

1. 3 MARKDALE AVE

File Number:	A0906/16TEY	Zoning	RM(u3)(x253) & R3 (ZZC)
Owner(s):	3 MARKDALE INC.	Ward:	St. Paul's (21)
Agent:	WENDY NOTT	Heritage:	Not Applicable
Property Address:	3 MARKDALE AVE	Community:	Toronto
Legal Description:	PLAN M578 PT LOTS 95 & 96		

PURPOSE OF THE APPLICATION:

To convert a two-storey five unit building into a three-storey apartment building with seven dwelling units and seven parking spaces at grade by constructing a third floor addition. Balcony additions at the second and third floors will be constructed; and, interior alterations will be completed.

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

1. Chapter 10.5.80.10.(2), By-law 569-2013

For an apartment, other than required visitor parking spaces, a minimum of 50% of the required parking spaces must be in a building or underground structure (3 parking spaces).

The number of parking spaces, other than required visitor parking spaces, in a building or underground structure will be 0.0% (zero parking spaces).

2. Chapter 10.5.80.1.(2)(B), By-law 569-2013

A lot may have an ancillary outdoor area used for the parking or storing of more than three vehicles if the ancillary outdoor area is fenced excluding the portions used for vehicle or pedestrian access. In the ancillary outdoor area for parking seven vehicles will not be fenced.

3. Chapter 10.5.60.20.(3) (C)(iii), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure in a rear yard is 0.3 m. The east side yard setback for the ancillary building (Waste Storage) will be 0.0 m.

4. Chapter 10.5.50.10.(5), By-law 569-2013

A lot with an apartment building must have a minimum 1.5 m wide strip of land for soft landscaping along any part of a lot line abutting another lot in the Residential Zone category.

No soft landscaping will abut the neighbouring residential lots on both the east and west sides.

5. Chapter 10.80.40.1.(2), By-law 569-2013

The maximum permitted number of dwelling units on the lot is three.

The number of dwelling units on the lot will be seven.

6. Chapter 10.5.40.60.(3) (A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

The stairs will be 0.0 m from the front lot line and will be 0.0 m from the side lot line.

7. Chapter 230.5.10.1.(5) (A), By-law 569-2013

Bicycle parking space requirements for an apartment building and for the dwelling units in a mixed use building, within Bicycle Zone 1 is a minimum of 1.0 bicycle parking spaces for each dwelling unit and allocated as 0.9 long-term bicycle parking space per dwelling unit and 0.1 short-term bicycle parking space per dwelling unit.

The short-term bicycle parking space will be zero per dwelling unit.

- 8. Chapter 900.6.10(253)(A), By-law 569-2013**
A detached house, semi-detached house, duplex, triplex, or a townhouse with every dwelling unit fronting directly on a street are the only residential building types permitted.
An apartment building is not a permitted building type.
- 9. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.30 m.
The front yard setback will be 4.75 m.
- 10. Chapter 10.5.50.10.(4)(A), By-law 569-2013**
A lot with an apartment building must have a minimum of 50% of the area of the lot for landscaping (358.36 m²).
The landscaping for the lot will be 24.4% (175.47 m²).
- 11. Chapter 10.5.50.10.(4)(B), By-law 569-2013**
A lot with an apartment building must have a minimum of 50% of the required landscaping must be soft landscaping (179.18 m²).
The soft landscaping area will be 6.0% (45.03 m²).
- 12. Chapter 230.5.1.10(5), By-law 569-2013**
A long-term bicycle parking space must be located in a building.
The bicycle parking will not be located in a building.
- 13. Chapter 200.5.10.1. 91 0, By-law 569-2013**
The minimum required number of visitor parking spaces is one.
Zero parking spaces will be provided for visitors.
- 14. Chapter 900.6.10(253), By-law 560-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (716.4 m²).
The floor space index will be 1.19 times the area of the lot (857.01 m²).
- 15. Chapter 10.80.40.70.(3), By-law 569-2013**
The minimum required side yard setback for an apartment building is 2.4 m.
The east side yard setback will be 1.14 m.
- 16. Chapter 200.5.1.10.(2) (B), By-law 569-2013**
For a parking space accessed by a drive aisle with a width of less than 6.0 m, whether it is a one-way or two-way drive aisle, the minimum dimensions of a parking space are: (i) length - 5.6 m; (ii) width - 2.9 m; (iii) vertical clearance - 2.0 m.
In this case the parking spaces will measure 2.35 m in width by 5.40 m in length.
- 1. Section 9, 3(c), By-law 1-83 & By-law 3623-97 & By-law 12349**
A minimum of 35% of the front yard shall be maintained as landscaping (39.64 m).
The front yard soft landscaping will be 22.8% (25.89 m²).
- 2. Section 3.2.1(a)(1), By-law 496-2007 & By-law 1-83 & By-law 3623-97 & By-law 12349**
The minimum required parking space must have a minimum width of 2.7 m and length of 5.6 m.
The parking spaces (#'s 2-7) will have dimensions of 2.35 m by 5.40 m.
The parking space (#1) parallel to the driveway is required to be 7.0 m long.
The parking space (#1) will be 5.40 m in length.

3. **Section 9, 1(a), By-law 1-83 & By-law 3623-97 & By-law 12349**
All buildings or structures erected or altered in an R3 Residential Zone shall conform to all provisions and regulations of this Section.
The altered building, "apartment house", is not a permitted building type.
4. **Section 3.2.1(v), By-law 1-83 & By-law 3623-97 & By-law 12349**
The owner or occupant of every building or structure to be erected or used for the purpose of any residential use shall provide and maintain motor vehicle parking facilities on the lot which the residential use is situated.
The apartment house requires two residential parking spaces for visitors.
The site can provide zero parking spaces for visitors.
5. **Section 3.6(1), By-law 1-83 & By-law 3623-97 & By-law 12349**
Where a building or structure where erected, complied with all provisions or any zoning or restricted area by-law, this by-law shall not apply and shall be deemed never to have applied to prevent a change in use of such building or structure from one or a combination of uses in that district to another use or combination of uses permitted in that district.
The addition will change the use to an apartment house which is not permitted in an R3 district.

The Committee had before it the following communication:

- Copy of plan of survey, site plan, floor plans and elevations.
- Covering letter from Wendy Nott, agent, received June 30, 2017.

Commenting Agency Reports/Email

- Staff Reports from:
 - Director, Community Planning, City Planning, Toronto and East York District, received July 21, 2017.
 - Acting Manager, Traffic Planning, Transportation Services, received July 20, 2017.

Councillor

- Letter requesting deferral from Councillor Mihevic, Ward 21, received July 24, 2017.

Opposition

- Correspondence in opposition from:
 - Sharon Garbas, 18 Croydon Road, received July 12, 2017.
 - Rickie and Paul Wise, 10 Croydon Road, received July 12, 2017.
 - Robin Milstein and Steven Silverberg, 12 Croydon Road, received July 19, 2017.
 - Adam Cohen and Michelle White, 20 Croydon Road, received July 19, 2017.
 - Steven and Cheryl Kaminsky, 14 Croydon Road, received July 20, 2017.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Tyler Peck, agent, requested that Hearing of the application be deferred in order to address concerns raised by Community Planning and Transportation Services staff and the Ward Councillor.
- No other person appeared before Committee in interest.

MOTION

It was moved by Ewa Modlinska, seconded by Nancy Oomen and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with a final opportunity to discuss the proposal in more detail with City Planning staff, Transportation Services Staff and the Ward Councillor. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing and a decision by the Committee of Adjustment Toronto & East York, **Panel A**.



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

File Number:	A0935/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (Waiver)
Owner(s):	1784138 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	MARTIN RENDL	Heritage:	Not Applicable
Property Address:	45 FLOYD AVE	Community:	East York
Legal Description:	PLAN 1631 PT LOT 1,2,3 & 4		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey, six-unit apartment building by constructing an additional storey above, a rooftop terrace and a three-storey east side building addition.

REQUESTED PERMISSION UNDER SUBSECTION 45(2)(a)(i) & (ii) OF THE PLANNING ACT:

The property has lawful non-conforming status under the Planning Act, as the apartment building existed prior to the passing of the Zoning By-law, which does not permit the said use in a RS zone and R2A zone. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

Chapter 10.40.20.10(1), By-law 569-2013 and Section 7.5.2, By-law 6752

The enlargement of the six-unit apartment building is an alteration and extension to the lawful non-conforming use.

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

1. Chapter 10.5.40.60.(2), By-law 569-2013

A canopy, awning, or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 m provided it is no closer to the side lot line than 0.3 m.

In this case, the new canopy will be located 0.1 m from the west side lot line.

2. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.

In this case, the roof eaves will project 0.15 m from the west lot line.

3. **Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (174.53 m²).
The lot coverage will be equal to 40.26% of the area of the lot (200.78 m²).
4. **Chapter 10.40.40.10.(1), By-law 569-2013**
The maximum permitted building or structure height is 8.5 m.
The altered six-story apartment building will have a height of 14.88 m.
5. **Chapter 10.40.40.40(1), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (249.33 m²).
The altered apartment building will have a floor space index equal to 1.23 times the area of the lot (615.46 m²).
6. **Chapter 10.5.50.10.(4), By-law 569-2013**
A minimum of 50% (249.33 m²) of the area of the lot shall be maintained as landscaping.
In this case, 29.57% (147.44 m²) of the area of lot will be maintained as landscaping.
7. **Chapter 10.5.50.10.(5), By-law 569-2013**
A minimum 1.5 m wide strip of land for soft landscaping is required along a lot line that abuts another lot in the Residential Zone category.
In this case, the east side building addition will encroach 0.14 m into the required 1.5 m wide strip of soft landscaping along the east side lot line.
1. **Section 7.1.1.1, By-law 6752**
Every addition may retain the front yard setback and the side yard setback of the existing dwelling provided the side yard setback is not less than 0.45 m.
The existing building is located 0.6 m from the west side lot line and 2.24 m from the east side lot line.
In this case, the canopy on the west side will be located 0.1 m from the west side lot line and the east side building addition will be located 1.36 m from the east side lot line.
2. **Section 7.1.1.4, By-law 6752**
The maximum permitted building or structure height is 8.5 m.
The altered six-storey apartment building will have a height of 14.88 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0935/16TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (Waiver)
Owner(s):	1784138 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	MARTIN RENDL	Heritage:	Not Applicable
Property Address:	45 FLOYD AVE	Community:	East York
Legal Description:	PLAN 1631 PT LOT 1,2,3 & 4		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0246/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	1910397 ONTARIO INCORPORATED	Ward:	Beaches-East York (32)
Agent:	MAX MERCHASIN	Heritage:	Not Applicable
Property Address:	68 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 504E PT LOTS 94 & 95		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear one-storey addition and a rear second-storey deck.

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

- Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (100.15 m²). The altered dwelling will have a floor space index equal to 0.80 times the area of the lot (115.75 m²).
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area as enlarged does not exceed 0.69 times the area of the lot (100.15 m²).
The altered dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (115.75 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A0246/17TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	1910397 ONTARIO INCORPORATED	Ward:	Beaches-East York (32)
Agent:	MAX MERCHASIN	Heritage:	Not Applicable
Property Address:	68 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 504E PT LOTS 94 & 95		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0285/17TEY	Zoning:	R (d0.6) (x752) & R2 Z0.6 (ZZC)
Owner(s):	NATALIE EDWARDS BENJAMIN BISSET	Ward:	Toronto-Danforth (30)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	208 LESLIE ST	Community:	Toronto
Legal Description:	PLAN 391Y CON 1 PT LOTS 11 & 16		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, 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.

