

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
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, October 13, 2022

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

File Number: A0040/21EYK
Property Address: 102 SHAVER AVE N
Legal Description: CON 1 PT LOT 18
Agent: 2LS DESIGN INC
Owner(s): CARMELA ROMANO BERNIE ROMANO
Zoning: RD & R2 (ZR)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 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 900.3.10(21)(C), By-law 569-2013**
The maximum permitted gross floor area is 135 m² plus 25% of the lot area (311.25 m²), up to a maximum floor space index of 0.5 (352.62 m²).
The new dwelling will have a gross floor area of 135 m² plus 37% of the lot area (397.51 m²), with a floor space index of 0.56 times the area of the lot (397.51 m²).
- 2. Section 900.3.10.(21)(B), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 22.85 m.
- 3. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 20.89 m.

4. **Section 900.3.10.(21)(A), By-law 569-2013 and Section 1.a), By-law 1992-23**
The maximum permitted height of a flat roofed dwelling is 6.5 m.
The new dwelling will have a flat roofed height of 8.28 m.
5. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4m².
The proposed second storey front platform will have an area of 10.43 m².
6. **Section 10.20.40.10.(6), By-law 569-2013**
The elevation of the lowest point of a main pedestrian entrance through the front wall or a side main wall may be no higher than 1.2 m above established grade.
The proposed main pedestrian entrance will have a height of 1.22 m above established grade.
7. **Section 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required length of a parking space 5.6 m.
One of the two proposed parking spaces will have a length of 5.12 m.

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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Danny Bellissimo (signed)



Laura Alderson (signed)



Michi McCloskey (signed)



Sophia Ruddock (signed)

DATE DECISION MAILED ON: Friday, October 21, 2022

LAST DATE OF APPEAL: Wednesday, November 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

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 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.