



Anita MacLeod
Manager and Deputy Secretary-Treasurer

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

Committee of Adjustment
Toronto and East York
Toronto City Hall
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Toronto, Ontario M5H 2N2

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

File Number: A0678/20TEY
Property Address: 52 WRIGHT AVE
Legal Description: PLAN 468 PT LOT 14
Agent: MICHAEL GAUTHIER
Owner(s): MICHAEL GAUTHIER
Zoning: R & R2 (ZR)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Virtual Public Hearing was held on **Thursday, December 10, 2020**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and a rear ancillary building (shed).

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

- 1. Chapter 10.5.8.10.(3), By-law 569-2013**
A parking space may not be located in a front yard abutting a street.
In this case, the parking space is located in a front yard abutting a street.
- 2. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 19.91 m.
- 3. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index for a detached dwelling erected before October 15, 1983 is 0.69 times the lot area (212.52 m²).
The altered detached dwelling will have a floor space index of 0.78 times the lot area (241.15 m²).

4. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are not closer to a lot line than 0.6 m.
The access stairs will be located 0.19 m from the east side lot line.
5. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (11.18 m²) of the required front yard landscaping shall be maintained as soft landscaping.
A total of 31.88% (4.75 m²) of the required front yard landscaping will be maintained as soft landscaping.
6. **Chapter 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% (14.9 m²) of the required front yard shall be maintained as landscaping.
A total of 24.93% (7.43 m²) of the required front yard landscaping will be maintained as landscaping.
7. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the stairs will be located 0.51 m from the front lot line.
8. **Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The minimum required parking space width is 2.9 m.
The parking space will have a width of 2.56 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 refused 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) are 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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LARRY CLAY



PETER REED



LISA VALENTINI



NANCY OOMEN (CHAIR)

DATE DECISION MAILED ON: **Wednesday, December 16, 2020**

LAST DATE OF APPEAL: **Wednesday, December 30, 2020**

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 by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.tey@toronto.ca and Anita.Macleod@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.

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.