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

1. Chapter 10.10.40.10.(2)(A), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.57 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.81 m.

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (92.81 m²).
The altered dwelling will have a floor space index equal to 1.14 times the area of the lot (175.89 m²).

3. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves project 0.18 m and will be located 0.09 m from the south side lot line.

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (92.81 m²).
The altered dwelling will have a gross floor area equal to 1.14 times the area of the lot (175.89 m²).

2. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.

The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.24 m from the south side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0285/17TEY	Zoning	R (d0.6) (x752) & R2 Z0.6 (ZZC)
Owner(s):	NATALIE EDWARDS BENJAMIN BISSET	Ward:	Toronto-Danforth (30)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	208 LESLIE ST	Community:	Toronto
Legal Description:	PLAN 391Y CON 1 PT LOTS 11 & 16		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0287/17TEY	Zoning:	CR (Waiver)
Owner(s):	CITY OF TORONTO	Ward:	Toronto Centre-Rosedale (28)
Agent:	NANCY ADLER	Heritage:	Not Applicable
Property Address:	261 QUEENS QUAY E (125 QUEENS QUAY EAST)	Community:	Toronto
Legal Description:	PLAN 694E BLKS 23 & 24 PT BLK 25 RP 64R14518 PART PT 1 & PART PT 4		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a 14-storey, mixed use building (consisting of residential units, grade related commercial space, day nursery space and underground parking) and such description excludes any storeys devoted to mechanical equipment and similar building elements.

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

- Sections 4(5)(b) and Table 1, 4(8)(b) and Table 3, and 12(1)470(g), By-law 438-86**
The minimum loading space requirement for the building is: 1 Type B loading space for the retail space; 1 Type C loading space for the day nursery space, and the retail loading space to be provided as a Type G loading space for the dwelling units.
One Type G Loading Space will be provided.
- Section 8(3) Part XI, 2, By-law 438-86**
The main floor level of the building must have a depth of not less than 7.5 m measured from the main front wall of the building and a width of at least 60% of any street frontage of the building, to erect or use the building or portion of the building for any commercial use.

The portion of the main floor level of the building devoted to commercial uses will have a minimum depth of not less than 7.5 m measured from the main front wall of the building along Merchants' Wharf (East) and a width of at least 38% of the building along Merchants' Wharf (East), 100% of the building along Merchants' Wharf (South) and 16% of the building along Aiken Place Park to be devoted to commercial uses.

3. Sections 4(12) and 12(1)470(i), By-law 438-86

At least 40 m² of outdoor residential amenity space must be adjoining or directly accessible from indoor residential amenity space.

The outdoor residential amenity space will neither be adjoining nor directly accessible from the indoor residential amenity space provided in the building.

4. Section 4(17)(f)(ii), By-law 438-86

Minimum required parking space length is 5.9 m.

The parking space length will be 5.6 m.

5. Section 2 – definition of “grade”, By-law 438-86

The definition of “grade” means the average elevation of the sidewalk or, where there is no sidewalk, of the roadway in front of the lot on which the building stands.

“Grade” will mean +77.65 m Canadian Geodetic Datum for the lot.

6. Sections 4(2) and 12(1)470(d) and Map 51G-312 and Map B, By-law 438-86

No building or structure shall be erected or used on the lot having a greater height in metres than the height limit specified by the numbers as shown on Map B and Map 51G-312 for the height district in which the lot is located.

The maximum height limits applicable to the lot shall be the numbers as shown on Map B1.

7. Sections 4(2)(a)(i) and 12(1)470(d), By-law 438-86

The height limit specified for the lot does not prevent the erection or use of: a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:

- A. the maximum height of the top of such elements or enclosure is no higher than the sum of 5.0 m and the height limit applicable to the lot;
- B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the height limit, does not exceed 30 percent of the area of the roof of the building; and
- C. the width of any such elements, including the width of an enclosure, located within 6.0 m of a lot line that is a street line, does not exceed 20% of the width of the main wall of the building facing the lot line, provided the width is to be measured parallel to the lot line;

The height limits specified for the lot do not prevent the erection or use of: stair towers, elevator shafts and enclosures, heating, cooling or ventilation equipment such as chimneys, stacks, and related structures, flues, garbage chutes, window washing equipment, railings, fences, parapets, access stairs, maintenance walkways, green roofs, located either on the roof of the building or on the top of the mechanical penthouse, or a fence, wall or structure enclosing such elements, provided:

- A. the maximum height of the top of such elements or enclosures is no higher than the sum of 7.0 m and the applicable height limit shown on Map B1;
- B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the height limit shown on Map B1, does not exceed 100 percent of the area of the roof of the building; and
- C. the width of any such elements, including the width of an enclosure, located within six metres of the lot line along Merchants' Wharf (East), does not exceed 100 percent of the width of the main wall of the building facing the lot line.

8. Sections 4(2)(a)(ii) and 12(1)470(d), By-law 438-86

The height limit specified for the lot does not prevent the erection or use of: a structure, on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided:

- A. the maximum height of the top of the structure is no higher than the sum of 3.0 m and the height limit applicable to the lot; and
- B. no part of the structure is less than two m from an adjacent outside wall or a vertical projection of the wall.

The height limits specified for the lot do not prevent the erection or use of: a structure on the roof of the building or at grade, used for outside or open air recreation, privacy, safety or wind protection purposes, including but not limited to such elements as planters, trellises, seating, private terraces, awnings/canopies, terrace guards and dividers and any stairs, risers, seating and structures related thereto, patios, decorative screens, privacy screens, wind screens, sun/shade awnings, balustrades, railings, fences, parapets, and green roofs, provided:

- A. the maximum height of the top of such elements is no higher than the sum of 3.0 m and the applicable height limit shown on Map B1; and
- B. with the exception of parapets, balconies, terraces and safety and privacy features related thereto, and grade related landscape features, no part of such elements shall protrude beyond an adjacent outside wall or a vertical projection of the wall.

9. Section 12(1)470(j)(i), By-law 438-86

No building may be erected or used on a lot subject to Build-to Line A as shown on Map 4 unless an exterior face of the building is located no more than 0.15 m back from Build-to Line A between grade and a height of 12 m, for a minimum of 85% of the length of the frontage of the lot identified as Build-to Line A.

Along Merchants' Wharf (South) the exterior face of the building will be located no more than 3.1 m back from Build-to Line A between a height of 0 m and a height of 12 m, for a minimum of 85% of the length of the frontage of the lot identified as Build-to Line A and along Aiken Place Park the exterior face of the building will be located no more than 1.90 m back from Build-to Line A between a height of 0 m and a height of 12 m, for a minimum of 70% of the length of the frontage of the lot identified as Build-to Line A.

10. Section 12(1)470(j)(ii), By-law 438-86

No building may be erected or used on a lot subject to Build-to Line A as shown on Map 4 unless an exterior face of the building is located no more than 5 m back from Build-to Line A between a height of 12 m and a height of 36 m, for a minimum of 85% of the length of the frontage of the lot identified as Build-to Line A.

Along Merchants' Wharf (South):

The exterior face of the building will be located no more than 5 m back from Build-to Line A between a height of 12 m and a height of 20 m, for a minimum of 85% of the length of the frontage of the lot identified as Build-to Line A;

The exterior face of the building will be located no more than 5 m back from Build-to Line A between a height of 20 m and a height of 27 m, for a minimum of 45% of the length of the frontage of the lot identified as Build-to Line A;

The exterior face of the building will be located no more than 5 m back from Build-to Line A between a height of 27 m and a height of 30 m, for a minimum of 26% of the length of the frontage of the lot identified as Build-to Line A; and

The exterior face of the building will be located no more than 5 m back from Build-to Line A between a height of 30 m and a height of 36 m, for a minimum of 16% of the length of the frontage of the lot identified as Build-to Line A; and

Along Aiken Place Park:

The exterior face of the building will be located no more than 5 m back from Build-to Line A between a height of 12 m and a height of 36 m, for a minimum of 50% of the length of the frontage of the lot identified as Build-to Line A.

11. Section 12(1)470(n), By-law 438-86

The By-law has an exception permitting belt courses, cornices, eaves, pilasters, and sills to project into the area between an exterior building face of a building and Build-to Line B and Build-to Line C.

In addition to the permitted projections in Section 12(1)470(n), balconies, terraces, railings, structural columns, planters, patios, structural walls, architectural decorative panels, private terraces, steps, daycare outdoor play area, decorative architectural panels enclosing the balconies and terraces, green roofs and walkways for maintenance may project into the area between the exterior building face of the building and Build-to Line A.

12. Section 12(1)470(q), By-law 438-86

No building within a 40.0 m height district may exceed 20.0 m in height unless the portion of the building above such height is setback a minimum distance of 3.0 m from the exterior face of such building which faces a G district or a street.

Any building within the 42 m height district and the 47.0 m height district as shown on Map B1 may exceed 20.0 m in height without a portion of the building above such height being setback from the exterior face of such building facing Merchants' Wharf (South), Merchants' Wharf (East) and Aiken Place Park to the west.

13. Sections 2 - definition of “street-related retail and service uses, 12(1)470(v)(i), 12(1)470, definition of “ground floor animation uses”, By-law 438-86

“Street-related retail and service uses” is defined as one or more of the uses listed in sections 8(1)(f)(b)(i), (ii) and (iv), other than a public park or a public playground, where:

a) the principal public entrance to each shop or store is located in the exterior wall of the building which is directly accessible to pedestrians along a route not more than 5 m from a building setback line on the lot on which the shop or store is located, provided the line is established by this By-law, as amended.

The principal public entrance to each shop or store located in the exterior wall of the building in proximity to Setback Line A will be located not more than 10.0 m from Setback Line A.

b) the level of the floor of the principal public entrance is within 0.2 m of the level of the public sidewalk opposite such entrance.

The level of the floor at principal public entrances will be within 0.50 m of the level of the public sidewalk opposite such entrances.

14. Section 12(1)470(v)(iii), By-law 438-86

A continuous colonnade shall be provided having a minimum width of 3.5 m and a minimum vertical clearance of 5.0 m along those frontages shown as an Animation Frontage - Colonnade Zone on Map 2.

