

Thursday, May 31, 2018

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

File Number: A0046/18SC
Property Address: 7 ARAGON AVE (PART 1)
Legal Description: PLAN 4501 PT LOT 7
Agent: SASHA MILENOV
Owner(s): PING WENG
Zoning: Single Family (S) & Residential Detached (RD) Zone [ZR]
Ward: Scarborough-Agincourt (40)
Community: Tam O'Shanter Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, May 31, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 7 Aragon Avenue into two lots, and has applied for variances for the proposed south lot, shown as Part 1 on the attached draft Reference Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

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

By-law 569-2013:

- 1) The proposed lot frontage is 11.57 m;
Whereas the required minimum lot frontage is 15 m.
- 2) The proposed building length is 19.0 m;
Whereas the permitted maximum building length is 17.0 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.

By-law 12360:

- 3) The proposed lot frontage is 11.57 m;

Whereas the required minimum lot frontage is 15 m.

- 4) The proposed first storey north side yard setback is 0.6 m (garage wall) and for the proposed second storey north and south side yard setbacks are 1.2 m; Whereas the minimum required side yard setback is 1.2 m from each side for a one-storey dwelling plus 600 mm for each additional or partial storey.

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 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

File Number: A0046/18SC
Property Address: 7 ARAGON AVE (PART 1)
Legal Description: PLAN 4501 PT LOT 7
Agent: SASHA MILENOV
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Zoning: Single Family (S) & Residential Detached (RD) Zone [ZR]
Ward: Scarborough-Agincourt (40)
Community: Tam O'Shanter Community
Heritage: Not Applicable

 _____ David Peacock	 _____ Eden Gajraj	 _____ Hena Kabir
 _____ Nimrod Salamon	 _____ Sean Karmali	

DATE DECISION MAILED ON: Tuesday, June 5, 2018

LAST DATE OF APPEAL: Wednesday, June 20, 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 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.

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.

Thursday, May 31, 2018

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

File Number: A0047/18SC
Property Address: 7 ARAGON AVE (PART 2)
Legal Description: PLAN 4501 PT LOT 7
Agent: SASHA MILENOV
Owner(s): PING WENG
Zoning: Single Family (S) & Residential Detached (RD) Zone [ZR]
Ward: Scarborough-Agincourt (40)
Community: Tam O'Shanter Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, May 31, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 7 Aragon Avenue into two lots, and has applied for variances for the proposed north lot, shown as Part 2 on the attached draft Reference Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

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

By-law 569-2013:

- 1) The proposed lot frontage is 11.57 m;
Whereas the required minimum lot frontage is 15 m.
- 2) The proposed building length is 19.0 m;
Whereas the permitted maximum building length is 17.0 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.

By-law 12360:

- 3) The proposed lot frontage is 11.57 m;

Whereas the required minimum lot frontage is 15 m.

- 4) The proposed first storey south side yard setback is 0.6 m (garage wall)
The proposed second storey north and south side yard setbacks are 1.2 m;
Whereas the minimum required side yard setback is 1.2 m from each side for a one-storey dwelling plus 600 mm for each additional or partial storey.

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 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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Property Address: 7 ARAGON AVE (PART 2)
Legal Description: PLAN 4501 PT LOT 7
Agent: SASHA MILENOV
Owner(s): PING WENG
Zoning: Single Family (S) & Residential Detached (RD) Zone [ZR]
Ward: Scarborough-Agincourt (40)
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Sean Karmali

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