

Kyle Knoeck
Acting Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Tuesday, April 5, 2022

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

File Number: A0397/21SC
Property Address: 94 DANFORTH RD (86 DANFORTH RD)
Legal Description: PLAN 849 PT LOT 58 TO 61
Agent: WELL RIVER ESTATES LTD.
Owner(s): WELL RIVER ESTATES LTD.
Zoning: Residential Detached (RD) Zone [Zoning Waiver]
Ward: Scarborough Southwest (20)
Community: Oakridge Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Tuesday, April 5, 2022, as required by the Planning Act.

This Revised Notice of Decision is to accurately reflect the variances that were refused/denied, as well as, the variances that were approved/authorized by the Committee of Adjustment at the hearing held on April 5, 2022.

PURPOSE OF THE APPLICATION:

Proposal to construct a new three-storey, detached dwelling in a newly severed lot (86 Danforth Road). NOTE: Refer to Minor Variance Application A0112/19SC which was approved by the Committee of Adjustment on September 23, 2020.

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

1. CHAPTER 10.20.30.40 (1) (A), Maximum Storey, By-law 569-2019

The permitted maximum storey is 2.

The proposed storey is 3.

2. CHAPTER 10.20.40.10 (2) (A), Maximum Main Wall, By-law 569-2019

The permitted maximum height of the exterior main wall is 7.0 metres.

The proposed height of the exterior main wall is 9.295 metres.

3. CHAPTER 10.20.40.10 B, Maximum Building Height, By-law 569-2019

The permitted maximum building height is 9.0 metres

The proposed building height is 10.195 metres

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

The proposed building setback from the centreline of the street is 18.01 metres.

5. CHAPTER 10.20.30.10 (1), RD (f9.0,a287), By-law 569-2013

The required minimum lot area is 287 square metres.

The proposed lot area is 194.1 square metres.

6. CHAPTER 10.20.30.20.(1), By-law 569-2013

The required minimum lot frontage is 9.0 metres.

The proposed lot frontage is 6.3 metres.

7. CHAPTER 10.5.40.60.(7), By-law 569-2013

The roof eaves may project a maximum 0.9 metres provided that they are no closer than 0.3 m than to a lot line.

The proposed eaves project 0.25 metres and are 0.05 metres from the side lot line.

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:**

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. CHAPTER 10.20.40.1.(3), By-law 569-2013

The permitted maximum storeys is 2.

The proposed maximum storeys is 3.

2. CHAPTER 10.20.40.10 (2), By-law 569-2013

The permitted maximum main wall height is 7.0 metres,

The proposed height of the exterior main wall is 8.1 metres.

3. CHAPTER 10.20.40.10 (1), By-law 569-2013

The permitted maximum building height is 9.0 m.

The proposed building height is 9.3 m

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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

The proposed building setback from the centreline of the street is 18.01 metres.

5. CHAPTER 10.20.30.10 (1), RD (f9.0,a287), By-law 569-2013

The required minimum lot area is 287 square metres.

The proposed lot area is 194.1 square metres.

6. CHAPTER 10.20.30.20.(1), By-law 569-2013

The required minimum lot frontage is 9.0 metres.

The proposed lot frontage is 6.3 metres.

7. CHAPTER 10.5.40.60.(7), By-law 569-2013

The roof eaves may project a maximum 0.9 metres provided that they are no closer than 0.3 m than to a lot line.

The proposed eaves project 0.25 metres and are 0.05 metres from the side lot line.






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.

SIGNATURE PAGE

File Number: A0397/21SC
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Agent: WELL RIVER ESTATES LTD.
Owner(s): WELL RIVER ESTATES LTD.
Zoning: Residential Detached (RD) Zone [Zoning Waiver]
Ward: Scarborough Southwest (20)
Community: Oakridge Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

 _____	 _____	 _____
Hena Kabir	Igor Samardzic	Anne McCauley
 _____	 _____	
Gary McKay	Muhammad Saeed	

DATE DECISION MAILED ON: Monday, April 11, 2022

LAST DATE OF APPEAL: Monday, April 25, 2022

CERTIFIED TRUE COPY



Colin Ramdial

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.sc@toronto.ca and Colin.Ramdial@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.