No continuous colonnade will be provided.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

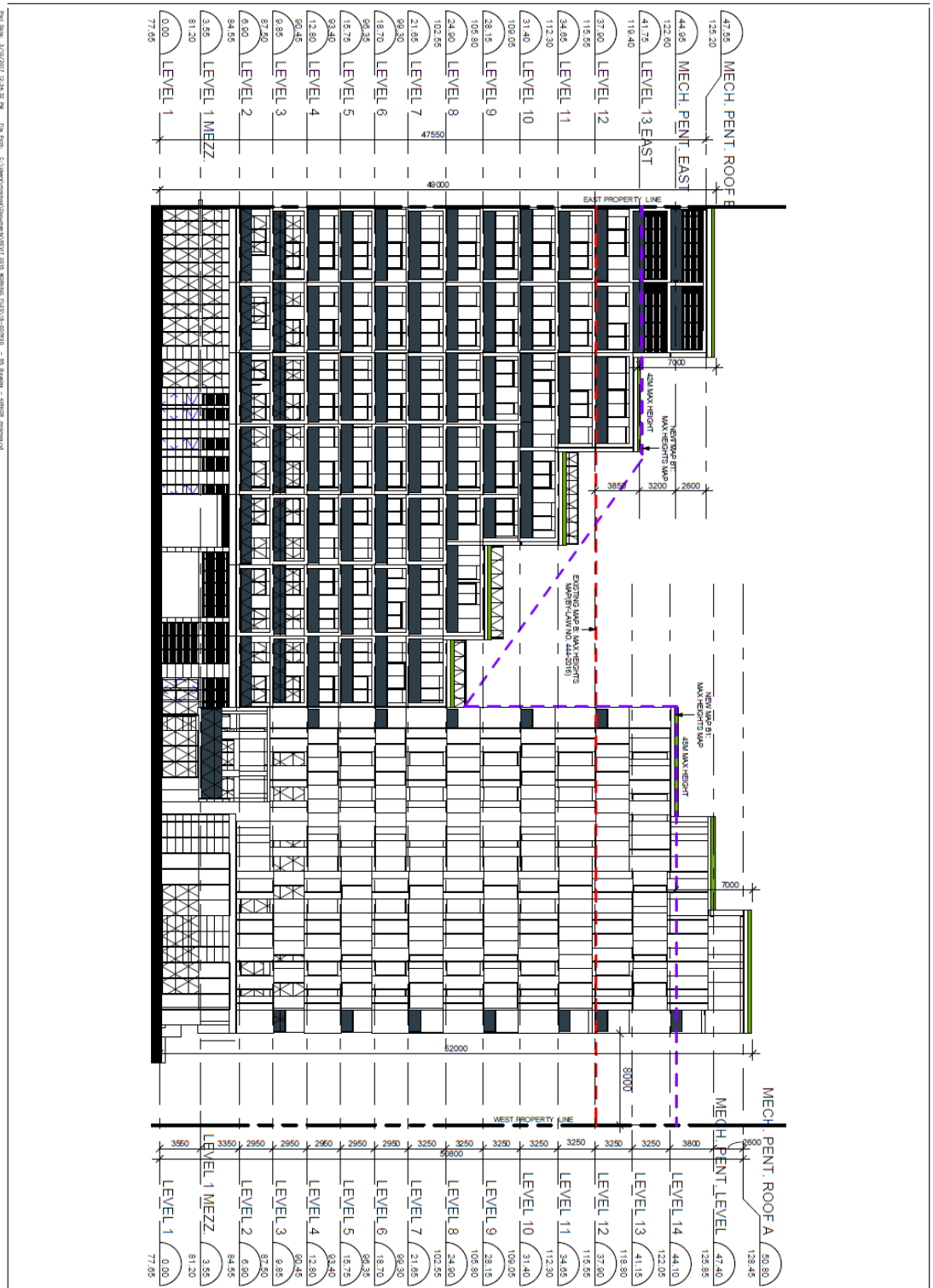
The Minor Variance Application is Approved on Condition

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.

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

The maximum building height, particularly the stepping back of the height at each floor, shall be substantially in accordance elevation drawings submitted to Committee of Adjustment on March 10, 2017.



MECH. PENT. ROOF A 50.80
MECH. PENT. LEVEL 128.45
LEVEL 14 44.10
LEVEL 13 41.15
LEVEL 12 37.90
LEVEL 11 34.85
LEVEL 10 31.40
LEVEL 9 28.15
LEVEL 8 24.80
LEVEL 7 21.65
LEVEL 6 18.70
LEVEL 5 15.75
LEVEL 4 12.80
LEVEL 3 9.85
LEVEL 2 6.90
LEVEL 1 MEZZ. 3.95
LEVEL 1 0.00

MECH. PENT. ROOF E 123.20
MECH. PENT. EAST 122.80
LEVEL 13 EAST 41.75
LEVEL 12 37.90
LEVEL 11 34.85
LEVEL 10 31.40
LEVEL 9 28.15
LEVEL 8 24.80
LEVEL 7 21.65
LEVEL 6 18.70
LEVEL 5 15.75
LEVEL 4 12.80
LEVEL 3 9.85
LEVEL 2 6.90
LEVEL 1 MEZZ. 3.95
LEVEL 1 0.00

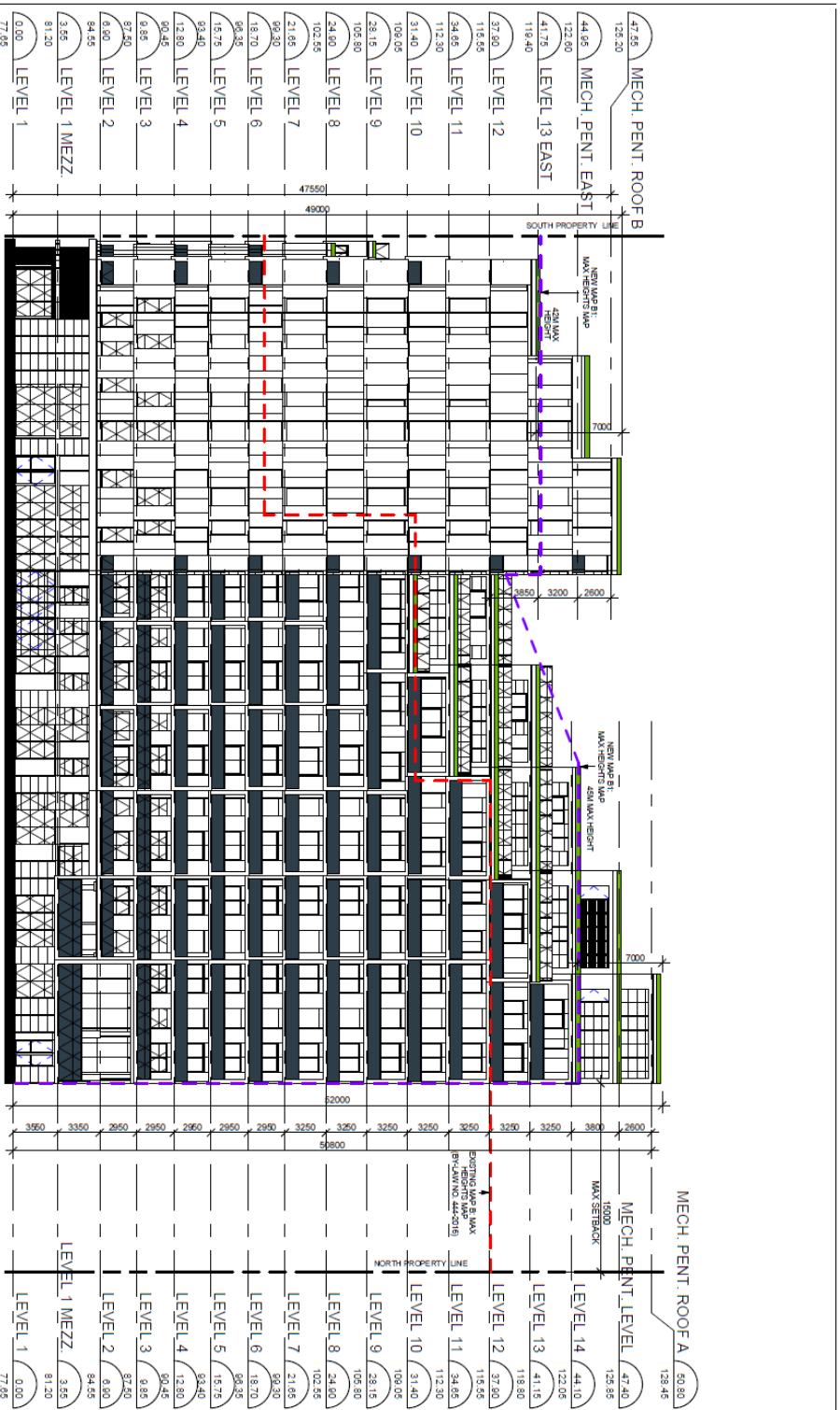
AQUABELLA
 118 MARQUETTE WING

AQUABELLA
 DANIELA TORREBA

KIRKOR ARCHITECTS + PLANNERS
 201 Madison Street, Lincoln, California, 94608
 (916) 685-0001 / (916) 685-1526 Fax
 www.kirkor.com

01 CONSULTATION: MAY 03, 2017
 02 CONTRACT: FEB 23, 2017
 03 DESIGN: FEB 23, 2017

1:300 Scale
 DATE: MARCH 10, 2017
 PROJECT: COA-29



Plot Date: 2/16/2017 12:34:38 PM File Path: C:\Users\jacobm\Documents\PROJECTS\COA-30\COA-30.dwg - 2D Elevation - COA-30.dwg

24. The User Acknowledges that the User is responsible for obtaining all necessary permits for the Project and that the User is responsible for the design and construction of the Project. The User is responsible for the design and construction of the Project and for the accuracy of the information provided to the Architect. The Architect is not responsible for the design and construction of the Project or for the accuracy of the information provided to the Architect.



KIRKOR ARCHITECTS + PLANNERS
 201 Madison Street, Lincoln, California, 95901
 (916) 465-0600 / (916) 465-1200 Fax
 No. / Revision Date

