

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, February 10, 2022

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

File Number: A0027/21EYK
Property Address: 5 MARINA AVE – PARTS 2 & 3
Legal Description: PLAN M9 BLK B LOT 1
Agent: DANIELE IANNETTI
Owner(s): DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, February 10, 2022, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(2)(B)(ii), By-law 569-2013**
The minimum required lot frontage for a semi-detached dwelling is 10.5 m.
The lot frontage will be 7.7 m.
- 2. Section 900.6.10.(2)(A)(ii), By-law 569-2013**
The minimum required lot area for a semi-detached dwelling is 325 m².
The lot area will be 232.2 m².
- 3. Section 900.6.10.(2)(D)(ii), By-law 569-2013**
The maximum permitted floor space index for a semi-detached dwelling is 0.6 times the lot area (139.32 m²).
The proposed dwelling will have a floor space index of 0.74 times the lot area (172.74 m²).

4. Section 200.5.1.10.(2)(A)(ii), By-law 569-2013

The minimum required parking space width is 3.2 m.

The proposed parking space will have a width of 3 m.

File numbers B0006/21EYK, A0026/21EYK and A0027/21EYK 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:**

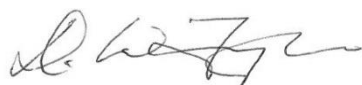
The Minor Variance Application is Refused

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: A0027/21EYK
Property Address: 5 MARINA AVE – PARTS 2 & 3
Legal Description: PLAN M9 BLK B LOT 1
Agent: DANIELE IANNETTI
Owner(s): DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable



Donald Taylor (signed)



Michael Clark (signed)



Michi McCloskey (signed)



Sophia Ruddock (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, February 18, 2022

LAST DATE OF APPEAL: Wednesday, March 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 and 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.

ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

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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/>

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Michael Mizzi
Director, Zoning and Secretary-Treasurer
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Thursday, February 10, 2022

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

File Number: A0026/21EYK
Property Address: 5 MARINA AVE – PART 1
Legal Description: PLAN M9 BLK B LOT 1
Agent: DANIELE IANNETTI
Owner(s): DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, February 10, 2022, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage.

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

- 1. Section 900.6.10.(2)(B)(ii), By-law 569-2013**
The minimum required lot frontage for a semi-detached dwelling is 10.5 m.
The lot frontage will be 7.7 m.
- 2. Section 900.6.10.(2)(A)(ii), By-law 569-2013**
The minimum required lot area for a semi-detached dwelling is 325 m².
The lot area will be 234.5 m².
- 3. Section 900.6.10.(2)(D)(ii), By-law 569-2013**
The maximum permitted floor space index for a semi-detached dwelling is 0.6 times the lot area (140.7 m²).
The proposed dwelling will have a floor space index of 0.74 times the lot area (172.74 m²).

4. Section 200.5.1.10.(2)(A)(ii), By-law 569-2013

The minimum required parking space width is 3.2 m.

The proposed parking space will have a width of 3 m.

File numbers B0006/21EYK, A0026/21EYK and A0027/21EYK 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:**

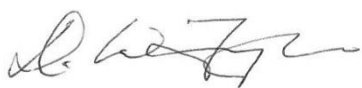
The Minor Variance Application is Refused

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: A0026/21EYK
Property Address: 5 MARINA AVE – PART 1
Legal Description: PLAN M9 BLK B LOT 1
Agent: DANIELE IANNETTI
Owner(s): DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable



Donald Taylor (signed)



Michael Clark (signed)



Michi McCloskey (signed)



Sophia Ruddock (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, February 18, 2022

LAST DATE OF APPEAL: Wednesday, March 2, 2022

CERTIFIED TRUE COPY

Barbara Bartosik
Manager and Deputy Secretary-Treasurer

Appeal Information

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Michael Mizzi
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Thursday, February 10, 2022

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

File Number: B0006/21EYK
Property Address: 5 MARINA AVE
Legal Description: PLAN M9 BLK B LOT 1
Agent: DANIELE IANNETTI
Owner(s): DILYANA VALCHOVSKA-LAZAROVA DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore (03)
Community:
Heritage: Not Applicable

Notice was given and the application considered on Thursday, February 10, 2022, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Parts 2 & 3

Address to be assigned

The combined lot frontage will be 7.69 m and the combined lot area will be 234.5 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0027/21EYK.

Any existing easements will be maintained.

Conveyed - Part 1

Address to be assigned

The lot frontage will be 7.69 m and the lot area will be 232.2 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0026/21EYK.

File numbers B0006/21EYK, A0026/21EYK and A0027/21EYK 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:**

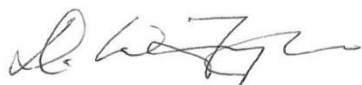
The Consent Application is Refused

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: B0006/21EYK
Property Address: 5 MARINA AVE
Legal Description: PLAN M9 BLK B LOT 1
Applicant: DANIELE IANNETTI
Owner(s): DILYANA VALCHOVSKA-LAZAROVA DANIELE IANNETTI
Zoning: RM & RM1 (ZR)
Ward: Etobicoke-Lakeshore(03)
Community:
Heritage: Not Applicable



Donald Taylor (signed)



Michael Clark (signed)



Michi McCloskey (signed)



Sophia Ruddock (signed)



Stan Kumorek (signed)

DATE DECISION MAILED ON: Friday, February 18, 2022

LAST DATE OF APPEAL: Thursday, March 10, 2022

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Manager and Deputy Secretary-Treasurer

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LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

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- \$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/>

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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.