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ONTARIO LAND TRIBUNAL (OLT) 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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Kyle Knoeck
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Tuesday, April 5, 2022

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

File Number: A0393/21SC
Property Address: 94 DANFORTH RD (88 DANFORTH RD)
Legal Description: PLAN 849 PT LOT 58 TO 61
Agent: WELL RIVER ESTATES LTD.
Owner(s): WELL RIVER ESTATES LTD.
Zoning: Residential Detached (RD) Zone [Zoning Waiver]
Ward: Scarborough Southwest (20)
Community: Oakridge Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Tuesday, April 5, 2022, as required by the Planning Act.

This Revised Notice of Decision is to accurately reflect the variances that were refused/denied, as well as, the variances that were approved/authorized by the Committee of Adjustment at the hearing held on April 5, 2022.

PURPOSE OF THE APPLICATION:

Proposal to construct a new three-storey, detached dwelling in a newly severed lot (88 Danforth Road). NOTE: Refer to Minor Variance Application A0112/19SC which was approved by the Committee of Adjustment on September 23, 2020.

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

1. CHAPTER 10.20.40.1. (3), By-law 569-2013

The permitted maximum storeys is 2.
The proposed maximum storeys is 3.

2. CHAPTER 10.20.40.10 (2), By-law 569-2013

The permitted maximum main wall height is 7.0 metres.
The proposed height of the exterior main wall is 8.1 metres.

3. CHAPTER 10.20.40.10 (1), By-law 569-2013

The permitted maximum building height is 9.0 m.

The proposed building height is 9.3 m.

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

The proposed building setback from the centreline of the street is 16.12 metres.

5. CHAPTER 10.20.30.10 (1), RD (f9.0,a287), By-law 569-2013

The required minimum lot area is 287 square metres.

The proposed lot area is 194.1 square metres

6. CHAPTER 10.20.30.20.(1), By-law 569-2013

The required minimum lot frontage is 9.0 metres.

The proposed lot frontage is 6.3 metres.

7. CHAPTER 10.5.40.60.(7), By-law 569-2013

The roof eaves may project a maximum 0.9 metres provided that they are no closer than 0.3 m than to a lot line.

The proposed eaves project 0.25 metres and are 0.05 metres from the side lot line.

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:**

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. CHAPTER 10.20.40.1. (3), By-law 569-2013

The permitted maximum storeys is 2.

The proposed maximum storeys is 3.

2. CHAPTER 10.20.40.10 (2), By-law 569-2013

The permitted maximum main wall height is 7.0 metres.

The proposed height of the exterior main wall is 8.1 metres.

3. CHAPTER 10.20.40.10 (1), By-law 569-2013

The permitted maximum building height is 9.0 m.

The proposed building height is 9.3 m.

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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

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The required minimum lot frontage is 9.0 metres.

The proposed lot frontage is 6.3 metres.

7. CHAPTER 10.5.40.60.(7), By-law 569-2013

The roof eaves may project a maximum 0.9 metres provided that they are no closer than 0.3 m than to a lot line.

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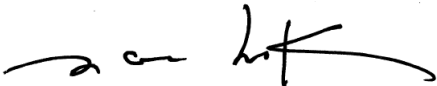

For the following reasons:

- 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.

