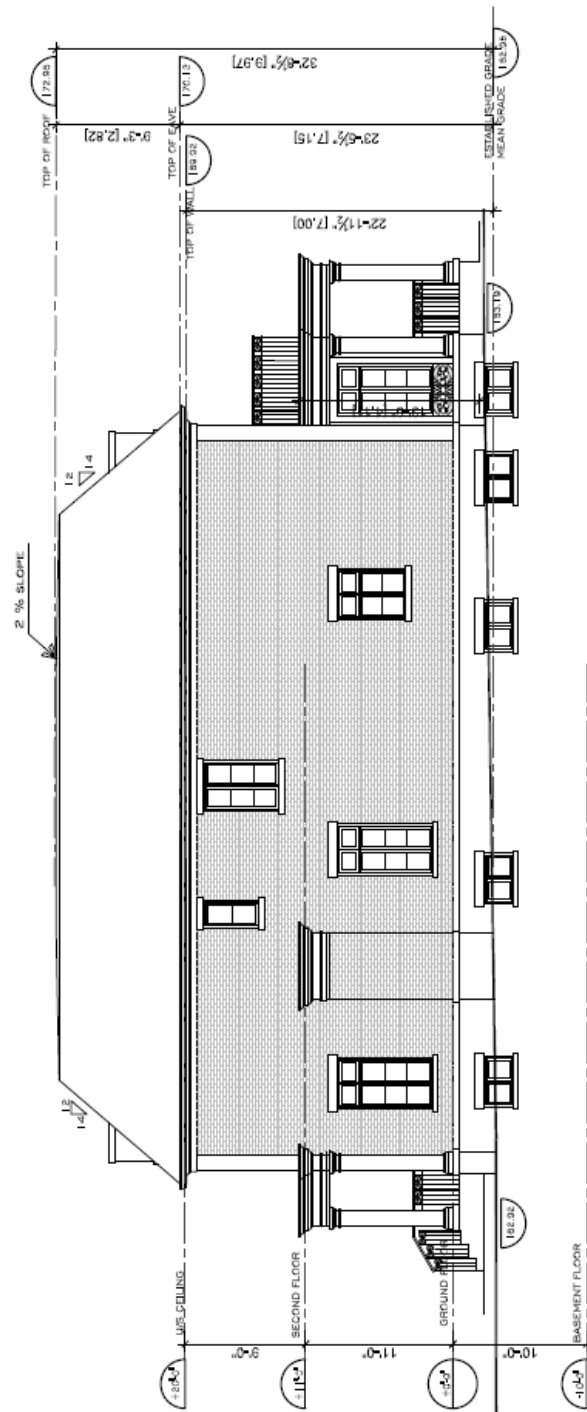
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



1747 - DESIGN 13 - COA
JANUARY 30, 2018

62 CEDAR BRAE BLVD.
HOUSE # 1
Scarborough, Ontario
Project # 17-47



NORTH ELEVATION

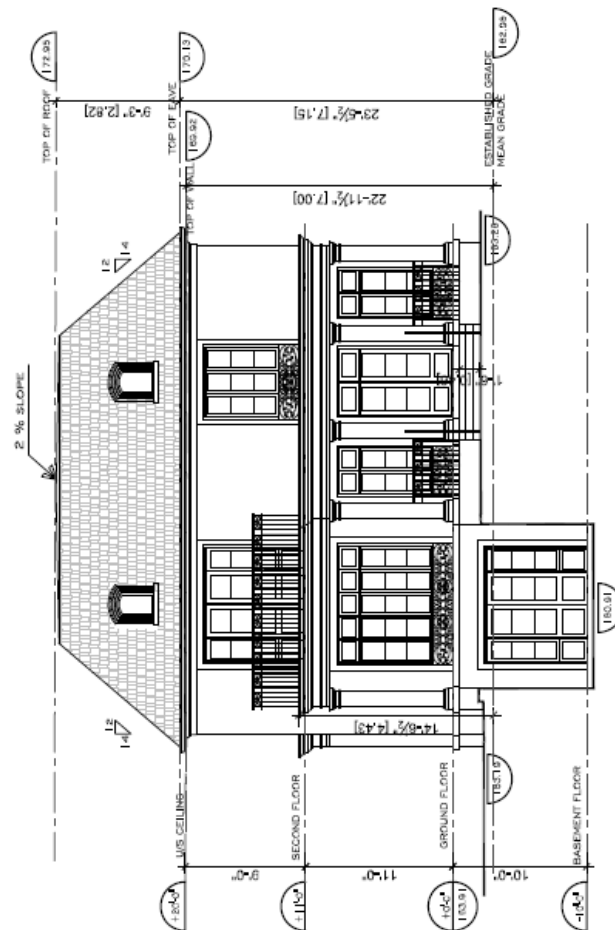
SCALE: 1/8" = 1'-0"



