

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

Committee of Adjustment
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Thursday, January 30, 2020

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

File Number: A0345/19EYK
Property Address: 60 MEADOWVALE DR
Legal Description: PLAN 2436 S PT LOT 26
Agent: HYPHEN STUDIO INC
Owner(s): JUDY KIT KI SHUM FARAMARZ FARAHANI
Zoning: RD & R2
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, January 30, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 33% of the lot area (84.3 m²).
The proposed dwelling will cover 39% of the lot area (99.9 m²).
- 2. Section 900.3.10(18)(E), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (114.96 m²).
The proposed dwelling will have a floor space index equal to 0.68 times the area of the lot (173 m²).
- 3. Section 900.3.10.(18)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.
The proposed dwelling will be located 0.46 m from the north side lot line, 1.07 m from the south side lot line and will have an aggregate side yard width of 1.53 m.

4. **Section 900.3.10(18)(A), By-law 569-2013**

The maximum permitted height of a peaked roof dwelling is 8.5 m.
The proposed peaked roof dwelling will have a height of 9 m.

5. **Section 900.3.10.(18)(B)(ii), By-law 569-2013**

The maximum permitted side exterior main wall height facing a side lot line is 6 m.
The proposed dwelling will have a height of 7.9 m facing the south side lot line and 6.9 m facing the north side lot line.

6. **Section 320-42.1.B(2)**

The maximum permitted soffit height for peaked roof dwellings shall not exceed 6.5 m.

The proposed soffit height for the peaked roof dwelling will be 6.9 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 Refused

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

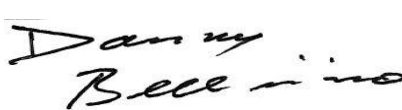
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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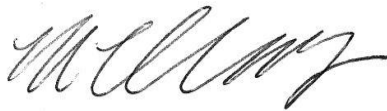
Allan Smithies (signed)



Danny Bellissimo (signed)



Stan Kumorek (signed)



Michi McCloskey (signed)

DATE DECISION MAILED ON: Friday, February 7, 2020

LAST DATE OF APPEAL: Wednesday, February 19, 2020

CERTIFIED TRUE COPY

Barbara Bartosik

Manager and Deputy Secretary-Treasurer

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 stick; and
- \$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 website 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 digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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.