

Thursday, June 9, 2022

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

File Number: A0205/22NY
Property Address: 78 TISDALE AVE
Legal Description: PLAN 5413 PT LOT 4 RP 66R22415 PART 1
Agent: DIG DEVELOPMENTS INC
Owner(s): NASCENT (TISDALE) INC GRANT THORNTON LIMITED
Zoning: RM1 [WAV]
Ward: Don Valley East (16)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 9, 2022, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposal to increase the number of dwelling units from 35 to 52, increase the height, revise the setbacks, and alter the parking to rear lane garage access. Revision to the previous draft plan of subdivision file 05 - 114052.

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

1. **Section 64.16 (106) (b), By-law 261-2017**
Maximum number of dwelling units permitted is 35.
Proposed maximum number of dwelling units is 53.
2. **Section 64.16 (106) (d), By-law 261-2017**
Maximum permitted lot coverage is 45 %.
Proposed lot coverage is 48 %.
3. **To replace Schedule 2 (Outline of Blocks) with a new Schedule 2**
4. **To replace Schedule 3 (Outline of Blocks 5 and 6) with a new Schedule 3**
5. **To replace Schedule 4 (Outline of Blocks 2 and 3) with a new Schedule 4**

6. Section 64.16 (106) (i), By-law 261-2017

Required minimum front yard setback of Block 4 is 6 m.

Proposed minimum front yard setback of Block 4 is 1.5 m.

7. Section 64.16 (106) (m), By-law 261-2017

Maximum permitted height is 11.25 m and 3 storeys.

Proposed height is 12.55 m and 4 storeys.

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

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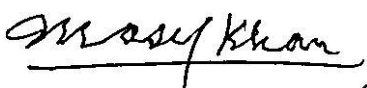
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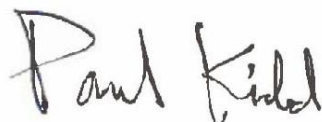
Allan Smithies (signed)



Asif A. Khan (signed)



Nadini Sankar (signed)



Paul Kidd (signed)

DATE DECISION MAILED ON: Thursday, June 16, 2022

LAST DATE OF APPEAL: Wednesday, June 29, 2022

CERTIFIED TRUE COPY

Sai-Man Lam

Acting 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.ny@toronto.ca and Daniel.Antonacci@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

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