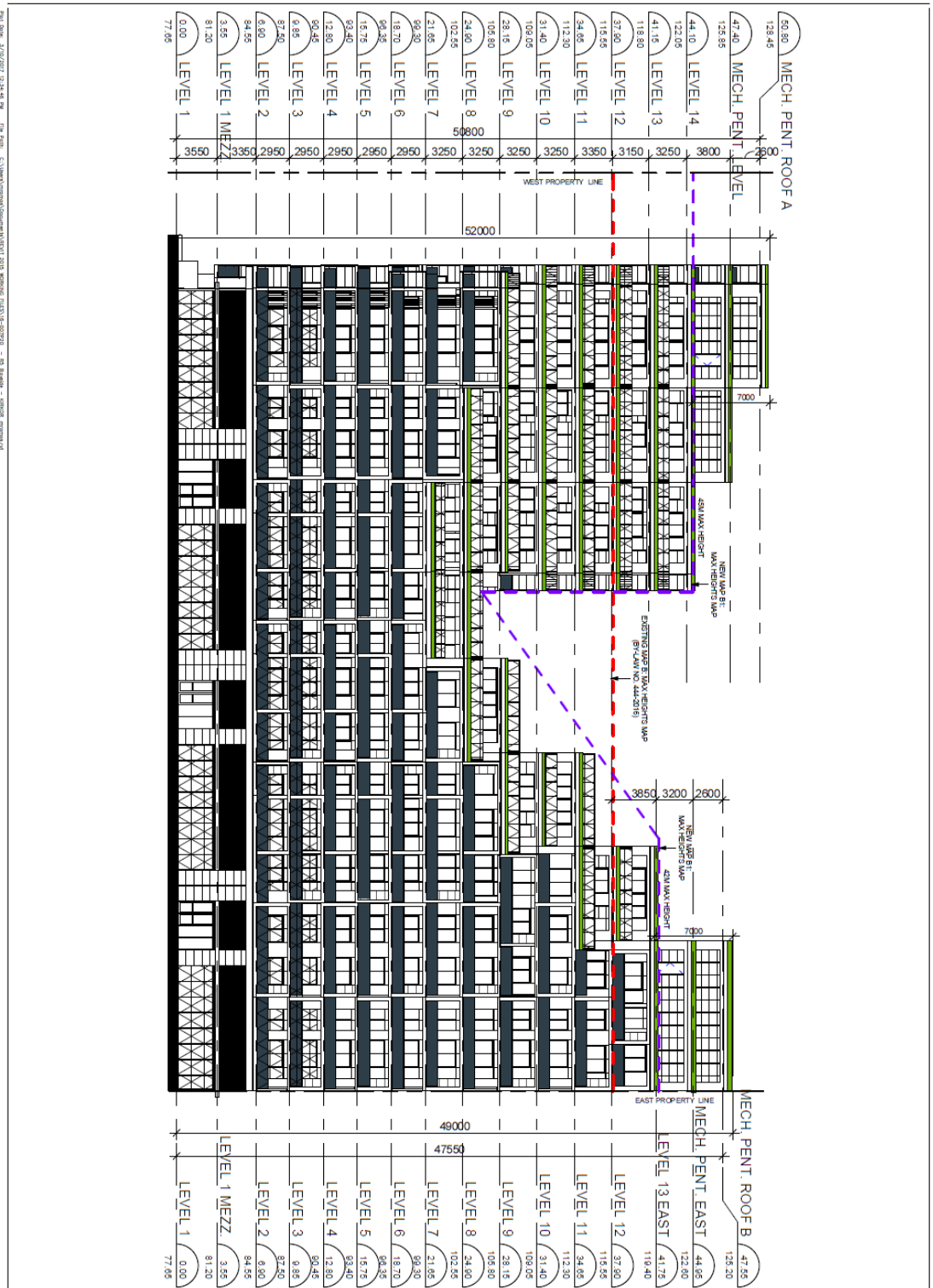
01	CONSTRUCTION	DATE: 02/17/2017
02	PERMITS	DATE: 02/17/2017
03	CONTRACT	DATE: 02/17/2017

AQUABELLA
 DANAYE TORREBA
 Designer

East Elevation

AQUABELLA
 118 MARKET STREET
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1100
 WWW.AQUABELLA.COM

COA-30
 02 - EAST ELEVATION
 DATE: 02/17/2017



Plot Date: 3/16/2017 12:34:46 PM File Path: C:\Users\jacob@aquabella.com\My Recent Documents\COA-31.dwg - 2017.dwg - 2017.dwg



KIRKOR ARCHITECTS + PLANNERS
 201 Madison Street, Lincoln, California, 94605
 (916) 681-0001 / (916) 681-1200 Fax
 www.kirkor.com
 No. Revision Date

01	CONSTRUCTION	DATE: 02/20/17
02	INTERIOR	DATE: 02/20/17
03	MECHANICAL	DATE: 02/20/17
04	ELECTRICAL	DATE: 02/20/17
05	PLUMBING	DATE: 02/20/17
06	PAINT	DATE: 02/20/17
07	FINISHES	DATE: 02/20/17
08	LANDSCAPE	DATE: 02/20/17
09	EXTERIOR	DATE: 02/20/17
10	GENERAL	DATE: 02/20/17

AQUABELLA
 DANIELE TORREBA
 South Elevation
 Name: _____
 1118 MARSHWATER WINDT
 1:300
 DATE: _____
 1118 MARSHWATER WINDT
 1:300
 DATE: _____
COA-31



MECH. PENT. ROOF A	128.45
LEVEL 14	126.95
LEVEL 13	122.05
LEVEL 12	118.80
LEVEL 11	115.65
LEVEL 10	112.30
LEVEL 9	109.05
LEVEL 8	105.80
LEVEL 7	102.55
LEVEL 6	99.30
LEVEL 5	96.05
LEVEL 4	92.80
LEVEL 3	89.55
LEVEL 2	86.30
MEZZ.	83.05
LEVEL 1	79.80

MECH. PENT. ROOF B	47.55
MECH. PENT. EAST	44.95
LEVEL 13 EAST	41.75
LEVEL 12	37.90
LEVEL 11	34.05
LEVEL 10	31.45
LEVEL 9	28.15
LEVEL 8	24.90
LEVEL 7	21.65
LEVEL 6	18.40
LEVEL 5	15.15
LEVEL 4	11.90
LEVEL 3	8.65
LEVEL 2	5.40
LEVEL 1	2.15

Plot Date: 3/16/2017 12:34:34 PM File Path: C:\Users\jacob@aquabella.com\My Recent Documents\COA-32.dwg - 20 - English - Metric - Imperial



KIRKOR ARCHITECTS + PLANNERS
 20 Maple Street, Lowell, MA 01850
 (978) 455-1111 | Fax: (978) 455-1122
 No. | License | Date

01 CONSULTATION	1/4/16	0.20/17
02 PERMITTING	1/16/17	2.20/17
03 CONSTRUCTION		0.00
Total		2.40

AQUABELLA
 DANIELE TORREBA
 Designer

West Elevation

AQUABELLA
 118 MARKET STREET
 LOWELL, MA 01850
 TEL: 978.455.1111
 FAX: 978.455.1122
 WWW.AQUABELLA.COM
 DATE: MARCH 10, 2017

COA-32

SIGNATURE PAGE

File Number:	A0287/17TEY	Zoning	CR (Waiver)
Owner(s):	CITY OF TORONTO	Ward:	Toronto Centre-Rosedale (28)
Agent:	NANCY ADLER	Heritage:	Not Applicable
Property Address:	261 QUEENS QUAY E (125 QUEENS QUAY EAST)	Community:	Toronto
Legal Description:	PLAN 694E BLKS 23 & 24 PT BLK 25 RP 64R14518 PART PT 1 & PART PT 4		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0288/17TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	MELANIE V D WILLIAMS SHANE PATRICK WILLIAMS	Ward:	Beaches-East York (31)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	162 BARKER AVE	Community:	East York
Legal Description:	PLAN 2080 PT LOT 11,12		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second storey addition with a rear deck, a rear basement entrance, a rear first floor deck and a new detached garage in the rear yard.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (80.85 m²).
The lot coverage will be equal to 43% of the area of the lot (98.77 m²).
- Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².
In this case, the rear platform at or above the second storey will have an area of 9.3 m².
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
In this case, the front stairs will be located 0.34 m from the front lot line.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (64 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 42% (54 m²) of the rear yard will be maintained as soft landscaping.

5. Chapter 10.5.60.70.(1), By-law 569-2013

The maximum total area on a lot permitted to be covered by an ancillary building or structure is 10% of the area of the lot (23.1 m²).

In this case, the new rear detached garage will cover 15% of the area of the lot (35.62 m²).

1. Section 7.1.1.(4), By-law 6752

The maximum permitted height for a detached garage in the rear yard is 3.6 m.

The new rear detached garage will have a height of 4.0 m.

2. Section 5.6, By-law 6752

Stairs required for access to the first storey of a permitted building may encroach into the front yard, provided the stairs are set back a minimum of 1.5 m from the front lot line.

In this case, the stairs will be located 0.34 m from the front lot line.

3. Section 7.4.3, By-law 6752

The maximum permitted lot coverage of a dwelling is 35% of the lot area (80.85 m²).

The lot coverage will be equal to 48% of the lot area (110.01 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The lot coverage of the altered detached dwelling exclusive of any detached accessory structures shall not be greater than 35% of the lot area under Zoning By-law 6752 and 569-2013.
- (3) No water and sewage connections are permitted to or within the garage.

SIGNATURE PAGE

File Number:	A0288/17TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	MELANIE V D WILLIAMS SHANE PATRICK WILLIAMS	Ward:	Beaches-East York (31)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	162 BARKER AVE	Community:	East York
Legal Description:	PLAN 2080 PT LOT 11,12		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0292/17TEY	Zoning	CR 1.5 (c1.0; r1.0) SS2 (x1915) & MCR T1.5 C1.0 R1.0 (ZPR)
Owner(s):	BHALWANT DEONARAIN	Ward:	Toronto Centre-Rosedale (28)
Agent:	BHALWANT DEONARAIN	Heritage:	Not Applicable
Property Address:	419 DUNDAS ST E	Community:	Toronto
Legal Description:	PLAN 160 PT LOTS 26 & 27 RP 63R905 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new five-storey mixed-use building.

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

- 1. Exception 900.11.10(1915), By-law 569-2013**
Any part of a building above the first storey must be used for residential use.
The new mixed-use building will have non-residential uses on the second floor in addition to the first floor.
- 2. Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted combined floor space index is 1.5 times the area of the lot (259.29 m²).
The new mixed-use building will have a combined floor space index equal to 2.57 times the area of the lot (443.5 m²).
- 3. Chapter 40.10.40.40.(1)(B), By-law 569-2013**
The maximum permitted non-residential floor space index is 1.0 times the area of the lot (172.86 m²).
The new mixed-use building will have a non-residential floor space index equal to 1.02 times the area of the lot (176.2 m²).
- 4. Chapter 40.10.40.40.(1)(C), By-law 569-2013**
The maximum permitted residential floor space index is 1.0 times the area of the lot (172.86 m²).
The new mixed-use building will have a residential floor space index equal to 1.55 times the area of the lot (267.3 m²).

5. **Chapter 200.5.1.10.(2)(D), By-law 569-2013**
The minimum required width of a parking space is 2.9 m.
The parking spaces will have a width of 2.29 m.
6. **Chapter 40.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height is 12.0 m.
The new mixed-use building will have a height of 15.96 m.
7. **Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum required height of the first storey is 4.5 m.
In this case, the height of the first storey will be 3.23 m.
8. **Chapter 40.10.40.70.(2)(C), By-law 569-2013**
Where the main wall of a building has windows or openings, the main wall must be set back at least 5.5 m from a lot line that is not adjacent to a street or lane.
In this case, the main wall will be setback 2.45 m from the west side lot line.
9. **Chapter 40.10.40.80.(2)(A), By-law 569-2013**
Any main wall of a building where a main wall of the building has windows and a line projected at a right angle from one of these main walls intercepts another main wall with windows on the same lot, the minimum above ground distance between the main walls is 11.0 m.
In this case, the distance between main walls will be 1.58 m.
1. **Section 12(2)101, By-law 438-86**
No person shall erect or use a part of a building above the first floor for non-residential uses.
The new mixed-use building will have non-residential uses on the second floor in addition to the first floor.
2. **Section 4(2), By-law 438-86**
The maximum permitted height is 12.0 m.
The new mixed-use building will have a height of 15.96 m.
3. **Section 4(17)(a), By-law 438-86**
The minimum required width of a parking space is 2.9 m.
The parking spaces will have a width of 2.29 m.
4. **Section 8(3) Part I 1, By-law 438-86**
The maximum permitted combined floor space index is 1.5 times the area of the lot (259.29 m²).
The new mixed-use building will have a combined floor space index equal to 2.57 times the area of the lot (443.5 m²).
5. **Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential floor space index is 1.0 times the area of the lot (172.86 m²).
The new mixed-use building will have a non-residential floor space index equal to 1.02 times the area of the lot (176.2 m²).

