

Wednesday, March 6, 2024

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

File Number: A0278/23SC
Property Address: 30 LAKESIDE AVE
Legal Description: PLAN 1538 LOT 20
Agent: RICHARD WENGLE ARCHITECT INC
Owner(s): NICOLE LEE MACDONALD STEPHEN MUNRO STEWART
Zoning: Residential Detached (RD) & Single-Family Residential (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Birchcliff Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, March 6, 2024, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey detached dwelling and construct a new three-storey detached dwelling.

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

1. Exception RD 1462.(A)(iii), By-law No. 569-2013

The maximum permitted floor space index is 0.4 times the lot area (280.08 m²).
The proposed floor space index is 0.734 times the lot area (514.22 m²).

2. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 33% (231.07 m²).
The proposed lot coverage is 39.8% (278.96 m²).

3. Chapter 10.20.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 9 m.
The proposed building height is 10.96 m.

4. Chapter 10.20.40.10.(3), By-law No. 569-2013

The maximum permitted number of storeys is 2.

The proposed number of storeys is 3.

5. Chapter 10.20.40.10.(4), By-law No. 569-2013

The maximum permitted main wall height is 7.2 m.

The proposed main wall height is 9.94 m.

6. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17 m.

The proposed building length is 21.12 m.

7. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19 m.

The proposed building depth is 19.56 m.

8. Chapter 10.20.40.70.(1), By-law No. 569-2013

The minimum required front yard setback is 9.15 m.

The proposed front yard setback is 8.15 m.

9. Chapter 10.5.40.60.(3)(A), By-law No. 569-2013

Exterior stairs may encroach into a required minimum building setback if the stairs are no wider than 2 m.

The proposed front porch stairs encroach into the required front yard setback and are 3.9 m wide.

10. Chapter 10.5.100.(1)(C), By-law No. 569-2013

The maximum permitted driveway width is 3.2 m.

The proposed driveway width is 3.5 m.

11. Chapter 10.5.60.20.(2)(B), By-law No. 569-2013

The minimum required rear yard setback for an ancillary building is 2 m.

The proposed rear yard setback for an ancillary building is 0.61 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** 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.

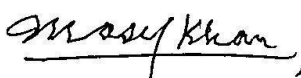
SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures



Anne McCauley



Asif Khan



David Stinson



Muhammad Saeed

Peter Reid

DATE DECISION MAILED ON: Monday, March 11, 2024

LAST DATE OF APPEAL: Tuesday, March 26, 2024

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/>