

Caroline Samuel, MCIP, RPP
Acting Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

416-395-6446
coa.ny@toronto.ca

Thursday, November 7, 2024

**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

File Number: B0025/24NY
Property Address: 579 GLENCAIRN AVE
Legal Description: PLAN 1911 LOT 19
Agent: FRANCO ROMANO
Owner(s): SALIH KORKMAZ SUSAN GUNTAYON KORKMAZ
Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, November 7, 2024, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into 2 residential lots and build two detached dwellings.

Conveyed - PART 1

The proposed lot frontage is 7.62m.

The proposed lot area is 310.4 m².

The proposed dwelling requires variances to the applicable zoning By-law(s).

Retained - PART 2

The proposed lot frontage is 7.62m.

The proposed lot area is 310.4 m².

The proposed dwelling requires variances to the applicable zoning By-law(s).

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 Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

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Legal Description: PLAN 1911 LOT 19
Applicant: FRANCO ROMANO
Owner(s): SALIH KORKMAZ SUSAN GUNTAYON KORKMAZ
Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence(08)
Community: North York
Heritage: Not Applicable



JORDAN ALLISON (signed)



VICTOR KEUBOU (signed)



GIUSEPPE BARTOLO (signed)



CARL KNIPFEL (signed)

DATE DECISION MAILED ON: Thursday, November 14, 2024

LAST DATE OF APPEAL: Wednesday, December 4, 2024

CERTIFIED TRUE COPY

Sai-Man Lam
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ny@toronto.ca and sai-man.lam@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/>

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Committee of Adjustment
City Planning Division

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Thursday, November 7, 2024

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

File Number: A0299/24NY
Property Address: 579 GLENCAIRN AVE PART 1
Legal Description: PLAN 1911 LOT 19
Agent: FRANCO ROMANO
Owner(s): SALIH KORKMAZ SUSAN GUNTAYON KORKMAZ
Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 7, 2024, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

- 1. Chapter 10.20.30.10.(1) A, By-law No. 569-2013**
The required minimum lot area is 550 square metres.
The proposed lot area is 310.4 square metres.
- 2. Chapter 10.20.30.20.(1) A, By-law No. 569-2013**
The required minimum lot frontage is 15 metres.
The proposed lot frontage is 7.62 metres.
- 3. Chapter 10.20.40.10.(2) A, By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres.
The proposed height of the west side exterior main walls is 7.94 metres.

- 4. Chapter 10.20.40.10.(2) A, By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres.
The proposed height of the east side exterior main walls is 7.94 metres.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
In the RD zone with a minimum required lot frontage of 18.0 metres or less, the permitted maximum building length for a detached house is 17.0 metres.
The proposed building length is 17.37 metres.
- 6. Chapter 10.20.40.10.(3) A, By-law No. 569-2013**
The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 7. Chapter 10.20.40.50.(1) B, By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres.
The proposed area of the rear deck at the second storey is 7.86 square metres.
- 8. Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.
The proposed eaves are 0.15 metres from the east side lot line.
- 9. Chapter 10.5.40.60.(1) A (i), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback if it is no closer to a side lot line than the required side yard setback: 1.8m.
The proposed front porch is 0.45 metres from the east side lot line.
- 10. Chapter 10.5.40.60.(2) A, By-law No. 569-2013**
A roof, canopy, awning or similar structure above a platform meeting the requirements of regulation 10.5.40.60(1) may encroach into a required minimum building setback to the same extent as the platform it is covering.
The canopy is above a porch not meeting 10.5.40.60.(1) for having an east side setback of 0.45 metres. The required side yard setback is 1.8 m.
- 11. Chapter 200.5.1.10.(2) A and D, By-law No. 569-2013**
The parking space must have a minimum width of 3.2 metres.
The proposed parking space will have a width of 3.03 metres.
- 12. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed west side yard setback is 1.2 m.
- 13. Chapter 900.3.10(5), By-law No. 569-2013**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed east side yard setback is 0.45 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** approve 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 variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A0299/24NY
Property Address: 579 GLENCAIRN AVE PART 1
Legal Description: PLAN 1911 LOT 19
Agent: FRANCO ROMANO
Owner(s): SALIH KORKMAZ SUSAN GUNTAYON KORKMAZ
Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable



JORDAN ALLISON (signed)



VICTOR KEUBOU (signed)



GIUSEPPE BARTOLO (signed)



CARL KNIPFEL (signed)

DATE DECISION MAILED ON: Thursday, November 14, 2024

LAST DATE OF APPEAL: Wednesday, November 27, 2024

CERTIFIED TRUE COPY

Sai-Man Lam
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.ny@toronto.ca and sai-man.lam@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.

