



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

Committee of Adjustment  
Toronto and East York  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Sabrina Salatino  
Manager and Deputy Secretary-Treasurer  
416-392-0413  
coa.tey@toronto.ca

Tuesday, June 11, 2024

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

**File Number:** A0257/24TEY  
**Property Address:** 222 ROSEDALE HEIGHTS DR  
**Legal Description:** PLAN 920 BLK G PT LOT 7 PLAN 274 PT LOT 21 PLAN E560 PT  
LOTS 1 TO 3 AND RP 63R3545 PART 1  
**Agent:** CULMONE AND ASSOCIATES LTD  
**Owner(s):** RAFAELLA D'ELIA CORBETH MATTHEW DAVID SNELL  
CORBETH  
**Zoning:** RD (f12.0; d0.6) (x1430) (ZAP)  
**Ward:** University-Rosedale (11)  
**Community:** Toronto  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, June 5, 2024**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey detached dwelling by constructing a complete third storey addition, a rear three-storey addition (the existing rear one-storey addition will be demolished), a side (east) second storey covered deck (above a portion of the rear ground floor addition), a rear third storey rooftop patio (above a portion of the rear second storey addition), a side (east) basement entrance accessed from a side (east) sloped driveway with a retaining wall.

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

**1. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (245.98 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (349.63 m<sup>2</sup>).

**2. Chapter 10.20.40.50.(1)(B), By-law 569-2013**

The maximum permitted area of each platform located at or above the second storey of a dwelling is 4 m<sup>2</sup>.

The area of the rear third storey rooftop patio will be **6.74 m<sup>2</sup>**.

The area of the side (east) second storey covered deck will be 5.78 m<sup>2</sup>.

**3. Chapter 10.20.40.70.(2)(A), By-law 569-2013**

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 5.96 m from the rear (north) 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:**

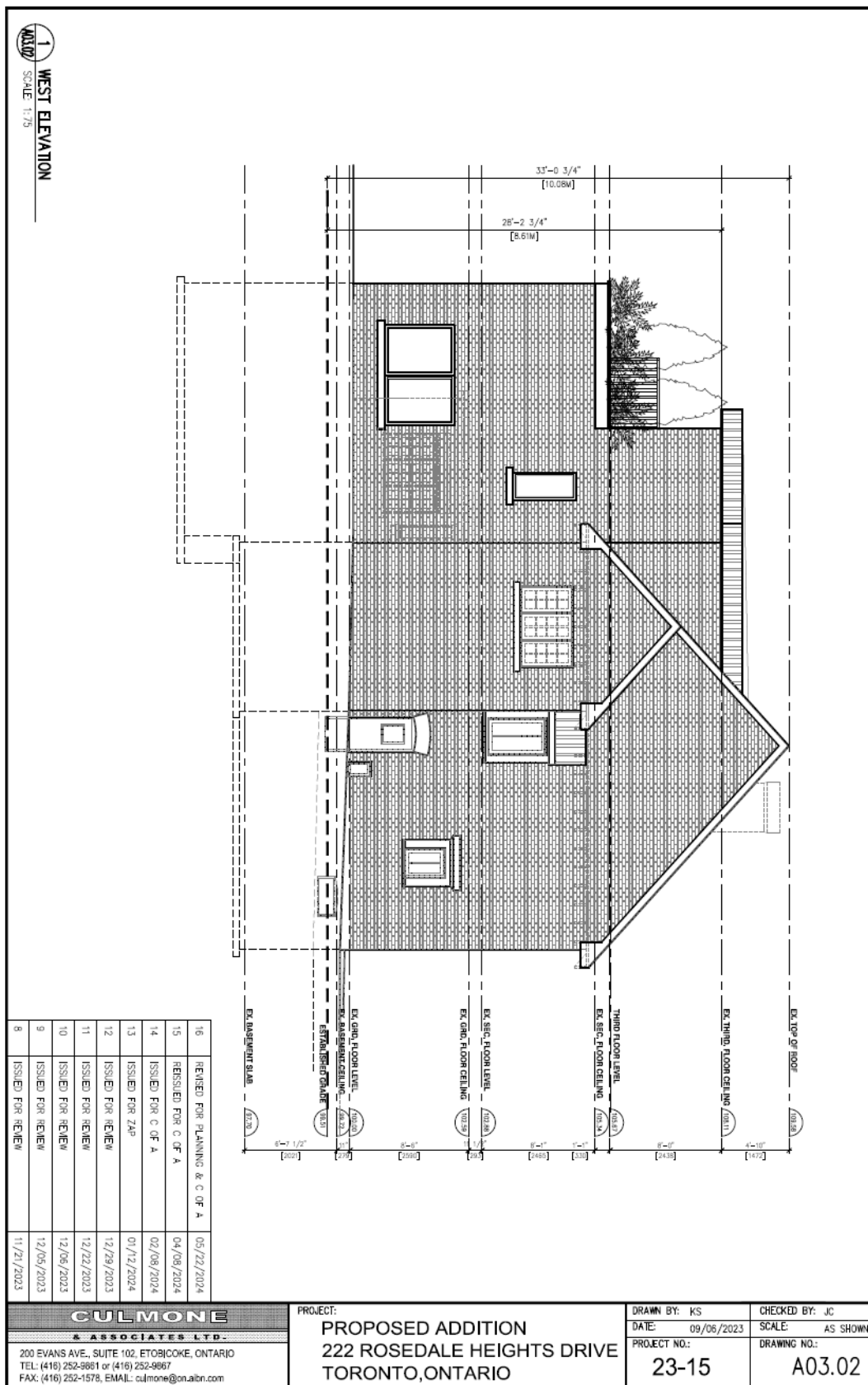
**The Minor Variance Application is Approved on Condition**