6. Section 8(3) Part I 2, By-law 438-86

The maximum permitted residential floor space index is 1.0 times the area of the lot (172.86 m²).

The new mixed-use building will have a residential floor space index equal to 1.55 times the area of the lot (267.3 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0292/17TEY	Zoning	CR 1.5 (c1.0; r1.0) SS2 (x1915) & MCR T1.5 C1.0 R1.0 (ZPR)
Owner(s):	BHALWANT DEONARAIN	Ward:	Toronto Centre-Rosedale (28)
Agent:	BHALWANT DEONARAIN	Heritage:	Not Applicable
Property Address:	419 DUNDAS ST E	Community:	Toronto
Legal Description:	PLAN 160 PT LOTS 26 & 27 RP 63R905 PART 1		

DISSENTED

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0294/17TEY	Zoning:	(R d1.0 H10.0m x804) & (R4 Z1.0 H10.0m) (ZZC)
Owner(s):	FRANCIS EISEN GARY EISEN	Ward:	Davenport (18)
Agent:	CLARISSA NAM	Heritage:	Listed
Property Address:	38 BEACONSFIELD AVE	Community:	Toronto
Legal Description:	PLAN 300 PT LOTS 107 & 110		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey detached coach house containing one dwelling unit.

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

- Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard.
In this case, the parking space will be located in the front yard.
- Chapter 10.10.20.10.(1), By-law 569-2013**
A residential building at the rear is not a permitted use in the R Zone.
In this case a residential building will be located at the rear.
- Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in an R zone is one.
In this case, there will be two residential buildings on the lot.
- Chapter 10.10.40.1.(5)(A), By-law 569-2013**
A building located to the rear of another building not attached above grade to the original part of the building is not permitted if it contains a dwelling unit.
In this case, the coach house will be located to the rear of the original building.
- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The coach house will be located 0.45 m from the west rear lot line.

6. **Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The coach house will be located 0.41 m from the south side lot line.
7. **Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached house is 17.0 m.
The total depth of all buildings on the lot will be 31.82 m.
8. **Chapter 10.5.40.70.(2), By-law 569-2013**
The minimum required setback of a building or structure from the original centreline of a lane is 2.5 m.
The coach house will be located 1.97 m from the original centreline of the lane.
9. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
1. **Section 4(11)(B), By-law 438-86**
A residential building is not permitted to be located behind any other building.
In this case, the residential building will be located to the rear of another building.
2. **Section 6(3) Part IX 1(B), By-law 438-86**
Only one building is to be erected on a lot that is capable of being conveyed.
In this case, more than one building will be erected on the lot.
3. **Section 2(1), By-law 438-86**
Each principle building on a lot is to be assigned a defined part of the parcel of land.
In this case, the existing semi-detached dwelling and coach house have not been assigned a defined part of the parcel of land.
4. **Section 6(1)(A), By-law 438-86**
A residential building at the rear is not a permitted use in the R4 Zone.
In this case a residential building will be located at the rear.
5. **Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The coach house will be located 0.45 m from the west rear lot line.
6. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a detached house is 14.0 m.
The total depth of all buildings on the lot will be 31.82 m.
7. **Section 4(5)(B), By-law 438-86**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
8. **Section 4(14)(A), By-law 438-86**
The minimum required setback for a building or structure from the centreline of a public lane is 2.5 m.
The coach house will be located 1.97 m from the centreline of the public lane.

9. Section 6(3) Part IV 1(E), By-law 438-86

A motor vehicle parking space is not permitted to be located between the front wall of the building and the front lot line.

The parking space will be located between the front wall of the building and the front lot line.

10. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.

In this case, the coach house will be setback 0.41 m from the south side lot line and 2.36 m from the north side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Manager of Heritage Preservation Services.
- (2) The applicant shall submit written confirmation from the Executive Director, Engineering & Construction Services, that the following conditions have been satisfactorily addressed:
 - A. Preparing all documents and conveying to the City a 0.98 m wide strip of land along the rear of the property limits, in fee simple for lane widening purposes for nominal consideration, such lands to be free and clear of all physical and title encumbrances, save and except for utility poles, trees and subject to a right-of-way for access in favour of the Transferor until as time as the said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director, Engineering & Construction Services and the City Solicitor.
 - B. Submitting to the Executive Director, Engineering & Construction Services, for review and acceptance prior to depositing in the Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing by separate PARTS the lands to be conveyed to the City, the remainder of the site, and any appurtenant rights-of-way or easements.
 - C. Pay all costs for registration and preparation of reference plans.

- D. Submitting the following:
- (i) A revised site plan drawing to show:
 - (a) Fire access route(s) that provide a 1 m clear path leading from Beaconsfield Avenue to the coach house; the principal entrance of the coach house located within 45 m of Beaconsfield Avenue; and fire hydrant(s) located within 45 m of a fire truck located in front of 38 Beaconsfield Avenue;
 - (b) A 0.98 m wide strip of land along the rear of the property limits complete with dimensions and a notation to indicate that such lands are to be conveyed to the City for public highway widening, free and clear of all encumbrances; and
 - (c) A notation indicating that the lands to be conveyed to the City must be paved with suitable materials at no expense to the City and with grades set at an elevation high enough to allow stormwater run-off from the future widening to drain towards the centre of the laneway;
 - (ii) A site grading plan to reflect the grades of the widened portion of the lane as detailed in Condition (2)D.(i)(b) above; and.
 - (iii) A site servicing plan to show how the proposed coach house will be municipally serviced by water and sanitary services.

SIGNATURE PAGE

File Number:	A0294/17TEY	Zoning	(R d1.0 H10.0m x804) & (R4 Z1.0 H10.0m) (ZZC)
Owner(s):	FRANCIS EISEN GARY EISEN	Ward:	Davenport (18)
Agent:	CLARISSA NAM	Heritage:	Listed
Property Address:	38 BEACONSFIELD AVE	Community:	Toronto
Legal Description:	PLAN 300 PT LOTS 107 & 110		

DISSENTED

Edmund Carlson (signed)

Joanne Hayes

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0295/17TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	YING YI LI	Ward:	Trinity-Spadina (19)
Agent:	QIYANG AI	Heritage:	Not Applicable
Property Address:	515 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 26		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a roof top deck on the existing rear detached garage.

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

1. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure in a rear yard and 1.80 m or more from the residential building on the lot is 0.30 m.

The side yard setback for the ancillary building will be 0.13 m on the north side and 0.09 m on the south side.

2. Chapter 10.5.60.40.(3), By-law 569-2013

An ancillary building or structure may not have more than one storey.

The ancillary building will have two storeys.

3. Chapter 10.5.60.40.(2)(B), By-law 569-2013

The maximum height of an ancillary building or structure is 4.00 m.

The height of the ancillary building will be 5.18 m.

4. Chapter 10.10.60.70.(1), By-law 569-2013

The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (9.80 m²).

The ancillary building will cover 17% of the lot area (34.06 m²).

1. Section 6(3) Part II 7(I), By-law 438-86

An accessory structure is required to have a minimum lot line setback of 3.00 m from all lot lines.

The accessory building will have a lot line setback of 1.71 m from the rear lot line, 0.13 m from the north lot line and 0.09 m from the south lot line.

2. Section 2(1), By-law 569-2013

A private garage is limited to one storey.
The private garage will have two stories.

3. Section 2(1), By-law 438-86

The by-law limits the height of a private garage to 4.00 m.
The garage will be 5.18 m in height.

4. Section 6(3) Part I 2, By-law 438-86

The by-law limits an accessory building to a floor area not greater than 5% of the area of the lot (9.80 m²).
The accessory building will have a floor area of 17% of the area of the lot (34.06 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0295/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	YING YI LI	Ward:	Trinity-Spadina (19)
Agent:	QIYANG AI	Heritage:	Not Applicable
Property Address:	515 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 26		

DISSENTED

DISSENTED

Edmund Carlson

Joanne Hayes

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0297/17TEY	Zoning	Site-Specific By-law 1109-2013 (WAIVER)
Owner(s):	NE HOLDINGS INC	Ward:	St. Paul's (22)
Agent:	ROY VARACALLI	Heritage:	Not Applicable
Property Address:	2263-2287 YONGE ST, 15 & 31 ROEHAMPTON AVE	Community:	Toronto
Legal Description:	PLAN 639 PT LOTS B TO E		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the re-development plans for the 58-storey mixed-use building and 36-storey residential building, approved under Site-Specific By-law 1109-2013, by decreasing the number of provided parking spaces, decreasing the size of five obstructed parking spaces, and increasing the number of dwelling units from 1,086 to 1,089.

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

1. Section 15(a-g), Site-Specific By-law 1109-2013

The minimum required number of residential parking spaces to be provided on the site is 376 spaces. Minor Variance Decision A0747/14TEY (Section 5) permitted that a minimum of 312 residential parking spaces be provided on the site.

In this case, 303 residential parking spaces will be provided on the site.

2. Section 16, Site-Specific By-law 1109-2013

Notwithstanding the definition of parking space in Section 4(17) of By-law No. 438-86, up to 20 of the parking spaces required by Section 15 of Site-Specific By-law 1109-2013 may be provided in spaces that have a length of no less than 44.48 m and a width of no less than 2.35m and which may also be obstructed on one side.

Minor Variance Decision A0794/15TEY permitted a total of 54 parking spaces with dimensions of 4.48 m in length and 2.35 m width which may be obstructed by one side.

In this case, a total of 59 parking spaces with dimensions of 4.48 m in length and 2.35 m in width and which may be obstructed by one side, will be provided.

3. Section 8, Site-Specific By-law 1109-2013

The total residential gross floor area erected or used on site shall not exceed 61,400 m² and the total number of dwelling units erected or used on the site shall not exceed 838.

Minor Variance Decision A0747/14TEY permitted a total residential gross floor area of 73,000 m² and a total of 1,086 dwelling units.

The altered mixed-use building will contain a total residential gross floor area equal to 73,000 m² and a total of 1,089 dwelling units.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0297/17TEY	Zoning	Site-Specific By-law 1109-2013 (WAIVER)
Owner(s):	NE HOLDINGS INC	Ward:	St. Paul's (22)
Agent:	ROY VARACALLI	Heritage:	Not Applicable
Property Address:	2263-2287 YONGE ST, 15 & 31 ROEHAMPTON AVE	Community:	Toronto
Legal Description:	PLAN 639 PT LOTS B TO E		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0298/17TEY	Zoning	R (d1.0)(x900) & R2 Z1.0 (ZZC)
Owner(s):	LAURIE ANNE GILLIES	Ward:	Trinity-Spadina (20)
Agent:	LESLIE ALEXANDER ENDES	Heritage:	Not Applicable
Property Address:	209 HOWLAND AVE	Community:	Toronto
Legal Description:	PLAN 324 BLK B PT LOT 24		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey duplex by constructing a rear ground floor addition and a rear third storey deck. The existing rear garage will be demolished.

