

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, October 18, 2023

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

File Number: A0161/23SC
Property Address: 8 ADAMS DR
Legal Description: CON D PT LOT 13 RP 64R4152 PART 2
Agent: RESIDENTIAL DRAFTING SERVICES LTD
Owner(s): UMILA RAMAIAH
Zoning: Residential Detached (RD) Single-Family Residential (S) Zone (ZR)
Ward: Scarborough-Guildwood (24)
Community: West Hill Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, October 18, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize 7 secondary suites in basement of single-detached dwelling. Previous Committee of Adjustment Decision A357/07SC.

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

1. Chapter 150.10.40.1.(2)(A), By-law No. 569-2013

An addition or exterior alteration to an existing building to accommodate a secondary suite is permitted if it does not alter or add to a front wall.
Proposed basement walk-out stair at front leading to the secondary suites of the existing detached house altered/added to a front wall that faces a street.

2. Chapter 10.20.40.70.(2)(B), By-law No. 569-2013

The minimum required rear yard setback is 12.46 m.
The proposed rear yard setback for proposed basement rear/side addition is 11.98 m.

3. Chapter 10.5.40.60.(1)(C)(ii), By-law No. 569-2013

A platform without main walls may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.22 m.

The proposed rear porch platform encroaches 0.48 m into the required rear yard setback and is 1.09 m from the north side lot line.

4. Chapter 150.10.20.1.(2), By-law No. 569-2013

A secondary suite is a permitted use provided each dwelling unit have a maximum of one (01) secondary suite.

The proposed number of secondary suites in basement is seven (07).

5. Exceptions RD 468.(B), By-law No. 569-2013

The minimum required setback from a side lot line is 1.2 m.

The proposed basement rear/side addition is 1.09 m from the north 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:**

The Minor Variance Application is REFUSED.

It is the decision of the Committee of Adjustment to **NOT** authorize 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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures



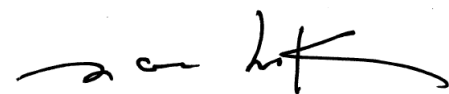
Nancy Oomen



Don Taylor



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Monday, October 23, 2023

LAST DATE OF APPEAL: Tuesday, November 7, 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/>