

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

Committee of Adjustment
Etobicoke York
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, Ontario M9C 5A3

416-394-8060
coa.ey@toronto.ca

Thursday, December 3, 2020

**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

File Number: B0024/20EYK
Property Address: 84 NORTH DR
Legal Description: PLAN 965 W PT LOT 53
Agent: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and the application considered on Thursday, December 3, 2020, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the lot into two residential lots.

Conveyed - Parts 1 & 2

Address to be assigned

The lot frontage will be 21.29 m and the lot area will be 1844.9 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0242/20EYK.

Retained - Parts 6-11

Address to be assigned

The lot frontage will be 21.29 m and the lot area will be 1902.4 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0243/20EYK.

Conveyed - Parts 3, 4, 5, 12, 13 & 14

The combined lot area will be 1751.7 m². The lands will be conveyed to the Toronto and Region Conservation Authority (TRCA). All existing easements are to be maintained.

File Numbers B0024/20EYK, A0242/20EYK and A0243/20EYK will be 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 Approved on Condition

The Committee has considered the provisions of Section 51(24) of the *Planning Act* and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Official is issued, as required by Section 53(42) of the *Planning Act*, the applicant is to fulfill the following conditions to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment:

1. Confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, in the form of a statement of tax account current to within 30 days of an applicant's request to the Deputy Secretary-Treasurer of the Committee of Adjustment to issue the Certificate of Official.
2. Municipal numbers for the subject lots indicated on the applicable registered reference plan of survey shall be assigned to the satisfaction of the Supervisor, Surveys, Engineering Support Services, Engineering and Construction Services.
3. One electronic copy of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with, and to the satisfaction of, the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services.
4. One electronic copy of the registered reference plan of survey satisfying the requirements of the Manager, Land and Property Surveys, Engineering Support Services, Engineering and Construction Services shall be filed with the Deputy Secretary-Treasurer of the Committee of Adjustment.
5. Prepare and submit a digital draft of the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) of the *Planning Act* if applicable as it pertains to the conveyed land and/or consent transaction to the satisfaction of the Deputy Secretary-Treasurer of the Committee of Adjustment.

6. Once all of the other conditions have been satisfied, the applicant shall request, in writing, that the Deputy Secretary-Treasurer of the Committee of Adjustment issue the Certificate of Official.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions.

SIGNATURE PAGE

File Number: B0024/20EYK
Property Address: 84 NORTH DR
Legal Description: PLAN 965 W PT LOT 53
Applicant: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre(02)
Community:
Heritage: Not Applicable

Laura Alderson (signed)

Stan Kumorek (signed)

Donald Taylor (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, December 11, 2020

LAST DATE OF APPEAL: Thursday, December 31, 2020

CERTIFIED TRUE COPY

Barbara Bartosik
Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ey@toronto.ca and Barbara.Bartosik@toronto.ca 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.
- \$400 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.

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.

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

Committee of Adjustment
Etobicoke York
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, Ontario M9C 5A3

416-394-8060
coa.ey@toronto.ca

Thursday, December 3, 2020

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

File Number: A0243/20EYK
Property Address: 84 NORTH DR – PARTS 6-11
Legal Description: PLAN 965 W PT LOT 53
Agent: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, December 3, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 30 m.
The lot will have a frontage of 21.29 m.
- 2. Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 41.22 m.
The new dwelling will be located 21.53 m from the front lot line.
- 3. Section 10.20.40.70.(3)(G), By-law 569-2013**
The minimum required side yard setback is 3 m.
The new dwelling will be located 1.29 m from the west side lot line.

