



City Planning Division
Michael Mizzi, MCIP, RPP
Director, Zoning and Secretary-Treasurer,
Committee of Adjustment

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1119/17TEY	Zoning	RD (f6.0; a185; d0.75) & RIC (ZZC)
Owner(s):	LEONID KOTOV	Ward:	Toronto-Danforth (29)
Agent:	SEROUJ KALOUSTIAN	Heritage:	Not Applicable
Property Address:	1258 BROADVIEW AVE	Community:	East York
Legal Description:	CON 2 FTB PT LOT 14 RP 66R19914 PARTS 3 TO 4		

Notice was given and a Public Hearing was held on **Wednesday, June 6, 2018**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling containing one dwelling unit into a three-unit converted dwelling by constructing: a rear two-storey addition; a third storey addition; a rear exterior staircase; a front second storey balcony; and two additional dwelling units. A new rear yard parking pad will be constructed and the driveway width will be extended in the rear yard.

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

- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17 m.
The altered detached converted dwelling will have a building length of 21.43 m, as measured to the rear exterior staircase.
- Chapter 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 2.6 m wide.
In this case, the driveway width will be 5.88 m.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached converted dwelling will have a height of 9 m.
- Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 7.56 m.
- Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 8.55 m.

6. **Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8.55 m.
7. **Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19 m.
The altered detached converted dwelling will have a depth of 21.43 m, as measured to the rear exterior staircase.
8. **Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that if within a detached house or semi-detached house, each dwelling unit may have a maximum of one secondary suite.
In this case, there will be two secondary suites.
9. **Chapter 150.10.20.1.(2), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
In this case, the addition alters a front main wall that faces a street.
10. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided on the lot.
In this case, two parking spaces will be provided.
1. **Section 7.4.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached converted dwelling will have a height of 9 m.
2. **Section 7.4.3, By-law 6752**
The maximum permitted building length for a detached dwelling is 16.75 m.
The altered detached converted dwelling will have a building length of 21.43 m, as measured to the rear exterior staircase.
3. **Section 7.4.3, By-law 6752**
A minimum of three parking spaces are required.
In this case, two parking spaces will be provided.
4. **Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered detached converted dwelling will be located 0 m from the south side lot line.
5. **Section 7.1.3.(e), By-law 6752**
A maximum of one additional dwelling unit may be permitted within a detached dwelling, provided that there is no addition to, nor substantial alteration to, the exterior appearance of the front of the detached dwelling facing a street.
In this case, two secondary suites will be introduced in conjunction with additions and alterations to the exterior appearance of the front of the detached dwelling.
6. **Section 7.1.4.(1)(a), By-law 6752**
The minimum required driveway width is 2.6 m.
In this case, a portion of the driveway will have a width of 2.25 m.

7. Section 7.1.4.(1).(c).(iii), By-law 6752

The maximum permitted driveway width in the front yard, where there is any parking space in the rear yard, is 2.6 m.

In this case, driveway will have a width of 5.88 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:

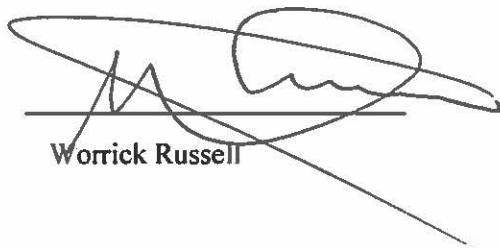
The Minor Variance Application is Refused

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

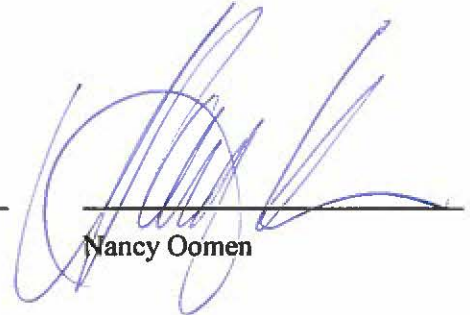
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Worrick Russell



Edmund Carlson



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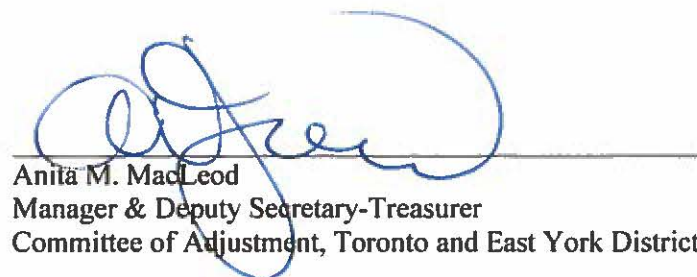
DISSENTED

Ewa Modlinska

DATE DECISION MAILED ON: **TUESDAY, JUNE 12, 2018**

LAST DATE OF APPEAL: **TUESDAY, JUNE 26, 2018**

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 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

\$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.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) APPEAL 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.