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

- 1. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 14 m.
The altered duplex will have a depth of 23.89 m.
- 2. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, zero parking spaces will be provided.
- 1. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a detached dwelling is 14 m.
The altered duplex will have a depth of 23.89 m.
- 2. Section 4(5)(B), By-law 438-86**
A minimum of two parking spaces are required to be provided.
In this case, zero parking spaces will be provided.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered duplex will be located 0.45 m from the side wall of the north adjacent building (rear garage of 211 Howland Avenue).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0298/17TEY	Zoning	R (d1.0)(x900) & R2 Z1.0 (ZZC)
Owner(s):	LAURIE ANNE GILLIES	Ward:	Trinity-Spadina (20)
Agent:	LESLIE ALEXANDER ENDES	Heritage:	Not Applicable
Property Address:	209 HOWLAND AVE	Community:	Toronto
Legal Description:	PLAN 324 BLK B PT LOT 24		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0302/17TEY	Zoning	R (d1.0)(x900) PA 1 & R2 Z1.0 (ZZC)
Owner(s):	1847798 ONTARIO INC.	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL COGAN	Heritage:	Listed
Property Address:	47 MADISON AVE	Community:	Toronto
Legal Description:	PLAN M2 PT LOTS 105 & 106		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by converting the dwelling into seven residential units and to construct: a rear second and third storey addition, a two-storey front addition, two side basement walkouts, two porches and four balconies.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Chapter 10.6.80.10.(7), By-law 569-2013**

A maximum of two parking spaces may be located outside in the rear yard.
In this case, four parking spaces will be located outside in the rear yard.

2. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted building depth is 17.0 m.
The converted dwelling will have a building depth of 21.92 m.

3. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 1.0 times the area of the lot (482.04 m²).
The converted dwelling will have a floor space index equal to 1.14 times the area of the lot (549.78 m²).

4. Chapter 10.10.40.70.(2) By-law 569-2013

The minimum required rear yard setback is 7.5 m.
The converted dwelling will be located 7.34 m from the rear lot line.

5. Chapter 10.5.80.1. (2), By-law 569-2013

Ancillary outdoor areas for parking are permitted for residential buildings other than a detached house.
In this case, the converted dwelling is a detached house.

6. Chapter 10.5.80.1.(2)(A), By-law 569-2013

An ancillary outdoor area used for parking or storing of more than three vehicles is permitted provided no portion of the ancillary outdoor area is closer than 6.0 m to a residential building on the same lot.

The ancillary outdoor area will be used for parking or storing vehicles and will be located 1.54 m from the converted residential building on the same lot.

7. Chapter 10.5.80.1.(2)(B), By-law 569-2013

An ancillary outdoor area used for parking or storing of more than three vehicles is permitted provided the ancillary outdoor area is fenced, excluding the portions used for vehicle or pedestrian access.

The ancillary outdoor area will be used for the parking or storing of vehicles and will not be fenced.

8. Chapter 10.5.80.1.(2)(D), By-law 569-2013

An ancillary outdoor area used for parking or storing of more than three vehicles is permitted provided the ancillary outdoor area is no closer to a lot line that abuts a street than the distance that a residential building on an adjoining is setback from the lot line abutting the same street, 5.05 m.

In this case, the ancillary outdoor area will be located 4.33 m from a lot line that abuts a street.

9. Chapter 10.10.40.10.(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 9.5 m.

The height of the rear exterior main walls will be 10.44 m.

10. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (41.2 m²), of the rear yard shall be maintained as soft landscaping.

In this case, 13.38% (11.03 m²), of the rear yard will be maintained as soft landscaping.

11. Chapter 150.10.40.1.(3)(A), By-law 569-2013

A secondary suite is permitted provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.

The additions will alter and add to main walls facing Madison Avenue and Lowther Avenue.

12. Chapter 200.5.10.1.(1), By-law 569-2013

The minimum required number of parking spaces is six.

In this case, four parking spaces will be provided.

1. Section 2(1), By-law 438-86

Parking space means an unimpeded area that has dimensions not less than required and except in the case of alternative housing, a rooming house, a converted house, or a converted dwelling and rooming house where the total number of required parking spaces is three or less and is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.

In this case, two of the four parking spaces will be provided in tandem.

2. Section 4(5)(B), By-law 438-86

A minimum of six parking spaces are required to be provided.

In this case, four parking spaces will be provided.

- 3. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (482.04 m²).
The converted dwelling will have a residential gross floor area equal to 1.57 times the area of the lot (760.0 m²), including the basement.
- 4. Section 6(3) Part II 3.A(I), By-law 438-86**
A building is required to be setback 5.05 m from a flanking street.
The converted dwelling will be located 4.85 m from the flanking street.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The converted dwelling will be located 7.34 m from the rear lot line.
- 6. Section 6(3) Part II 3.B (II), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.
The 4.92 m portion of the dwelling exceeding a building depth of 17.0 m will be located 4.85 m from the west side lot line and 1.02 m from the east side lot line.
- 7. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth of 21.92 m.
- 8. Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side lot line setback is 1.2 m, where the side wall contains openings.
The converted dwelling will be located 0.96 m from the east side lot line, where the side wall contains openings.
- 9. Section 6(2) 1(iii) A, By-law 438-86**
A converted house is a permitted use provided there is no exterior alteration of or addition to the house except an addition to a part, (other than to the *front wall* and, in the case of a *corner lot*, other than to the side of the house facing the *flanking street*) of the exterior either of the above mentioned buildings or structures, provided the increase in *residential gross floor area* does not exceed 0.15 times the area of the lot (72.31 m²).
In this case, the altered building, as extended, consists of exterior alterations to the front and side walls of the house facing the flanking street and will result in an increased the residential gross floor of 0.3 times the area of the lot (169.07 m²).
- 10. Section 6(2)1(v), By-law 438-86**
A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling as result of the conversion.
In this case, additions and alterations will substantially change the appearance of the dwelling.
- 11. Section 6(2) 21(i)(v), By-law 438-86**
A parking station is a permitted use provided that the portion of the lot where the parking station is located is fenced and sustainably landscaped.
In this case, the parking station will not be fenced.

12. Section 6(2) 21 (iv), By-law 438-86

A parking station is a permitted use provided no portion of the parking station may be located closer to a residential building than 6.0 m.

The parking station will be located 0.09 m from the residential building on the same lot and 0.3 m from the adjacent north residential building, 47 Madison Avenue.

13. Section 6(2) 21(vi), By-law 438-86

A parking station is a permitted use provided that no portion of the parking station may be closer to the flank of a lot than the distance between the front wall of any residential building located on an adjoining lot and the front lot line of the lot upon which residential is erect; 5.05 m and is no closer to the flank of the lot than 6.0 m.

The parking station will be located 4.33 m from the flank of the lot.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

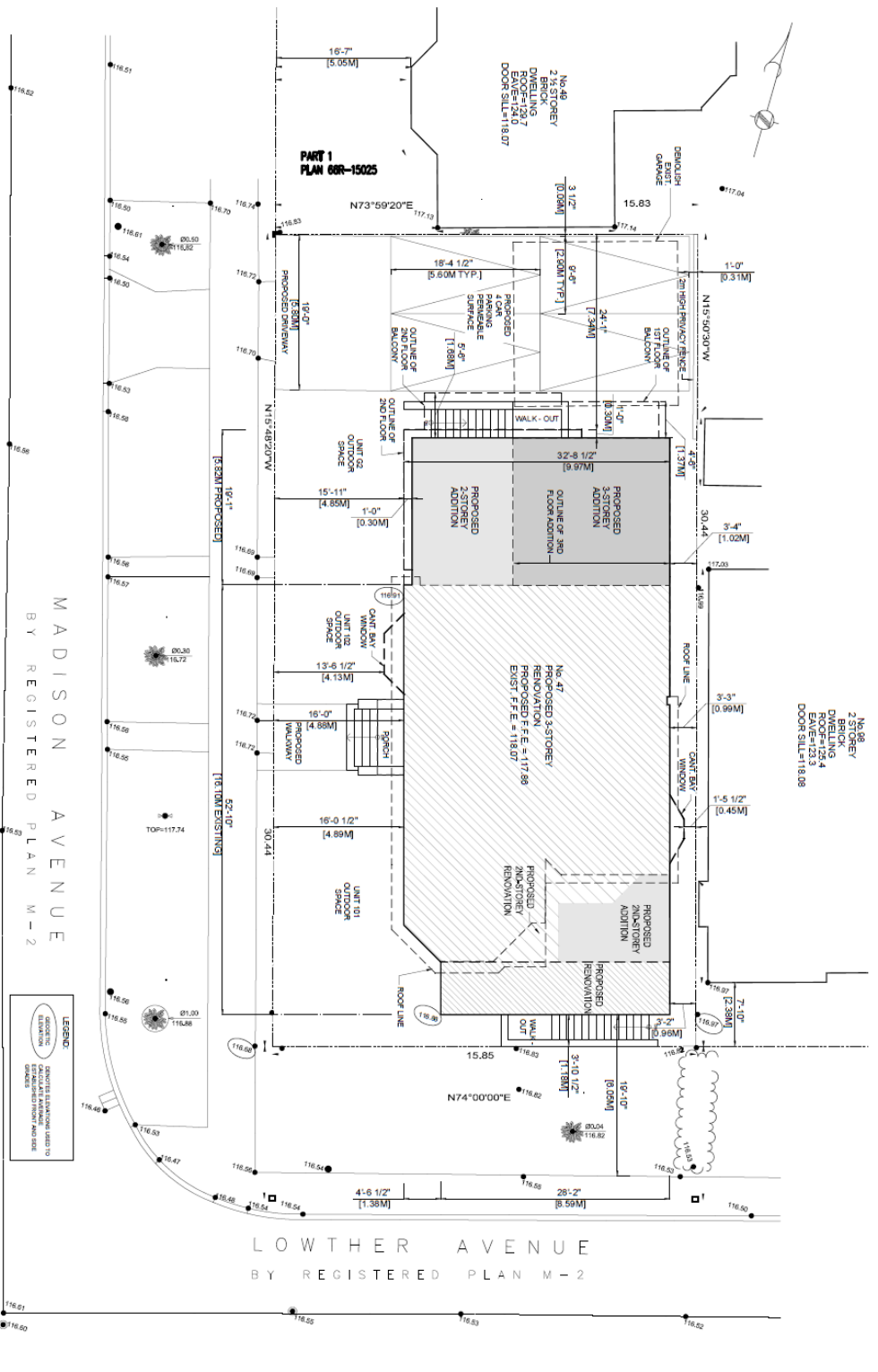
This decision is subject to the following condition(s):

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (3) The submitted building permit plans shall be substantially in accordance with the plans prepared by Michael Cogan Architect, dated November 24, 2016. The plans shall include the restoration of the two-storey partially enclosed verandah on the south elevation, with appropriate details depicted on the plans to the satisfaction of the Senior Manager, Heritage Preservation Services.
- (4) Prior to the issuance of a building permit, the applicant shall submit building permit drawings, including window specifications, plans, elevations and details, including the proposed materials to the satisfaction of the Senior Manager of Heritage Preservation Services.