- 4. Section 10.20.40.70.(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m, where the building depth is greater than 17 m.
The new dwelling will be located 2.21 m from the west side lot line and 3.02 m from the east side lot line, where the building depth is greater than 17 m.
- 5. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The new dwelling will have a height of 10.01 m.
- 6. Section 320.42.1.B.(2)**
The maximum permitted soffit height of the eaves overhang for a peaked roof dwelling shall not exceed 6.5 m.
The new dwelling will have a soffit height of 7.05 m.
- 7. Section 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed roof eaves will project 20.29 m into the north side setback, 5.09 m into the east side setback for the portion of the building beyond 17 m in length, 1.4 m into the west side setback and 5.9 m into the west side setback for the portion of the building beyond 17 m in length.
- 8. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls is 7 m.
The new dwelling will have a side exterior main wall height of 7.05 m.
- 9. Section 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the main pedestrian entrance above established grade is 1.2 m.
The proposed main pedestrian entrance will have a height of 1.38 m above established grade.
- 10. Section 10.5.40.50.(4)(2)(A), By-law 569-2013**
The maximum permitted height of a platform such as a deck or balcony may be no higher than 1.2 m at the front main wall and the floor of the platform may be no higher than 1.2 m above established grade.
Section 10.5.40.50.(4)(2)(C), By-law 569-2013
The maximum permitted height of a platform floor located 2.5 m or less from the rear main wall may be no higher than the level of the floor from which it gains access.
Section 10.5.40.50.(4)(2)(A), By-law 569-2013 and Section 10.5.40.50.(4)(2)(C), By-law 569-2013
The proposed front platform will be located 1.33 m above established grade and the proposed rear deck will be 1.85 m.

11. Section 10.5.40.50.(2), By-law 569-2013

A platform without main walls attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (7.5 m).

The proposed rear platform will be located 3.86 m from the east side property line and 6.89 m from the west side lot line.

12. Section 10.5.40.60.(1)(A)(i), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The proposed platform will encroach 20.68 m into the required front yard setback.

13. Section 10.5.40.60.(2)(A), By-law 569-2013

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

The proposed canopy will encroach 0.31 m beyond the platform it is covering.

14. Section 10.5.40.60.(3)(A)(ii), By-law 569-2013

The maximum permitted width for exterior stairs providing pedestrian access is 2 m.

The proposed stairs will have a width of 3.03 m.

15. Section 10.5.100.1(1), By-law 569-2013

The maximum permitted driveway width is 6 m.

The proposed driveway will have a width of 7.16 m.

16. Section 10.5.80.40.(2), By-law 569-2013

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (128.72).

The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (128.65).

File Numbers B0024/20EYK, A0242/20EYK and A0243/20EYK will be 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 Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0024/20EYK**.
2. Submission of a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
3. Where there is no existing street tree, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree.
4. Submission of a complete application for a permit to injure or remove a privately owned tree(s) located within a ravine protected area and/or the submission of a complete application for a permit to place or dump fill or refuse or alteration of grade on any land within a ravine protected area, as per City of Toronto Municipal Code Chapter 658, Ravine and Natural Feature Protection.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 Revise the site plan to illustrate a positive slope of a minimum 2% to a maximum 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of North Drive;
 - 5.2 Show the applicable City standard drawing for the proposed curb-cut;
 - 5.3 The site plans must be revised to include a notation on the drawing stating: "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements and must be constructed at no cost to the municipality."

- 5.4 The site plans must be revised to include a notation on the drawing stating: "All portions of the existing redundant driveway and associated curb cut within the North Drive municipal boulevard shall be removed and restored with sod and raised curb to the satisfaction of Transportation Services at no cost to the municipality.";
 - 5.5 The site plans must be revised to include a notation on the drawing stating: "The Owner must submit a Municipal Road Damage Deposit (MRDD) for the project prior to commencing construction, as determined by Transportation Services"; and
 - 5.6 The site plans must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits to construct any proposed new driveway from the Right-of-Way Management Section of Transportation Services."
6. The following conditions shall be fulfilled to the satisfaction of the Toronto and Region Conservation Authority:
- 6.1 The Owner shall obtain a TRCA permit pursuant to Ontario Regulation 166/06 prior to any development and/or site alteration taking place.
 - 6.2 The Owner shall convey Parts 4, 5, 6, 12, 13 and 14 as depicted on the Draft R-Plan to the Toronto and Region Conservation Authority (TRCA) ownership prior to the issuance of any permits for development on the lands.
 - 6.3 That a Maintenance Access Easement be established over Parts 7 and 10 on the Draft R-Plan benefitting Toronto and Region Conservation Authority (TRCA) and City of Toronto for access to the public lands for maintenance purposes only.
 - 6.4 The Owner shall acquire a Restrictive Covenant to restrict future development over Parts 2 and 9 on the Draft R-Plan prior to the issuance of any permits for development on the lands.
 - 6.5 The Owner carry out a Ravine Stewardship Program to the satisfaction of Toronto and Region Conservation Authority (TRCA) and Ravine and Natural Feature Protection staff.
 - 6.6 The Owner shall install fencing to the satisfaction of TRCA staff along the southerly boundary of the new development lots.

