

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Wednesday, June 28, 2023

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

File Number: A0349/21SC
Property Address: 2 CORA CRES
Legal Description: PLAN 5681 LOT 35
Agent: CHRISTINA BAMSEY
Owner(s): NALINI BALACHANDRAN
Zoning: Residential Detached (RD) & Single-Family Residential (S) Zone [ZR]
Ward: Scarborough Centre (21)
Community: Bendale Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, June 28, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second-storey addition over existing dwelling and a two-storey rear addition with two car garage.

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

1. Chapter 10.20.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.62 m.
The proposed rear yard setback is 5.72 m.

2. Chapter 10.5.40.70.(1) and Chapter 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 7.84 m.
The proposed front yard setback is 7.75 m.

3. Exception RD 244.(E), By-law 569-2013

The minimum required side yard setback is 1.2 m.
The proposed side yard setback is 0.92 m.

4. Chapter 10.5.80.40.(3)(B), By-law No. 569-2013

Vehicle access to a parking space must be from a flanking street that is not a main street.

The proposed driveway is from Doerr Road.

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 on Condition.

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.

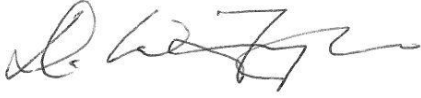

The minor variance application is approved subject to the following condition(s).

1. The Owner shall consolidate the driveways into one driveway, to the satisfaction of the General Manager, Transportation Services.
2. The Owner shall build substantially in accordance with the following drawings:
 - a) Site Plan, Drawing No. A1, prepared by Cantam Group Ltd., dated June 21, 2023 (attached as Figure 1).

SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures

 _____ Donald Taylor	Abstained _____ Hena Kabir	 _____ Anne McCauley
_____ Gary McKay		

DATE DECISION MAILED ON: Tuesday, July 4, 2023

LAST DATE OF APPEAL: Wednesday, July 19, 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/>