- (5) The four parking spaces location in the rear yard shall be a constructed with permeable surface as per the plans dated June 28, 2017 (attached).
- (6) A landscape plan shall be submitted and agreed to be implemented, to the satisfaction of the Director of Community Planning, Toronto and East York District, identifying the planting of two large growing shade trees on the property.
- (7) A 2 m high privacy fence shall be installed along the east property line from the rear exterior main wall to the north property line and along the north property line, as per the plans dated June 28, 2017 (attached to this decision).
- (8) Permanent privacy screening shall be installed along the east edge of the rear first and second floor balconies, with a minimum height of 1.5 m, measured from the balcony floors, to the satisfaction of the Director of Community Planning, Toronto and East York District.
- (9) The windows on the east wall of the new rear addition, located above the first floor, shall be frosted as indicated the plans dated June 28, 2017 (attached to this decision).
- (10) The altered dwelling shall be constructed substantially in accordance with the plans dated June 28, 2017 (attached to this decision). Any variances that may appear on these plans that are not listed in the written decision are not authorized.

47 MADISON AVENUE
SITE PLAN

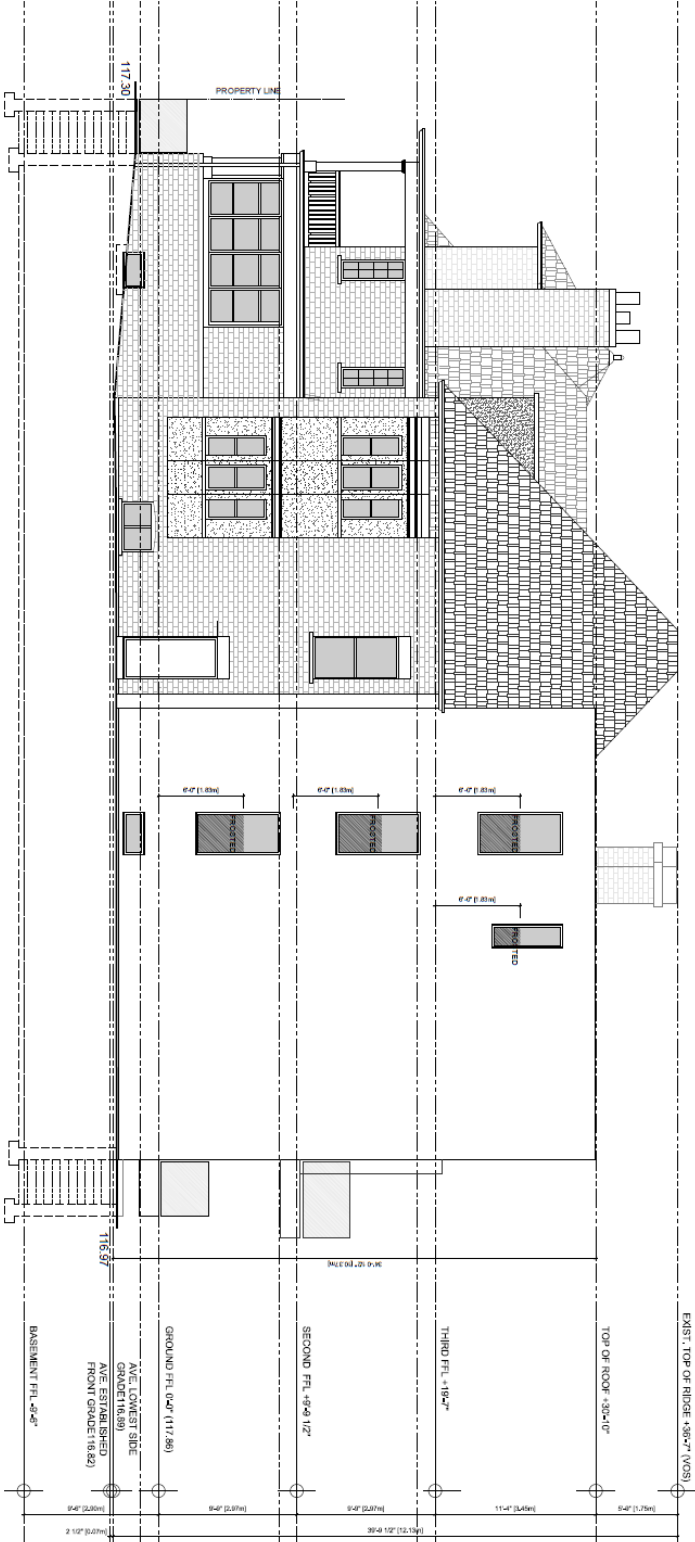
1:150
06/28/17



3671a Bathurst
Toronto, ON M6K
Tel. (416) 781-1150
Fax (416) 781-1150

47 MADISON AVENUE
PROPOSED EAST ELEVATION

1/8"=1'0"
06/28/17



michael cogan archit

3671a Bathurst
Toronto, ON M6
Tel (416) 787
Fax (416) 781

SIGNATURE PAGE

File Number:	A0302/17TEY	Zoning	R (d1.0)(x900) PA 1 & R2 Z1.0 (ZZC)
Owner(s):	1847798 ONTARIO INC.	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL COGAN	Heritage:	Listed
Property Address:	47 MADISON AVE	Community:	Toronto
Legal Description:	PLAN M2 PT LOTS 105 & 106		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

13. 216 – 218 BATHURST ST & 5 ROBINSON ST

File Number:	A0304/17TEY	Zoning	CR 2.0 (c0.5; r2.0) SS2 (x2242), R(d1.0) x806 , CR T2.0 C0.5 R2.0 & R4 Z1.0 (Waiver)
Owner(s):	SAVOY HOSPITALITY INC	Ward:	Trinity-Spadina (19)
Agent:	KATE COOPER	Heritage:	Not Applicable
Property Address:	216 - 218 BATHURST ST & 5 ROBINSON ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19 PLAN 74 PT LOT 1		

PURPOSE OF THE APPLICATION:

To convert the existing two-storey commercial building fronting onto Bathurst Street into a hotel containing 30 suites, by constructing a south side one-storey addition, and a rear staircase addition. The existing one-storey townhouse/rowhouse fronting onto Robinson Street will be maintained.

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

- 1. Chapter 5.10.20.1(2), By-law 569-2013**
Uses that are ancillary to a permitted use on the same lot are permitted if they comply with the regulations in which the lot is located.
In this case, the existing townhouse on the lot is not ancillary to the hotel.
- 2. Chapter 10.10.20, By-law 569-2013**
A hotel and structures ancillary to the hotel are not permitted uses on the portion of the lot located in the R zone.
In this case, a hotel and structures ancillary to the hotel will be located on the western portion of the lot in the R zone.
- 3. Chapter 40.10.40.40, By-law 569-2013**
The maximum permitted floor space index is 0.5 times the area of the lot (213.69 m²).
The hotel will have a non-residential floor space index equal to 2.46 times the area of the lot (1052.5 m²).
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of 30 parking spaces are required to be provided for the hotel use.
In this case, no parking spaces will be provided for the hotel use.
- 5. Chapter 200.15.10, By-law 569-2013**
A minimum of two accessible parking spaces are required to be provided for the hotel use.
In this case, no accessible parking spaces will be provided for the hotel use.
- 6. Chapter 220.5.10.1.(6), By-law 569-2013**
A minimum of one Type B loading space is required to be provided.
In this case, no Type B loading space will be provided.

7. **Chapter 40.10.40.70.(2), By-law 569-2013**

The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a side lot line that is not adjacent to a street or lane.
The main walls with windows and openings will be located 1.7 m from the north side lot line and 0.190 m from the south side lot line.
8. **Chapter 40.10.50.10.(2), By-law 569-2013**

On a lot that abuts a lot in the Residential or Residential Apartment Zone, a fence must be installed along the portion of the lot abutting the lot in the Residential or Apartment Residential Zone.
In this case, no fence will be installed along the portion of the lot line abutting the lot in the Residential or Residential Apartment Zone.
9. **Chapter 40.10.40.60.(5)(A), By-law 569-2013**

An architectural feature may encroach in a building setback 0.6 m if it is no closer to a side lot line than 0.3 m.
The architectural feature will be located 0 m from the east front lot line, and 0 m from the south side lot line.
10. **Chapter 40.10.40.60.(8), By-law 569-2013**

Equipment such as a vent or pipe may encroach in a side yard 0.6 m if it is no closer to a side lot line than 0.3 m.
The equipment will be located 0 m from the south side lot line.
1. **Section 6(1)(A), By-law 438-86**

A hotel and structures accessory to the hotel are not permitted uses on the portion of the lot located in the R4 zone.
In this case, a hotel and structures accessory to the hotel will be located on the portion of the lot in the R4 zone.
2. **Section 8(3) Part I 2, By-law 438-86**

The maximum permitted non-residential gross floor area is 0.5 times the area of the lot (213.69 m²).
The hotel will have a non-residential floor space index equal to 2.46 times the area of the lot (1052.5 m²).
3. **Section 8(3) Part II 2(A), By-law 438-86**

The portion of a non-residential building above grade is to be set back a minimum distance of 3.0 m from a lot in a residential district.
The converted hotel will be located 0 m from a lot in a residential district.
4. **Section 4(4)(b), By-law 438-86**

A minimum of five parking spaces are required to be provided for the hotel use.
In this case, no parking spaces will be provided for the hotel use.
5. **Section 4(6), By-law 438-86**

A minimum of one Type B loading space is required to be provided.
In this case, no Type B loading space will be provided.
6. **Section 2(1), By-law 438-86**

More than one principal building is not permitted on the lot.
In this case, two principal buildings will be located on the lot.

7. Section 6(3) Part II 3.G, By-law 438-86

The minimum required side yard setback is 7.5 m.

The converted hotel will be located 0 m from the north side lot line, and 0.190 m from the south side lot line.

The Committee had before it the following communication:

- Copy of plan of survey, site plan, floor plans and elevations.
- 16 photographs of subject property and adjacent properties, and three renderings of the exterior and interior of the proposal, received July 21, 2017.

Commenting Agency Reports/Email

- E-mail correspondence from:
 - Planning Assistant, Toronto Transit Commission, received July 18, 2017.
- Staff Reports from:
 - Planning Assistant, Toronto Transit Commission, received July 20, 2017.
 - Acting Manager, Traffic Planning, Transportation Services, received July 25, 2017.

Interest/Concern

- Correspondence in concern/interest from Meghan Orlinski, 35 Markham Street, received July 6, 2017.

Opposition

- Correspondence in opposition from:
 - Filson Young, 43 Markham Street, received July 21, 2017.
 - Stefan Woloszczuk, 220 - 226 Bathurst Street, two letters received July 24 & 25, 2017.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- David Huynh, agent, outlined the application, referring to material on file. He amended the Variance Request 2, By-law 438-86 to reflect the same request as described in Variance Request 3, By-law 569-2013, as follows:

Variance 2 - Section 8(3) Part I 2, By-law 438-86

The hotel will have a non-residential floor space index equal to 2.46 times the area of the lot (1052.5 m²) instead of 2.23 times the area of the lot (954.95 m²), as stated in the Notice of Public Hearing.

- Ava Janikoswki, architect, provided information with respect to accessibility concerns.
- Farhan Kassam, applicant, provided information with respect to garbage removal.
- Barbara Christina, 226 Bathurst Street, appeared in interest/concern opposition to the application.
- Michael, Andrea and Yvonne Woloszczuk, 220 Bathurst Street, appeared in interest to the application.