1747 - DESIGN | 3 - COA
JANUARY 30, 2018

Attachment 4: Rear Elevation

62 CEDAR BRAE BLVD.
HOUSE # 1
Scarborough, Ontario
Project # 17-47



REAR ELEVATION

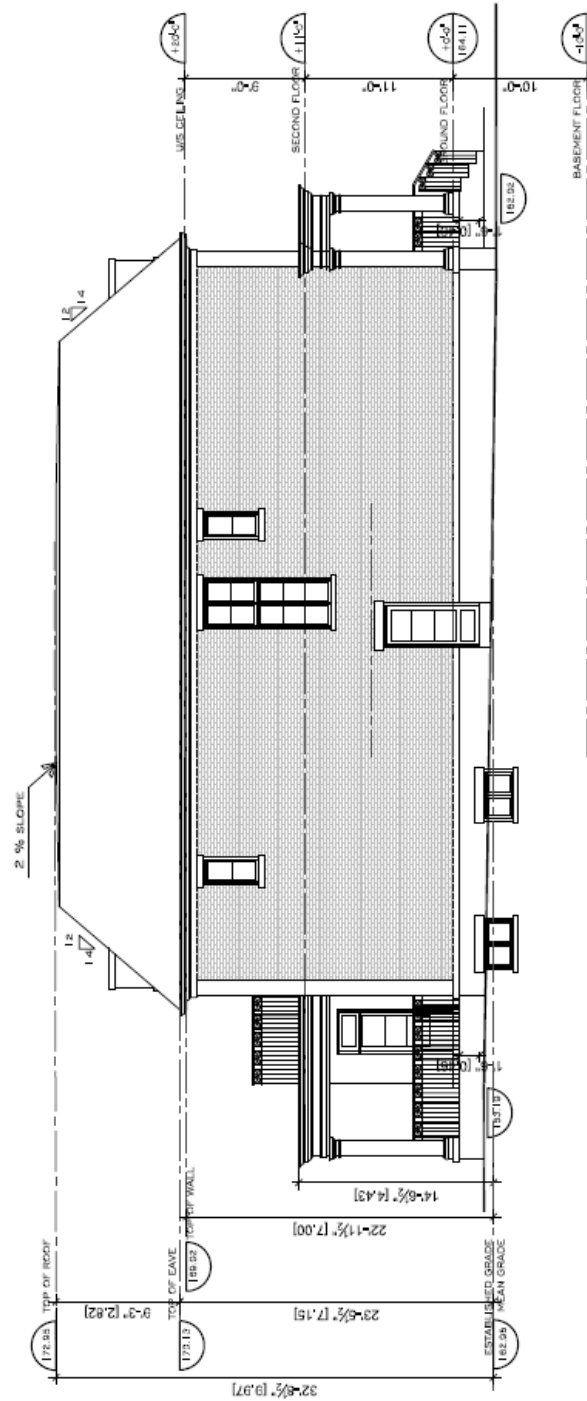
SCALE: 1/8" = 1'-0"