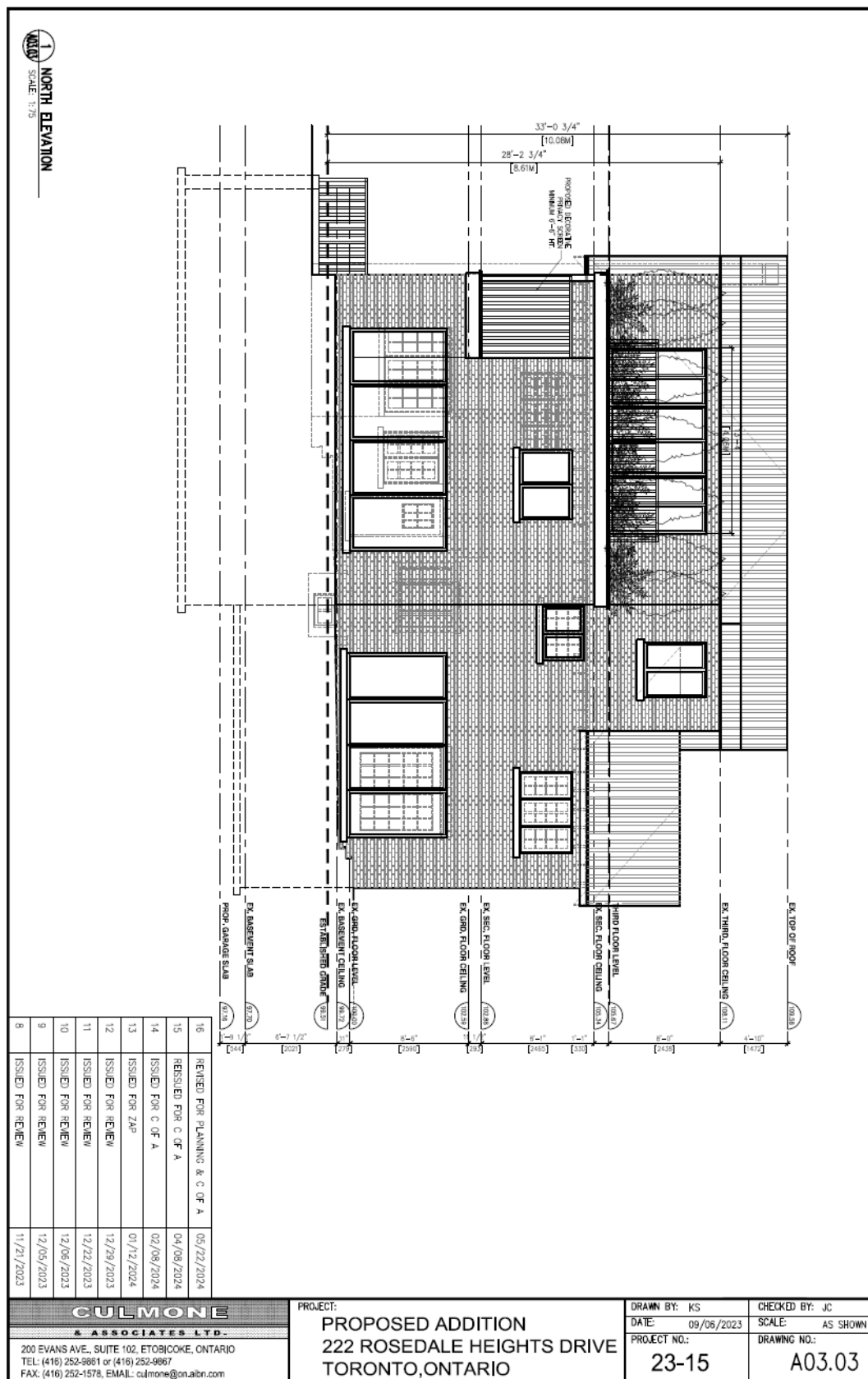
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

