

Wednesday, September 18, 2024

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

**File Number:** A0177/24SC  
**Property Address:** 228 GUILDWOOD PKWY  
**Legal Description:** PLAN M726 LOT 17  
**Agent:** PRIYAL KAPADIA  
**Owner(s):** SABBIR AHMED KHAN  
**Zoning:** Residential Detached (RD) Zone [ZR]  
**Ward:** Scarborough-Guildwood (24)  
**Community:** Guildwood Community  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Wednesday, September 18, 2024, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing dwelling and to construct a new two 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 area is 311.06 m<sup>2</sup>.  
The proposed floor space area 433.3 m<sup>2</sup>.

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.

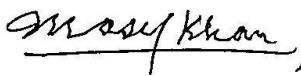
## SIGNATURE PAGE

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**Table 1, Panel Member Digital Signatures**



Anne McCauley



Asif Khan



David Stinson



Eric Hou



Nancy Oomen

DATE DECISION MAILED ON: Monday, September 23, 2024

LAST DATE OF APPEAL: Tuesday, October 8, 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](mailto:coa.sc@toronto.ca) and [Colin.Ramdial@toronto.ca](mailto: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](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/>