



Anita MacLeod
Manager and Deputy Secretary-Treasurer
416-392-7565
coa.tey@toronto.ca

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

Committee of Adjustment
Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

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

File Number: A0578/19TEY
Property Address: 49 GLENHOLME AVE
Legal Description: PLAN D1364 LOT 104
Agent: LIA MASTON
Owner(s): MICHAEL MACCONNELL
JUDY ADLER
Zoning: R (d0.6)(x730) (ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, October 23rd, 2019**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the detached garage, to the rear of the 2½-storey detached dwelling, into a residential dwelling unit, by constructing a one-storey side addition and altering the roof over the existing portion of the building. This dwelling unit is not considered a laneway suite as it has access from Springmount Avenue, which is not a lane.

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

- 1. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (8.3 m²) of the rear yard is required to be maintained as soft landscaping.
In this case, 4% (8.3 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.10.40.1.(2)(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in a Residential (R) Zone is one.
In this case, there will be two residential buildings on the lot.

3. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached house is 17.0 m.
The altered detached house is 31.7 m.
4. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered rear detached garage will be located 0.4 m from the rear lot line.
5. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.
1. **Section 4(4), By-law 438-86**
A minimum of two parking spaces are required to be provided on the lot.
In this case, zero parking spaces will be provided on the lot.

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 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: A0578/19TEY
Property Address: 49 GLENHOLME AVE
Legal Description: PLAN D1364 LOT 104
Agent: LIA MASTON
Owner(s): MICHAEL MACCONNELL
JUDY ADLER
Zoning: R (d0.6)(x730) (ZZC)
Ward: Davenport (09)
Community: Toronto
Heritage: Not Applicable



Donald Granatstein



Kathleen Larsen



Aaron Cheng



Zaheer Bhyat

DATE DECISION MAILED ON: **Tuesday, October 29th, 2019**

LAST DATE OF APPEAL: **Tuesday, November 12th, 2019**

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 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.