17-47 - Design 1.3 - COA
JANUARY 30, 2018

Attachment 5: South Side Elevation

62 CEDAR BRAE BLVD.
HOUSE # 1
Scarborough, Ontario
Project # 17-47



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

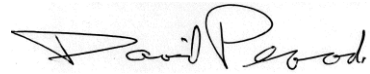


17-47 - Design 1.3 - COA
JANUARY 30, 2018

SIGNATURE PAGE

File Number:	A0029/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 1	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Table 1, Panel Member Signatures



David Peacock



Eden Gajraj



Hena Kabir



Nimrod Salamon



Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 15, 2018

LAST DATE OF APPEAL: Wednesday, May 30, 2018

CERTIFIED TRUE COPY



Andre Robichaud
Manager & Deputy Secretary Treasurer
Scarborough Panel

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:

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

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Thursday, May 10, 2018

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

File Number:	A0030/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 2	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Notice was given and a Public Hearing was held on Thursday, May 10, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 2.

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

By-law No. 569-2013:

1. The one-storey rear portion of the proposed dwelling will be located 1.87 m from the south side lot line;
Whereas the maximum permitted building length is 19 m provided the one-storey extension to the building is located 3 m from each side lot line.
2. The proposed dwelling length is 17.3 m;
Whereas the maximum permitted length is 17 m.
3. The proposed dwelling height is 10.34 m;
Whereas the maximum permitted height is 9 m.
4. The proposed front stairs are 2.84 m wide;
Whereas exterior stairs may only encroach into a required minimum building setback if the stairs are no wider than 2 m.
5. The proposed second storey rear platform will have an area of 9.2 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

By-law No. 10048:

6. The proposed dwelling height is 10.34 m;
Whereas the maximum permitted height is 9 m.

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):

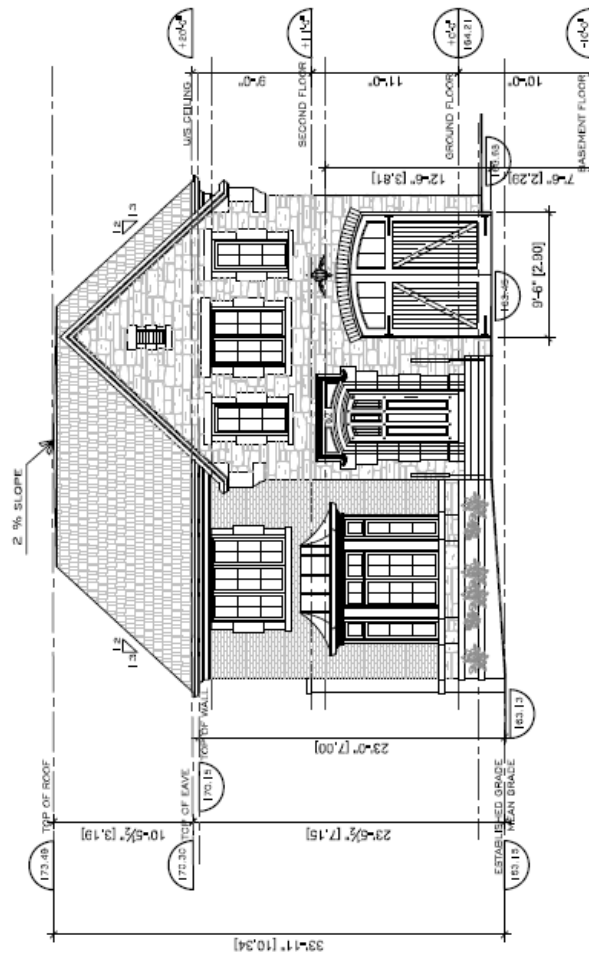
1. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall build substantially in accordance with the Site Plan and Elevations, prepared by Lorne Rose Architect Inc., dated January 30, 2018 (see Attachment No. 1 through 5) as it relates to building design. The height of the building shall comply with variances No. 3 and 6.