SIGNATURE PAGE

File Number: A0243/20EYK
Property Address: 84 NORTH DR – PARTS 6-11
Legal Description: PLAN 965 W PT LOT 53
Agent: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Laura Alderson (signed)

Stan Kumorek (signed)

Donald Taylor (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, December 11, 2020

LAST DATE OF APPEAL: Wednesday, December 23, 2020

CERTIFIED TRUE COPY

Barbara Bartosik

Manager and Deputy Secretary-Treasurer

Appeal Information

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LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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- \$400 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
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Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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2 Civic Centre Court
Toronto, Ontario M9C 5A3

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Thursday, December 3, 2020

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

File Number: A0242/20EYK
Property Address: 84 NORTH DR – PARTS 1 & 2
Legal Description: PLAN 965 W PT LOT 53
Agent: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, December 3, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 30 m.
The lot will have a frontage of 21.29 m.
- 2. Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 41.22 m.
The new dwelling will be located 20.22 m from the front lot line.
- 3. Section 10.20.40.70.(3)(G), By-law 569-2013**
The minimum required side yard setback is 3 m.
The new dwelling will be located 1.29 m from the east side lot line.

- 4. Section 10.20.40.70.(5)(A), By-law 569-2013**
The minimum required side yard setback is 7.5 m, where the building depth is greater than 17 m.
The new dwelling will be located 2.21 m from the east side lot line and 3.02 m from the west side lot line, where the building depth is greater than 17 m.
- 5. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The new dwelling will have a height of 10.51 m.
- 6. Section 320.42.1.B.(2)**
The maximum permitted soffit height of the eaves overhang for a peaked roof dwelling shall not exceed 6.5 m.
The new dwelling will have a soffit height of 7.54 m.
- 7. Section 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The proposed roof eaves will project 21.21 m into the north side setback, 4.78 m into the west side setback for the portion of the building beyond 17 m in length, 1.09 m into the east side setback and 5.9 m into the east side setback for the portion of the building beyond 17 m in length.
- 8. Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls is 7 m.
The new dwelling will have a side exterior main wall height of 7.54 m.
- 9. Section 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the main pedestrian entrance above established grade is 1.2 m.
The proposed main pedestrian entrance will have a height of 1.88 m above established grade.
- 10. Section 10.5.40.50.(4)(2)(A), By-law 569-2013**
The maximum permitted height of a platform such as a deck or balcony may be no higher than 1.2 m at the front main wall and the floor of the platform may be no higher than 1.2 m above established grade.
The proposed front platform will be located 1.83 m above established grade.
- 11. Section 10.5.40.50.(2), By-law 569-2013**
A platform without main walls attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone (7.5 m).
The proposed rear platform will be located 3.86 m from the west side property line and 6.89 m from the east side lot line.

12. Section 10.5.40.60.(1)(A)(i), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building with a floor no higher than the floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback.

The proposed platform will encroach 22.32 m into the required front yard setback.

13. Section 10.5.40.60.(2)(A), By-law 569-2013

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

The proposed canopy will encroach 0.76 m beyond the platform it is covering.

14. Section 10.5.40.60.(3)(A)(ii), By-law 569-2013

The maximum permitted width for exterior stairs providing pedestrian access is 2 m.

