



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: A0078/18TEY
Property Address: 50 HOLLAND AVE PART 2
Legal Description: PLAN 1826 LOT 4
Agent: PETER JARUCZIK
Owner(s): AFROZA SHAHIN
Zoning: RD (f12.0, a370, d0.6) & R1B (ZZC)
Ward: Beaches-East York (31)
Community: East York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, June 27, 2018**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the conveyed lot (Part 2) described in Consent Application B0003/18TEY.

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

- 1. Chapter 10.20.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 370.0 m².
The area of the retained lot will be 255.58 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12.0 m.
The frontage of the retained lot will be 7.62 m.
- 3. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (89.45 m²).
The lot coverage will be equal to 40% of the lot area (101.39 m²).
- 4. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 8.99 m.

5. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be three storeys.
6. **Chapter 10.20.40.40.(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 (153.35 m²).
The new detached dwelling will have a floor space index equal to 1.1 times the area of the lot (282.31 m²).
7. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second storey deck will be 7.31 m².
8. **Chapter 10.10.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new detached dwelling will be located 0.8 m from the east side lot line and 0.92 m from the west side lot line.
1. **Section 7.3.3, By-law 6752**
The minimum required lot frontage is 12.0 m.
The frontage of the retained lot will be 7.62 m.
2. **Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the retained lot will be 255.58 m².
3. **Section 7.3.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new detached dwelling will be located 5.73 m from the front lot line.
4. **Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.8 m from the east side lot line.
5. **Section 7.3.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (89.45 m²).
The lot coverage will be equal to 41% of the lot area (105.53 m²).
6. **Section 7.3.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (153.35 m²).
The new detached dwelling will have a floor space index equal to 1.1 times the area of the lot (282.31 m²).

7. Section 7.3.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new detached dwelling will have a height of 9.14 m.

8. Section 7.3.3, By-law 6752

The maximum permitted building length is 16.75 m.

The new detached dwelling will have a building length of 16.89 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 Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

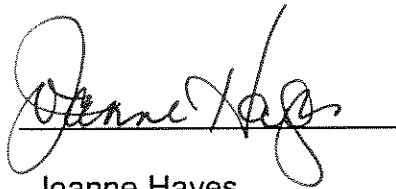
- are not maintain the general intent and purpose of the Official Plan;
- are not maintain the general intent and purpose of the Zoning By-law;
- do not represent desirable and appropriate development of the land; and,
- are not minor, as they represent over development.

SIGNATURE PAGE

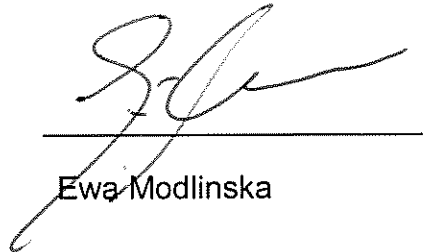
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Ward: Beaches-East York (31)
Community: East York
Heritage: Not Applicable



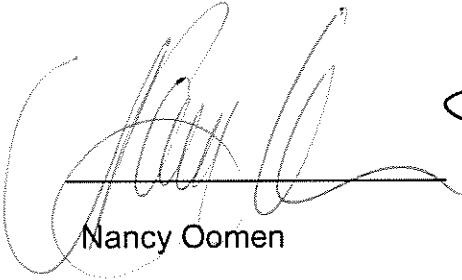
Edmund Carlson



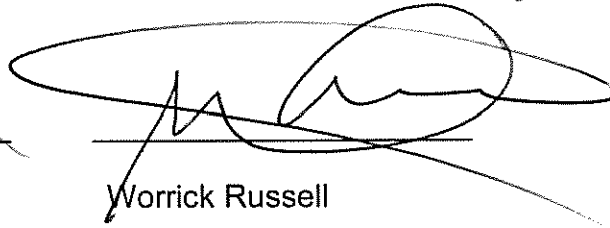
Joanne Hayes



Ewa Modlinska



Nancy Oomen



Worrick Russell

DATE DECISION MAILED ON: TUESDAY, JULY 3, 2018

LAST DATE OF APPEAL: TUESDAY, JULY 17, 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

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

File Number: A0079/18TEY
Property Address: 50 HOLLAND AVE PART 1
Legal Description: PLAN 1826 LOT 4
Agent: PETER JARUCZIK
Owner(s): AFROZA SHAHIN
Zoning: RD (f12.0, a370, d0.6) & R1B (ZC)
Ward: Beaches-East York (31)
Community: East York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, June 27, 2018**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the retained lot (Part 1) described in Consent Application B0002/18TEY.

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

- 1. Chapter 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370.0 m².
The area of the retained lot will be 255.52 m².
- 2. Chapter 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 12.0 m.
The frontage of the retained lot will be 7.62 m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (89.43 m²).
The lot coverage will be equal to 40% of the lot area (101.39 m²).
- 4. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 8.94 m.

5. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be three storeys.
6. **Chapter 10.20.40.40.(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 (153.31 m²).
The new detached dwelling will have a floor space index equal to 1.1 times the area of the lot (282.31 m²).
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The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
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The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.15 m.