Decision Notice - MV.doc



Attachment 2: Front Elevation

62 CEDAR BRAE BLVD.
HOUSE #2
Scarborough, Ontario
Project # 17-47



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



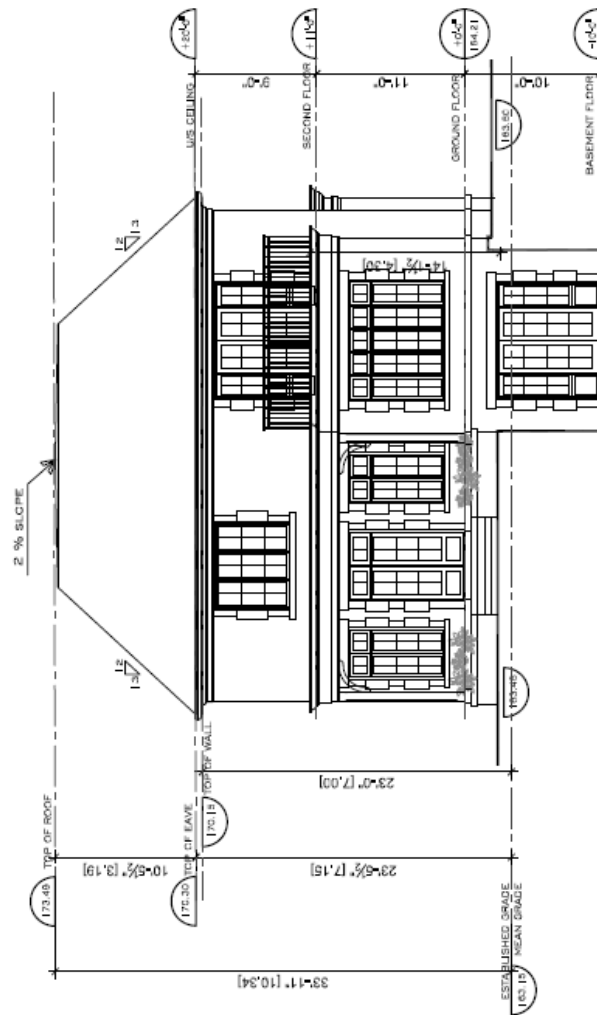
17-47 - HOUSE #2 - DESIGN 6 - COA
JANUARY 30, 2018

