

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

Committee of Adjustment
Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

416-396-3223
coa.sc@toronto.ca

Wednesday, May 12, 2021

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

File Number: A0279/20SC
Property Address: 20 WOODLAND PARK RD
Legal Description: PLAN 3223 LOT 72
Agent: MICHAEL GRISCH
Owner(s): VANESSA BURDON & TODD BURDON
Zoning: Residential Detached (RD) and Single-Family Residential (S) [ZR]
Ward: Scarborough Southwest (20)
Community: Birchcliff Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, May 12, 2021, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a new 2-storey dwelling.

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

1. CHAPTER 900.3.10.(1462), By-law No. 569-2013

The permitted maximum floor space index is the lesser of 0.60 times the lot area (234.19 square metres) or 204 square metres.

The proposed floor space index is the lesser of 0.73 times the area of the lot or 286.34 square metres.

2. CHAPTER 10.20.30.40.(1), By-law No. 569-2013

The permitted maximum lot coverage is 33 percent of the lot area: 128.80 square metres.
The proposed lot coverage is 39.07 percent of the lot area: 152.50 square metres.

3. CHAPTER 10.20.40.10.(1), A), By-law No. 569-2013

The permitted maximum height of a building or structure is 9.0 metres.
The proposed permitted maximum height of the building is 10.21 metres.

4. CLAUSE VI - 14.1, Birchcliff Community By-law No. 8786

The permitted maximum height of a building or structure is 9.0 metres.
The proposed permitted maximum height of the building is 10.21 metres.

5. CHAPTER 10.20.40.10.(2) A) (i), By-law No. 569-2013

The permitted maximum height of the exterior portion of main walls for a detached house is the higher of 7.0 metres above established grade for no less than 60% of the total width of all front main walls; and all rear main walls.
100% of the proposed front and rear main walls are above 7.0 metres.

6. CHAPTER 10.20.40.20.(1), By-law No. 569-2013

The permitted maximum building length for a detached house is 17.0 metres.
The proposed permitted maximum building length is 17.42 metres.

7. CHAPTER 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.
The proposed eaves including eavestrough project 0.46 metres and are 0.06 metres from the side lot line.

8. CHAPTER 200.5.1.10.(2) (A) (i), By-law No. 569-2013

The required parking space must have a minimum width of 3.2 metres.
The proposed parking space will have a minimum width of 3.1 metres.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

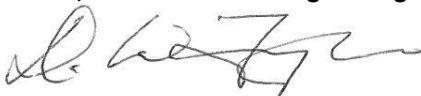
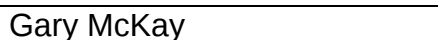
The minor variance application is approved on the following condition(s):

1. Where there is no existing street tree, the Owner shall provide payment in lieu of planting of one street tree on the City road allowance abutting each of the sites involved in the application to the satisfaction of the Supervisor, Tree Protection and Plan Review, Scarborough District. The current cash-in-lieu payment is \$583/tree. Contact: tppreast@toronto.ca

SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures

 Donald Taylor	 Hena Kabir	 Anne McCauley
 Gary McKay	 Muhammad Saeed	

DATE DECISION MAILED ON: Tuesday, May 18, 2021

LAST DATE OF APPEAL: Tuesday, June 1, 2021

CERTIFIED TRUE COPY


Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.sc@toronto.ca and Colin.Ramdial@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.