8. **Section 7.3.3, By-law 6752**

The maximum permitted building length is 16.75 m.
The new detached dwelling will have a building length of 16.89 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:**

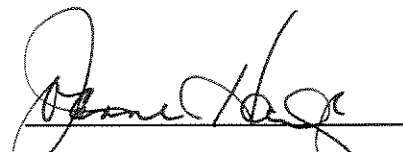
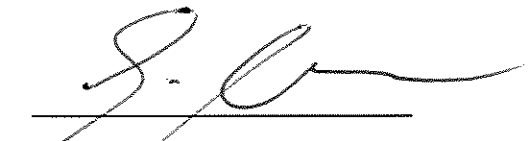
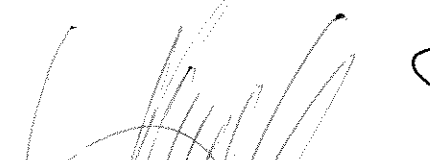

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- are not maintain the general intent and purpose of the Official Plan;
- are not maintain the general intent and purpose of the Zoning By-law;
- do not represent desirable and appropriate development of the land; and,
- are not minor, as they represent over development.

SIGNATURE PAGE


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Agent: PETER JARUCZIK
Owner(s): AFROZA SHAHIN
Zoning: RD (f12.0, a370, d0.6) & R1B (ZZC)
Ward: Beaches-East York (31)
Community: East York
Heritage: Not Applicable


Edmund Carlson
Joanne Hayes
Ewa Modlinska
Nancy Oomen
Worrick Russell

DATE DECISION MAILED ON: TUESDAY, JULY 3, 2018

LAST DATE OF APPEAL: TUESDAY, JULY 17, 2018

CERTIFIED TRUE COPY


Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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Toronto and East York District

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Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

File Number: B0002/18TEY
Property Address: 50 HOLLAND AVE
Legal Description: PLAN 1826 LOT 4
Agent: PETER JARUCZIK
Owner(s): AFROZA SHAHIN
Zoning: RD (f12.0, a370, d0.6) & R1B (ZZC)
Ward: Beaches-East York (31)
Community: East York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, June 27, 2018**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

**Conveyed - Part 2, Draft R-Plan
Address to be assigned**

Part 2 has a frontage of 7.62 m and an area of 255.5 m². A new three-storey detached dwelling with an integral garage will be constructed requiring variances under application A0078/18TEY.

**Retained - Part 1, Draft R-Plan
Address to be assigned**

Part 1 has a frontage of 7.62 m and an area of 255.6 m². A new three-storey detached dwelling with an integral garage will be constructed requiring variances under application A0079/18TEY.

Applications B0002/18TEY, A0078/18TEY & A0079/18TEY are 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 Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reasons:

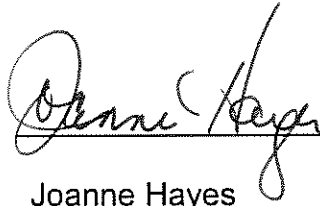
- (i) the proposed land division does not conform to the policies of the official plan;
- (ii) the suitability of the land for the purposes for which it is to be subdivided has not been demonstrated;
- (iii) the suitability of the dimensions and shapes of the proposed lots has not been demonstrated;

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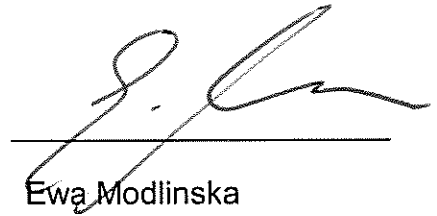
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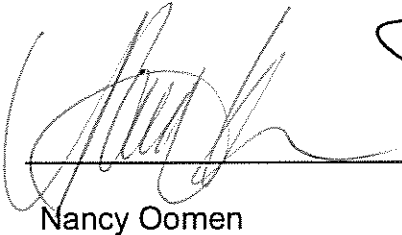
Edmund Carlson



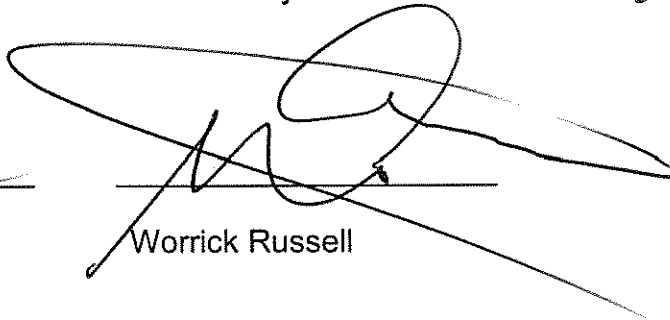
Joanne Hayes



Ewa Modlinska



Nancy Oomen

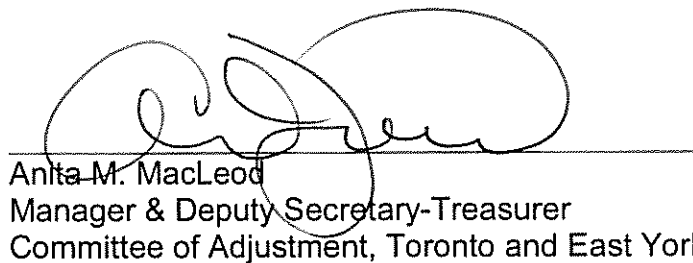


Worrick Russell

DATE DECISION MAILED ON: TUESDAY, JULY 3, 2018

LAST DATE OF APPEAL: MONDAY, JULY 23, 2018

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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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.