Decision Notice - MV.doc



Attachment 4: Rear Elevation

62 CEDAR BRAE BLVD.
HOUSE #2
Scarborough, Ontario
Project # 17-47



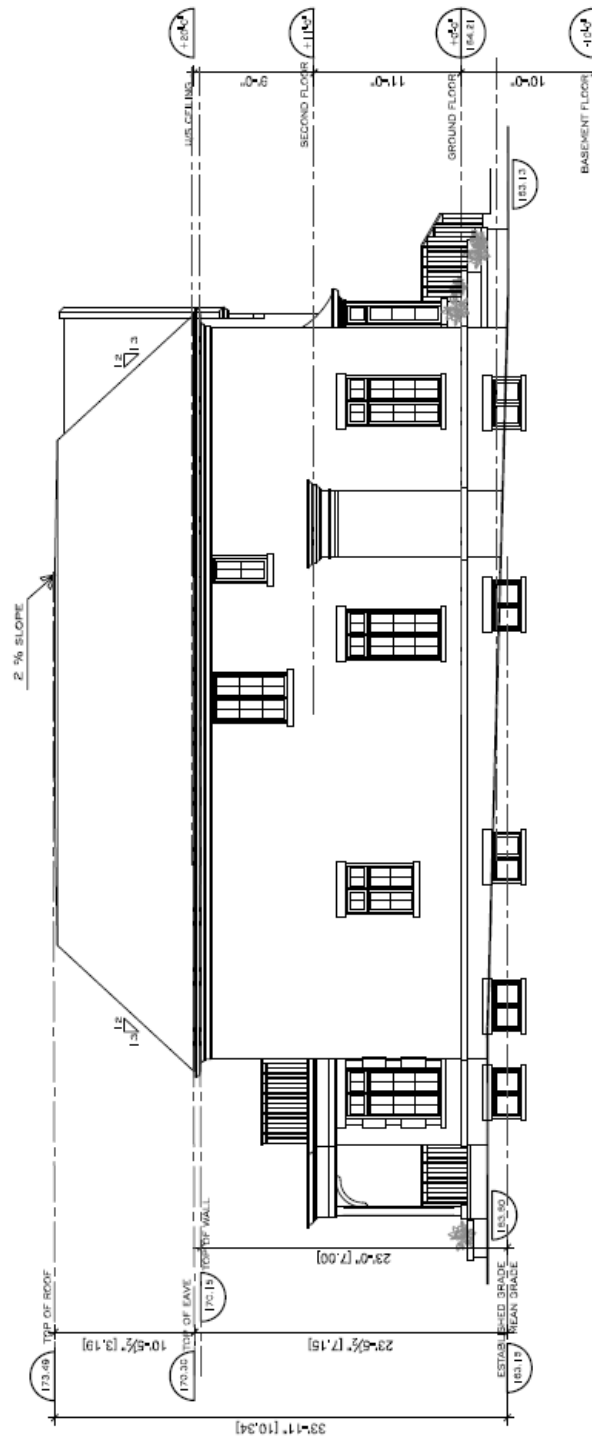
REAR ELEVATION

SCALE: 1/8" = 1'-0"



17-47 HOUSE 2- DESIGN 6 - COA
JANUARY 30, 2018

62 CEDAR BRAE BLVD.
HOUSE #2
Scarborough, Ontario
Project # 17-47



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

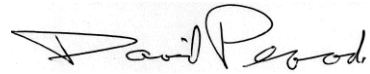


1747-HOUSE 2-DESIGN 6 - COA
JANUARY 30, 2016

SIGNATURE PAGE

File Number:	A0030/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 2	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Table 1, Panel Member Signatures



David Peacock



Eden Gajraj



Hena Kabir



Nimrod Salamon



Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 15, 2018

LAST DATE OF APPEAL: Wednesday, May 30, 2018

CERTIFIED TRUE COPY



Andre Robichaud
Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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Thursday, May 10, 2018

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

File Number:	A0031/18SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 3	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Notice was given and a Public Hearing was held on Thursday, May 10, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 3.

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

By-law No. 569-2013:

1. The one-storey rear portion of the proposed dwelling will be located 1.87 m from the south side lot line;
Whereas the maximum permitted building length is 19 m provided the one-storey extension to the building is located 3 m from each side lot line.
2. The proposed dwelling height is 9.84 m;
Whereas the maximum permitted height is 9 m.
3. The proposed front stairs are 2.97 m wide;
Whereas exterior stairs may only encroach into a required minimum building setback if the stairs are no wider than 2 m.
4. The proposed second storey rear platform will have an area of 9.2 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

By-law No. 10048:

5. The proposed dwelling height is 9.84 m;
Whereas the maximum permitted height is 9 m.

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:

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- 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):