SIGNATURE PAGE

File Number: A0393/21SC
Property Address: 94 DANFORTH RD (88 DANFORTH RD)
Legal Description: PLAN 849 PT LOT 58 TO 61
Agent: WELL RIVER ESTATES LTD.
Owner(s): WELL RIVER ESTATES LTD.
Zoning: Residential Detached (RD) Zone [Zoning Waiver]
Ward: Scarborough Southwest (20)
Community: Oakridge Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

 _____	 _____	 _____
Hena Kabir	Igor Samardzic	Anne McCauley
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Gary McKay	Muhammad Saeed	

DATE DECISION MAILED ON: Monday, April 11, 2022

LAST DATE OF APPEAL: Monday, April 25, 2022

CERTIFIED TRUE COPY


Colin Ramdial

Manager and Deputy Secretary-Treasurer

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

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Kyle Knoeck
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Tuesday, April 5, 2022

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

File Number: A0396/21SC
Property Address: 94 DANFORTH RD (90 DANFORTH RD)
Legal Description: PLAN 849 PT LOT 58 TO 61
Agent: WELL RIVER ESTATES LTD.
Owner(s): WELL RIVER ESTATES LTD.
Zoning: Residential Detached (RD) Zone [Zoning Waiver]
Ward: Scarborough Southwest (20)
Community: Oakridge Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Tuesday, April 5, 2022, as required by the Planning Act.

This Revised Notice of Decision is to accurately reflect the variances that were refused/denied, as well as, the variances that were approved/authorized by the Committee of Adjustment at the hearing held on April 5, 2022.

PURPOSE OF THE APPLICATION:

Proposal to construct a new three-storey, detached dwelling in a newly severed lot (90 Danforth Road). NOTE: Refer to Minor Variance Application A0114/19SC which was approved by the Committee of Adjustment on September 23, 2020.

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

1. CHAPTER 10.20.40.1.(3), By-law 569-2013

The permitted maximum storeys is 2.
The proposed maximum storeys is 3.

2. CHAPTER 10.20.40.10 (2), By-law 569-2013

The permitted maximum main wall height is 7.0 metres,
The proposed height of the exterior main wall is 8.1 metres.

3. CHAPTER 10.20.40.10 (1), By-law 569-2013

The permitted maximum building height is 9.0 m.

The proposed building height is 9.3 m

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

The proposed building setback from the centreline of the street is 14.41 metres.

5. CHAPTER 10.20.30.10 (1), RD (f9.0,a287), By-law 569-2013

The required minimum lot area is 287 square metres.

The proposed lot area is 189 square metres

6. CHAPTER 10.20.30.20.(1), By-law 569-2013

The required minimum lot frontage is 9.0 metres.

The proposed lot frontage is 8.28 metres.

7. CHAPTER 10.5.40.60.(7), By-law 569-2013

The permitted eaves is 0.9 m maximum and is no closer than 0.3 m than to a lot line.

The proposed eaves project 0.25 metres and are 0.05 metres from the side lot line.

8. CHAPTER 10.20.40.70.(2), By-law 569-2013

The required minimum rear yard setback is 7.5 metres.

The proposed rear yard setback is 5.24 metres.

9. CHAPTER 10.5.50.10(1)(D) Landscaping, By-law 569-2013

The required soft landscaping in front yard is minimum 75%.

The proposed soft landscaping in front yard is 65%.

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:**

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. CHAPTER 10.20.40.1.(3), By-law 569-2013

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The proposed height of the exterior main wall is 8.1 metres.

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The permitted maximum building height is 9.0 m.

The proposed building height is 9.3 m

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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

It is the decision of the Committee of Adjustment to **APPROVE** the following variance(s):

4. Exception 349. (B), By-law 569-2013

The required minimum building setback from a front line that abuts Danforth Rd. is 19.0 metres, measured from the original centreline of the street.

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5. CHAPTER 10.20.30.10 (1), RD (f9.0,a287), By-law 569-2013

The required minimum lot area is 287 square metres.

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The required soft landscaping in front yard is minimum 75%.

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For the following reasons:

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SIGNATURE PAGE

File Number: A0396/21SC
Property Address: 94 DANFORTH RD (90 DANFORTH RD)
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Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

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Hena Kabir	Igor Samardzic	Anne McCauley
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DATE DECISION MAILED ON: Monday, April 11, 2022

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