

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

416-392-0413
coa.tey@toronto.ca

Tuesday, May 13, 2025

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

File Number: A0200/25TEY
Property Address: 80 LAMB AVE
Legal Description: PLAN E463 PT LOT 27 28
Agent: KUNAAL MOHAN
Owner(s): RAJESH MOHAN KUNAAL MOHAN
Zoning: R (d0.6) (x736) (ZAP)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, May 7, 2025**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition with a rear ground level deck and stairs, and a rear second storey balcony. Also, to construct a new two-storey ancillary building containing one laneway suite with a rear second storey balcony, and a rooftop equipment area, in the rear yard, abutting the laneway. There will be a total of two residential dwelling units (one unit within the main dwelling and one unit within the ancillary building) on this lot.

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

1. Chapter 150.8.60.40.(1)(B), By-law 569-2013

The maximum permitted height of an ancillary building containing a laneway suite, located 7.5 m or more from the residential building on the same lot, is 6.3 m.

The ancillary building containing one laneway suite will be located 5 m from the residential building on the same lot and will have a height of 6.3 m.

2. Chapter 150.8.60.40.(6)(A)(B), By-law 569-2013

Equipment, structures or parts of a building used for the functional operation of the building must not cover more than 30% of the area of the roof, measured horizontally and be located closer than 1.5 m to the main walls of the ancillary building.

The enclosed stairwell will be located 0 m from the side (north) main walls of the ancillary building.

3. Chapter 150.8.60.30.(1)(B), By-law 569-2013

An ancillary building containing a laneway suite must be no less than 7.5 m from a residential building on the same lot if the height of the ancillary building is greater than 4 m.

The ancillary building containing one laneway suite will be located 5 m from the residential building on the same lot and will have a height of 6.3 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 Approved

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.

SIGNATURE PAGE

File Number: A0200/25TEY
Property Address: 80 LAMB AVE
Legal Description: PLAN E463 PT LOT 27 28
Agent: KUNAAL MOHAN
Owner(s): RAJESH MOHAN KUNAAL MOHAN
Zoning: R (d0.6) (x736) (ZAP)
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

ABSTAINED

LARRY CLAY (CHAIR)



PHILIP GHOSH

DISSENTED

ZAHEER BHAT



NAZILA ATARODI-WEST

DATE DECISION MAILED ON: **Tuesday, May 13, 2025**

LAST DATE OF APPEAL: **Tuesday, May 27, 2025**

CERTIFIED TRUE COPY



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 and 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.

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/>