

Thursday, May 4, 2023

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

File Number: A0317/20SC
Property Address: 73 BROOKLAWN AVE
Legal Description: PLAN 2347 PT LOT 388 PT LOT 389 UNREG
Agent: ARC DESIGN GROUP
Owner(s): MINT ONE FINANCIAL INC DESHI INVESTMENT INC
Zoning: Residential Detached (RD) Zone & Single Family Residential (S)
Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Cliffcrest Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, May 4, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

81 Brooklawn Avenue - Lot 3. To permit the construction of a new 2-storey detached dwelling. The existing residential dwelling will be demolished. Refer to Consent Application B0050/20SC and Minor Variance Applications A0316/20SC, A0318/20SC and A0319/20SC.

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

1. [10.20.40.10.(2) Maximum Height of Specified Pairs of Main Walls]

The permitted maximum height of all side exterior main walls facing a side lot line is 7.0 metres.

The proposed height of the North side exterior main walls is 8.55 metres for 18.6% of the width of the wall, with the remainder at 7.32 metres.

The proposed height of the South side exterior main walls is 8.55 metres for 18.0% of the width of the wall, with the remainder at 7.32 metres.

2. [900.3.10(197/1462) - Exceptions for RD Zone]

The permitted maximum floor space index is 0.6 times the area of the lot or a maximum of 204 m², whichever is the lesser.

The proposed floor space index is 0.625 times the area of the lot and 254.78 m².

3. [10.20.30.20.(1) Minimum Lot Frontage]

The required minimum lot frontage is 10.5 metres.

The proposed lot frontage is 10.06 metres.

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 APPROVED.

It is the decision of the Committee of Adjustment to authorize this variance application 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

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Table 1, Panel Member Digital Signatures

 Igor Samardzic	 Hena Kabir	 Anne McCauley
 Gary McKay	 Muhammad Saeed	

DATE DECISION MAILED ON: Tuesday, May 9, 2023

LAST DATE OF APPEAL: Wednesday, May 24, 2023

CERTIFIED TRUE COPY



Colin Ramdial

Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail 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.

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.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>