The proposed stairs will have a width of 4.4 m.

15. Section 10.5.100.1(1), By-law 569-2013

The maximum permitted driveway width is 6 m.

The proposed driveway will have a width of 7.8 m.

16. Section 10.5.80.40.(2), By-law 569-2013

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street (129.32).

The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (129.15).

File Numbers B0024/20EYK, A0242/20EYK and A0243/20EYK will be 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 Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0024/20EYK**.
2. Submission of a complete application for a permit to injure or remove a privately owned tree(s), as per City of Toronto Municipal Code Chapter 813, Trees Article III Private Tree Protection.
3. Where there is no existing street tree, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cash-in-lieu payment is \$583/tree.
4. Submission of a complete application for a permit to injure or remove a privately owned tree(s) located within a ravine protected area and/or the submission of a complete application for a permit to place or dump fill or refuse or alteration of grade on any land within a ravine protected area, as per City of Toronto Municipal Code Chapter 658, Ravine and Natural Feature Protection.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 Revise the site plan to illustrate a positive slope of a minimum 2% to a maximum 4% that will be maintained on each of the proposed driveways, as measured between the proposed garage door entrance to the curb line of North Drive;
 - 5.2 Show the applicable City standard drawing for the proposed curb-cut;
 - 5.3 The site plans must be revised to include a notation on the drawing stating: "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements and must be constructed at no cost to the municipality."
 - 5.4 The site plans must be revised to include a notation on the drawing stating: "All portions of the existing redundant driveway and associated curb cut within the North Drive municipal boulevard shall be removed and restored with sod and raised curb to the satisfaction of Transportation Services at no cost to the municipality.";
 - 5.5 The site plans must be revised to include a notation on the drawing stating: "The Owner must submit a Municipal Road Damage Deposit (MRDD) for the project prior to commencing construction, as determined by Transportation Services"; and

- 5.6 The site plans must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits to construct any proposed new driveway from the Right-of-Way Management Section of Transportation Services."
6. The following conditions shall be fulfilled to the satisfaction of the Toronto and Region Conservation Authority:
 - 6.1 The Owner shall obtain a TRCA permit pursuant to Ontario Regulation 166/06 prior to any development and/or site alteration taking place.
 - 6.2 The Owner shall convey Parts 4, 5, 6, 12, 13 and 14 as depicted on the Draft R-Plan to the Toronto and Region Conservation Authority (TRCA) ownership prior to the issuance of any permits for development on the lands.
 - 6.3 That a Maintenance Access Easement be established over Parts 7 and 10 on the Draft R-Plan benefitting Toronto and Region Conservation Authority (TRCA) and City of Toronto for access to the public lands for maintenance purposes only.
 - 6.4 The Owner shall acquire a Restrictive Covenant to restrict future development over Parts 2 and 9 on the Draft R-Plan prior to the issuance of any permits for development on the lands.
 - 6.5 The Owner carry out a Ravine Stewardship Program to the satisfaction of Toronto and Region Conservation Authority (TRCA) and Ravine and Natural Feature Protection staff.
 - 6.6 The Owner shall install fencing to the satisfaction of TRCA staff along the southerly boundary of the new development lots.

SIGNATURE PAGE

File Number: A0242/20EYK
Property Address: 84 NORTH DR – PARTS 1 & 2
Legal Description: PLAN 965 W PT LOT 53
Agent: DENNIS WOOD
Owner(s): HALINA KRZYWUCKA PIOTR KRZYWUCKI
Zoning: RD & R1 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Laura Alderson (signed)

Stan Kumorek (signed)

Donald Taylor (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, December 11, 2020

LAST DATE OF APPEAL: Wednesday, December 23, 2020

CERTIFIED TRUE COPY

Barbara Bartosik

Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ey@toronto.ca and Barbara.Bartosik@toronto.ca by the last date of appeal as shown on the signature page.

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To appeal this decision to the TLAB you need the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.
- \$400 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.