

**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, January 13, 2022

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

**File Number:** A0460/20EYK  
**Property Address:** 48 MATTICE AVE- PART 1  
**Legal Description:** PLAN 3380 LOT 41  
**Agent:** MB1 DEVELOPMENT CONSULTING INC  
**Owner(s):** AK INVESTMENTS HOLDING INC  
**Zoning:** RD  
**Ward:** Etobicoke Centre (02)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, January 13, 2022, 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 13.5 m.  
The proposed lot will have a frontage of 10.67 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 510 m<sup>2</sup>.  
The proposed lot will have a lot area of 346.32 m<sup>2</sup>.
- 3. Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (114.25 m<sup>2</sup>).  
The proposed dwelling will cover 39.1% of the lot area (134.34 m<sup>2</sup>).

- 4. Section 900.3.10.(21)(C), By-law 569-2013**  
The maximum permitted floor space index is 0.5 times the area of the lot (171.85 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.76 times the area of the lot (263.75 m<sup>2</sup>).
- 5. Section 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 8.14 m.  
The proposed dwelling will be located 7.23 m from the rear lot line.
- 6. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The proposed dwelling will have a length of 17.61 m.
- 7. Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The proposed dwelling will have a depth of 19.09 m.

**File Numbers B0023/21EYK, A0460/20EYK and A0461/20EYK 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 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:** A0460/20EYK  
**Property Address:** 48 MATTICE AVE- PART 1  
Legal Description: PLAN 3380 LOT 41  
Agent: MB1 DEVELOPMENT CONSULTING INC  
Owner(s): AK INVESTMENTS HOLDING INC  
Zoning: RD  
Ward: Etobicoke Centre (02)  
Community:  
Heritage: Not Applicable



Michi McCloskey (signed)



Michael Clark (signed)



Stan Kumorek (signed)



Laura Alderson (signed)

DATE DECISION MAILED ON: Friday, January 21, 2022

LAST DATE OF APPEAL: Wednesday, February 2, 2022

CERTIFIED TRUE COPY

**Barbara Bartosik**  
Manager and Deputy Secretary-Treasurer

**Appeal Information**

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 Ontario Land Tribunal (OLT) for the same matter.

## TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

To appeal this decision, you must submit 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](http://www.toronto.ca/tlab).

## ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

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

To appeal this decision, you must submit the following:

- A completed OLT 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 Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/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 **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.

**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, January 13, 2022

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

**File Number:** A0461/20EYK  
**Property Address:** 48 MATTICE AVE - PART 2  
**Legal Description:** PLAN 3380 LOT 41  
**Agent:** MB1 DEVELOPMENT CONSULTING INC  
**Owner(s):** AK INVESTMENTS HOLDING INC  
**Zoning:** RD  
**Ward:** Etobicoke Centre (02)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, January 13, 2022, 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 13.5 m.  
The proposed lot will have a frontage of 10.67 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 510 m<sup>2</sup>.  
The proposed lot will have a lot area of 343.81 m<sup>2</sup>.
- 3. Section 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 33% of the lot area (114.25 m<sup>2</sup>).  
The proposed dwelling will cover 39.1% of the lot area (134.34 m<sup>2</sup>).

4. **Section 900.3.10.(21)(C), By-law 569-2013**  
The maximum permitted floor space index is 0.5 times the area of the lot (171.85 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.77 times the area of the lot (263.75 m<sup>2</sup>).
5. **Section 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 8.14 m.  
The proposed dwelling will be located 7.31 m from the rear lot line.
6. **Section 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9.5 m.  
The proposed dwelling will have a height of 9.81 m.
7. **Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The proposed dwelling will have a length of 17.61 m.
8. **Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The proposed dwelling will have a depth of 19.09 m.

**File Numbers B0023/21EYK, A0460/20EYK and A0461/20EYK 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 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:** A0461/20EYK  
**Property Address:** 48 MATTICE AVE – PART 2  
Legal Description: PLAN 3380 LOT 41  
Agent: MB1 DEVELOPMENT CONSULTING INC  
Owner(s): AK INVESTMENTS HOLDING INC  
Zoning: RD  
Ward: Etobicoke Centre (02)  
Community:  
Heritage: Not Applicable



Michi McCloskey (signed)



Michael Clark (signed)



Stan Kumorek (signed)



Laura Alderson (signed)

DATE DECISION MAILED ON: Friday, January 21, 2022

LAST DATE OF APPEAL: Wednesday, February 2, 2022

CERTIFIED TRUE COPY

**Barbara Bartosik**  
Manager and Deputy Secretary-Treasurer

**Appeal Information**

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 Ontario Land Tribunal (OLT) for the same matter.

## TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

To appeal this decision, you must submit 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](http://www.toronto.ca/tlab).

## ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

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

To appeal this decision, you must submit the following:

- A completed OLT 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 Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/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 **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.

**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, January 13, 2022

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

**File Number:** B0023/21EYK  
**Property Address:** 48 MATTICE AVE  
Legal Description: PLAN 3380 LOT 41  
Agent: MB1 DEVELOPMENT CONSULTING INC  
Owner(s): AK INVESTMENTS HOLDING INC  
Zoning: RD  
Ward: Etobicoke Centre (02)  
Community:  
Heritage: Not Applicable

Notice was given and the application considered on Thursday, January 13, 2022, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage will be 10.68 m and the lot area will be 346.32 m<sup>2</sup>. 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 A0460/20EYK.

**Retained - Part 2**

**Address to be assigned**

The lot frontage will be 10.68 m and the lot area will be 343.81 m<sup>2</sup>. 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 A0461/20EYK.

**File Numbers B0023/21EYK, A0460/20EYK and A0461/20EYK 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 Refused**

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

## SIGNATURE PAGE

**File Number:** B0023/21EYK  
**Property Address:** 48 MATTICE AVE  
Legal Description: PLAN 3380 LOT 41  
Applicant: MB1 DEVELOPMENT CONSULTING INC  
Owner(s): AK INVESTMENTS HOLDING INC  
Zoning: RD  
Ward: Etobicoke Centre(02)  
Community:  
Heritage: Not Applicable



Michi McCloskey (signed)



Michael Clark (signed)



Stan Kumorek (signed)



Laura Alderson (signed)

DATE DECISION MAILED ON: Friday, January 21, 2022

LAST DATE OF APPEAL: Thursday, February 10, 2022

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](mailto:coa.ey@toronto.ca) and [Barbara.Bartosik@toronto.ca](mailto: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](http://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.