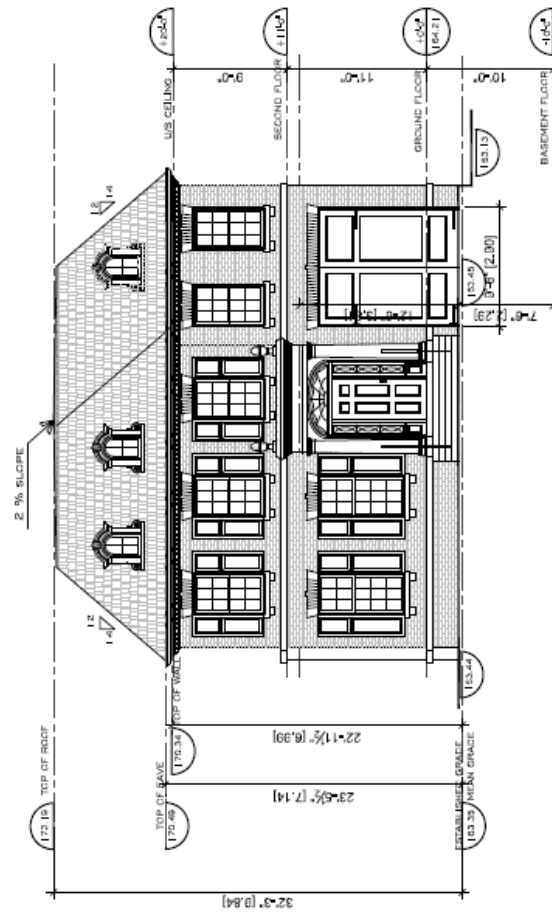
1. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
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Decision Notice - MV.doc



Attachment 2: Front Elevation

62 CEDAR BRAE BLVD.
HOUSE #3
Scarborough, Ontario
Project # 17-47



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



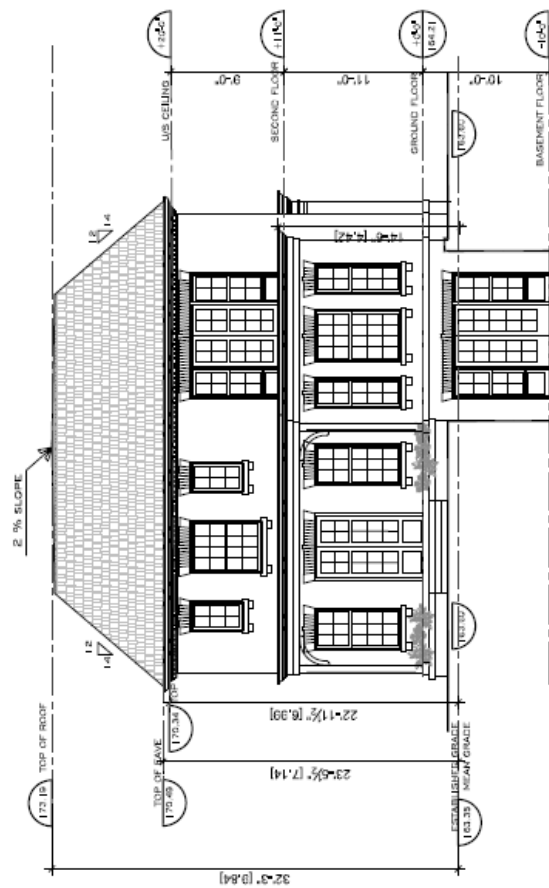
17-47 House 3, Design 6 - CDA
January 30, 2018

Decision Notice - MV.doc



Attachment 4: Rear Elevation

62 CEDAR BRAE BLVD.
HOUSE #3
Scarborough, Ontario
Project # 17-47



REAR ELEVATION

SCALE: 1/8" = 1'-0"



1747 HOUSE 3- DESIGN 6 - CDA
JANUARY 30, 2018

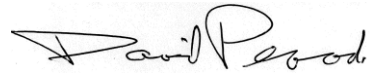
Decision Notice - MV.doc



SIGNATURE PAGE

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Owner:	BLUE SKY GROUP HOLDINGS LTD	Ward:	Scarborough Centre (38)
Agent:	LORNE ROSE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	62 CEDAR BRAE BLVD – PART 3	Community:	Eglinton Community
Legal Description:	PLAN 3467 PT LOT 41, 42		

Table 1, Panel Member Signatures



David Peacock



Eden Gajraj



Hena Kabir



Nimrod Salamon



Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 15, 2018

LAST DATE OF APPEAL: Wednesday, May 30, 2018

CERTIFIED TRUE COPY



Andre Robichaud
Manager & Deputy Secretary Treasurer
Scarborough Panel

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- ☐ 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.