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To appeal this decision to the OLT, you must submit the following:

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- 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.

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Thursday, November 7, 2024

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

File Number: A0300/24NY
Property Address: 579 GLENCAIRN AVE PART 2
Legal Description: PLAN 1911 LOT 19
Agent: FRANCO ROMANO
Owner(s): SALIH KORKMAZ SUSAN GUNTAYON KORKMAZ
Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 7, 2024, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

- 1. Chapter 10.20.30.20.(1) A, By-law No. 569-2013,**
The required minimum lot frontage is 15 metres.
The proposed lot frontage is 7.62 metres.
- 2. Chapter 10.20.30.10.(1) A, By-law No. 569-2013,**
The required minimum lot area is 550 square metres.
The proposed lot area is 310.4 square metres.
- 3. Chapter 10.5.40.60.(1) A(i), By-law No. 569-2013,**
A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback if it is no closer to a side lot line than the required side yard setback: 1.8m.
The proposed front porch is 1.35 metres closer to the west side lot line than the required setback.

- 4. Chapter 10.5.40.60.(2) A, By-law No. 569-2013,**
A roof, canopy, awning or similar structure above a platform meeting the requirements of regulation 10.5.40.60(1) may encroach into a required minimum building setback to the same extent as the platform it is covering.
The canopy is above a porch not meeting 10.5.40.60.(1) for being 1.35 metres closer to the west side lot line than the required setback.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013,**
In the RD zone with a minimum required lot frontage of 18.0 metres or less, the permitted maximum building length for a detached house is 17.0 metres.
The proposed building length is 17.37 metres.
- 6. Chapter 10.20.40.10.(2) A, By-law No. 569-2013,**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres.
The proposed height of the side exterior main walls facing the west side lot line is 7.84 metres.
- 7. Chapter 10.20.40.10.(2) A, By-law No. 569-2013,**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres.
The proposed height of the side exterior main walls facing the east side lot line is 7.84 metres.
- 8. Chapter 10.20.40.10.(3) A, By-law No. 569-2013,**
The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 9. Chapter 10.20.40.50.(1) B, By-law No. 569-2013,**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres.
The proposed rear deck at the second storey is 7.83 square metres.
- 10. Chapter 10.5.40.60.(7), By-law No. 569-2013,**
Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.
The proposed eaves are 0.15 metres from the west side lot line.
- 11. Chapter 10.5.100.1.(1) C, By-law No. 569-2013,**
For a detached house, a driveway that is located in or passes through the front yard may be for lots with a lot frontage of 6.0 metres to 23.0 metres inclusive, a maximum of 3.03 metres wide.
The proposed driveway is 3.22 metres wide.
- 12. Chapter 200.5.1.10.(2) A and (D), By-law No. 569-2013,**
The parking space must have a minimum width of 3.2 metres.
The proposed parking space will have a width of 3.03 metres.

13. **Chapter 900.3.10(5), By-law No. 569-2013,**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed west side yard setback is 0.45 m.
14. **Chapter 900.3.10(5), By-law No. 569-2013,**
The required minimum side yard setbacks are 1.8 metres each side.
The proposed east side yard setback is 1.2 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** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
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- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Property Address: 579 GLENCAIRN AVE PART 2
Legal Description: PLAN 1911 LOT 19
Agent: FRANCO ROMANO
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Zoning: RD (f15.0; a550) (x5) [ZAP]
Ward: Eglinton-Lawrence (08)
Community: North York
Heritage: Not Applicable



JORDAN ALLISON (signed)



VICTOR KEUBOU (signed)



GIUSEPPE BARTOLO (signed)



CARL KNIPFEL (signed)

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LAST DATE OF APPEAL: Wednesday, November 27, 2024

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Manager and Deputy Secretary-Treasurer

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