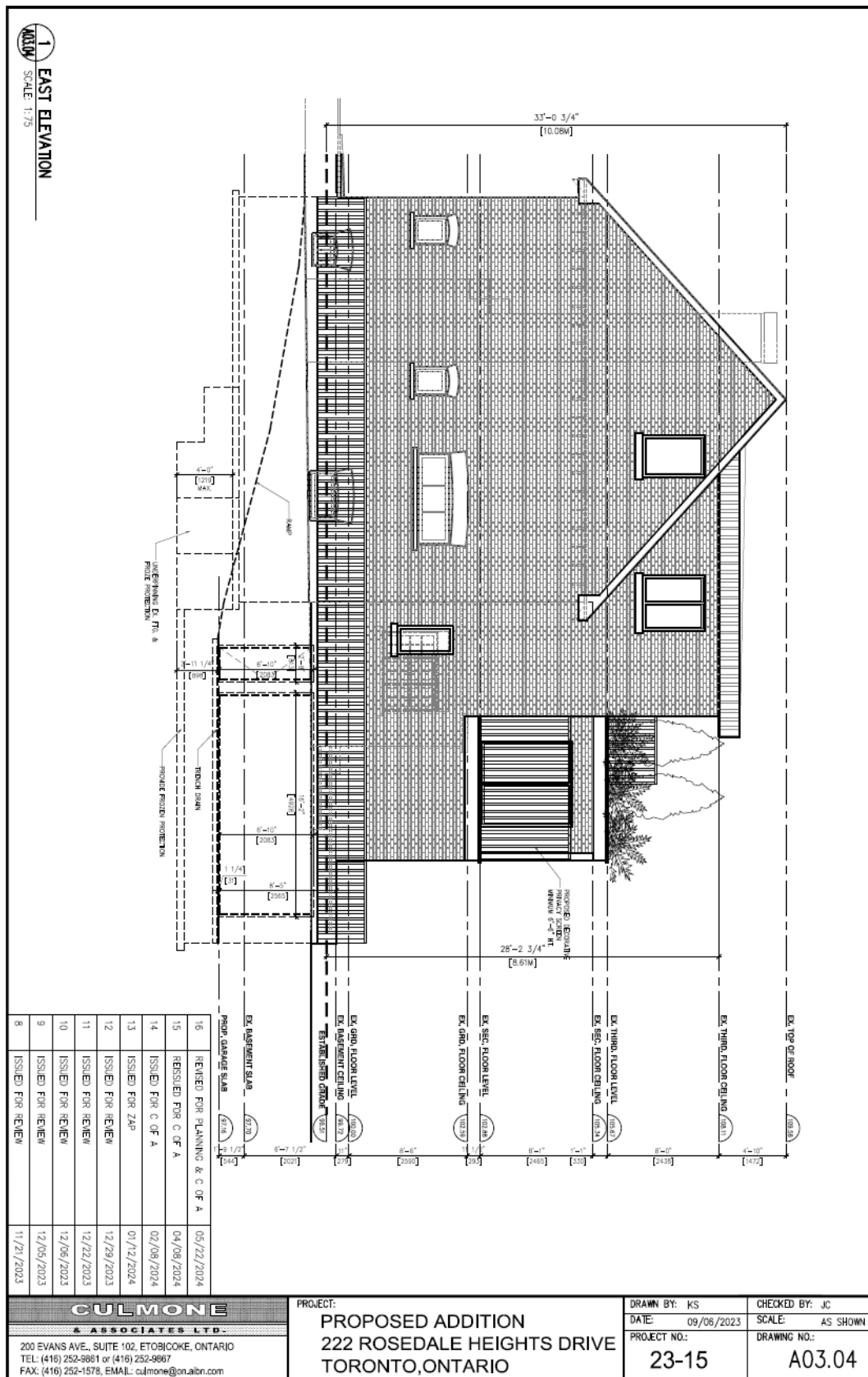
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

The decision is subject to the following condition(s):

- (1) The altered dwelling with new decks must be constructed substantially in accordance with the following revised plans: West Elevation (Drawing A03.02), North Elevation (Drawing A03.03), and East Elevation (Drawing A03.04), date stamped received by the Committee of Adjustment on May 23, 2024, to the satisfaction of the Director, Community Planning, Toronto and East York District, City Planning. Any other variances that may appear on these plans and are not listed in the written decision are NOT authorized.
- (2) The owner/applicant must submit a complete application for permit to injure or remove privately owned tree(s) under Municipal Code Chapter 813, Trees Article III, Private Tree Protection, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.







## SIGNATURE PAGE

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**Heritage:** Not Applicable



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YIM CHAN (CHAIR)



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ZAHEER BHAT



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NAZILA ATARODI-WEST

**DISSENTED**

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DOUG WILKINS

DATE DECISION MAILED ON: **Tuesday, June 11, 2024**

LAST DATE OF APPEAL: **Tuesday, June 25, 2024**

CERTIFIED TRUE COPY



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Sabrina Salatino  
Manager and Deputy Secretary-Treasurer  
Committee of Adjustment, Toronto and East York District

## 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.tey@toronto.ca](mailto:coa.tey@toronto.ca) and [Sabrina.Salatino@toronto.ca](mailto:Sabrina.Salatino@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](http://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/>