MOTION

It was moved by Nancy Oomen, seconded by Ewa Modlinska and carried that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to complete the reports requested by the TTC and Transportation Planning Staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

Dissented: Joanne Hayes
Worrick Russell

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

File Number:	A0305/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	ANDREW CANNON	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL SHIRZADFAR	Heritage:	Not Applicable
Property Address:	5 EUCLID PL	Community:	Toronto
Legal Description:	PLAN D115 PT LOT 25		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse by constructing front and rear second floor additions and a rooftop terrace.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (106.7 m²).
The altered townhouse will have a floor space index of 1.44 times the area of the lot (153.51 m²).
- 2. Chapter 10.10.40.70.(2), By-law 569-2013**
A minimum required rear yard setback is 7.5 m.
The roof top terrace of the altered townhouse will be located 3.9 m from the rear lot line.
- 3. Chapter 10.10.40.70.(4)(C), By-law 569-2013**
The minimum required side yard setback for a townhouse is 0.45 m.
The roof top terrace of the altered townhouse will be located 0.0 m from the east and west side lot lines.
- 4. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth for a townhouse is 14.0 m.
The roof top terrace of the altered townhouse will have an overall depth of 14.88 m.
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The second floor rear addition and roof top terrace will be located 3.9 m from the rear lot line.

2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a row house dwelling is 0.45 m where the side wall contains no openings.
The second floor rear addition and roof top terrace of the altered row house will be located 0.0 m on the east side attached section.
3. **Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m where the side wall contains openings.
The second floor rear addition of the altered row house will be located 0.73 m from the east side detached section and 0.0 m from the west side lot line.
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a row house is 14.0 m.
The second floor rear addition and roof top terrace of the altered row house will have an overall depth of 14.88 m.
5. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (106.7 m²).
The altered row house will have a floor space index of 1.44 times the area of the lot (153.51 m²).
6. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a row house is 0.45 m where the side wall contains no openings.
The roof top terrace of the altered row house will be located 0.0 m from the west side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) The rooftop terrace shall be stepped back a minimum of 0.45 m from the east side lot line, excluding the stairs and stairwell enclosure.
- (2) Permanent opaque screening or fencing shall be provided along the east edge of the rooftop terrace to a minimum height of 1.5 m, measured from the floor of the terrace.

SIGNATURE PAGE

File Number:	A0305/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	ANDREW CANNON	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL SHIRZADFAR	Heritage:	Not Applicable
Property Address:	5 EUCLID PL	Community:	Toronto
Legal Description:	PLAN D115 PT LOT 25		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

15. 324 WELLESLEY ST E

File Number:	A0307/17TEY	Zoning	R(d1.0)(x851) & R3 Z1.0 (ZZC)
Owner(s):	DAVID RALSTON ANN RALSTON	Ward:	Toronto Centre-Rosedale (28)
Agent:	BARRY GOLDMAN	Heritage:	Designated
Property Address:	324 WELLESLEY ST E	Community:	Toronto
Legal Description:	PLAN 853 LOT 27		

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey row/townhouse dwelling by constructing a rear two-storey addition, rear third storey addition above the existing second storey with rooftop deck, and new basement suite with front walkout.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (126.34 m²).
The altered dwelling will have a floor space index equal to 1.824 times the area of the lot (230.48 m²).
- 2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard landscaping must be maintained as soft landscaping (5.78 m²).
In this case, the front yard soft landscaping area will be equal to 7.52% (0.58 m²).
- 3. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% of the rear yard landscaping must be maintained as soft landscaping (6.0 m²).
In this case, the rear yard soft landscaping area will be equal to 0% (0.0 m²).
- 4. Chapter 10.10.40.30(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 18.65 m.
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 5.38 m to the rear lot line.
- 6. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 9.5 m.
The height of the rear exterior main walls will be 10.32 m.
- 7. Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line that abuts a street is 9.5 m.
The height of the side exterior main walls facing a side lot line that abuts a street will be 10.32 m.
- 8. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls that are not facing a side lot line that abuts a street is 9.5 m.
The height of the side exterior main walls that face a side lot line will be 10.32 m.

9. **Chapter 10.5.40.60(7)(B), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line. In this case, the eaves will project 2.42 m into the rear yard setback and will be located 5.08 m from the rear lot line and 0.20 m from the east lot line.
10. **Chapter 10.5.40.60.(1)(A)(i), By-law 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 0.42 m if it is no closer to a side lot line than the required side yard setback. In this case, the platform encroaches 0.84 m into the required front yard setback.
11. **Chapter 10.5.40.60.(3)(A)(i), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no longer than 1.5 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure. In this case, the front stairs will be 1.61 horizontal units for each 1.0 vertical unit above grade at the point where the stairs meet the building or structure.
12. **Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m. In this case, the front stairs will be 2.19 m wide.
13. **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m. In this case, the front stairs will be 0.00 metres from the south and west lot lines and the rear stairs will be 0.0 m from the east lot line.
14. **Chapter 150.10.40.1(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street. In this case, the addition and underpinning alters a wall that faces a street.
15. **Chapter 200.5.1.10.(2)(B)(ii), By-law 569-2013**
The minimum required width of a parking space is 3.2 m. In this case, the parking space will have a width of 2.73 m.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (126.34 m²).
The altered dwelling will have a gross floor area equal to 1.822 times the area of the lot (230.18 m²).
2. **Section 6(3) Part II 5(i), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 18.65 m.
3. **Section 6(3) Part II 3F(I)(2), By-law 438-86**
The minimum required side lot line setback where the side wall contains openings is 1.2 m.
The altered dwelling will be located 0.0 m to the east side lot line.

- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 5.38 m to the rear lot line.
- 5. Section 6(3)Part III 3(b), By-law 438-86**
A minimum of 30% (1.16 m²) of the front yard landscaping shall be in the form of soft landscaping.
In this case, 15% (0.58 m²) of the front yard landscaping will be in the form of soft landscaping.
- 6. Section 6(3) Part III 1(a), By-law 438-86**
The minimum required landscaped open space is 30% of the lot area (37.90 m²).
In this case, the landscaping open space area will be equal to 11.11% of the lot area (14.04 m²).
- 7. Section 6(2)1(iii)A, By-law 438-86**
A converted house is a permitted use provided there is no exterior alteration of or addition to the house except, subject to the other requirements of this by-law, an addition to a part (other than to the front wall and, in the case of a corner lot, other than to the side of the house facing the flanking street) of the exterior either of the above mentioned buildings or structures, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (18.96 m²).
In this case, the addition will be to the side of the house facing the flanking street, and the area of the additions will be 29.72 m².
- 8. Section 4(17)(b), By-law 438-86**
The minimum required width of a parking space is 3.3 m.
In this case, the parking space will have a width of 2.73 m.

The Committee had before it the following communication:

- Copy of plan of survey, site plan, floor plans and elevations.
- Correspondence from Barry Goldman, agent, received July 24, 2017, including a tree re-planting plan.

Commenting Agency Reports/Email

- Staff Reports from:
 - Acting Supervisor, Tree Protection and Plan Review, Urban Forestry, two reports received July 20 & 25, 2017.
 - Program Manager, Heritage Preservation Services, received July 25, 2017.

Interest/Concern

- Correspondence in concern/interest from Jamie Maclean, Cabbagetown Heritage Conservation District Committee, received July 24, 2017.

Opposition

- Correspondence in opposition from Alyson Soko, 4 Laurier Avenue, received July 12, 2017.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Barry Goldman, agent, outlined the application, referring to material on file. He noted that he was willing to make revisions to the application to address the concerns raised by Urban Forestry and Heritage Preservation Services.
- No other person appeared before Committee in interest.

MOTION

It was moved by Worrick Russell, seconded by Nancy Oomen and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with Urban Forestry and Heritage Preservation Staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

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

File Number:	A0308/17TEY	Zoning:	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	PAUL CRESSMAN COURTNEY BEAN	Ward:	Toronto-Danforth (30)
Agent:	NATHANAEL GRAY	Heritage:	Not Applicable
Property Address:	103 SIMPSON AVE	Community:	Toronto
Legal Description:	PLAN M95 LOT 56		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and a rear ground floor deck.

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

- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The altered detached dwelling will have a depth of 18.04 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (162.96 m²).
The altered detached dwelling will have a floor space index equal to 0.68 times the area of the lot (183.9 m²).
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0 m from the east side lot line.
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (162.96 m²).

The altered detached dwelling will have a gross floor area equal to 0.68 times the area of the lot (183.9 m²).

2. Section 6(3) Part II 3.B(I), By-law 438-86

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.

The altered detached dwelling will be located 0.185 m from the east side lot line.

3. Section 6(3) Part II 5(II), By-law 438-86

The maximum permitted depth of a detached dwelling is 17 m.

The altered detached dwelling will have a depth of 18.09 m, as measured from the second storey.

4. Section 4(4)(b), By-law 438-86

A minimum of one parking space is required to be provided for on-site.

In this case, there will be zero parking spaces provided for on-site.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0308/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	PAUL CRESSMAN COURTNEY BEAN	Ward:	Toronto-Danforth (30)
Agent:	NATHANAEL GRAY	Heritage:	Not Applicable
Property Address:	103 SIMPSON AVE	Community:	Toronto
Legal Description:	PLAN M95 LOT 56		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0309/17TEY	Zoning:	R (d0.6)(x905) & R2 Z0.6 (ZZC)
Owner(s):	CATHERINE XUE FENG EVGENY BURTMAN	Ward:	St. Paul's (22)
Agent:	MICHAEL I BAYTMAN	Heritage:	Not Applicable
Property Address:	63 WALMSLEY BLVD	Community:	Toronto
Legal Description:	PLAN 743 PT LOT 119		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the three-storey detached dwelling by constructing a front vestibule and a front yard parking space.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 5.38 m.
The altered dwelling will be located 3.79 m from the north front lot line.
- 2. Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
In this case, the parking space will be located in the front yard.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (168.34 m²).
The altered dwelling will have a floor space index equal to 0.76 times the area of the lot (211.84 m²).
- 4. Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required parking space is required to have a length of 5.6 m.
The parking space will have a length of 5.3 m.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (168.34 m²).
The altered dwelling will have a residential gross floor area equal to 0.76 times the area of the lot (211.84 m²).

2. Section 6(3) Part II 2(II), By-law 438-86

A building on an inside lot is required to have a minimum front lot line setback of 5.38 m.
The altered dwelling will be located 3.79 m from the north front lot line.

3. Section 6(3) Part IV 1(E), By-law 438-86

A parking space may not be located on the portion of the lot between the front lot line and the front wall of the building.

In this case, the parking space will be located on the portion of the lot between the front lot line and the front wall of the building.

4. Section 4(17)(a), By-law 438-86

The minimum required parking space is required to have a length of 5.6 m.

The parking space will have a length of 5.3 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The front yard setback of 3.79 m shall be limited to the front vestibule, as illustrated on the site plan filed with the Committee of Adjustment on September 29, 2016.
- (3) The driveway leading to the parking space located totally on private property shall be paved with semi-permeable paving materials.

SIGNATURE PAGE

File Number:	A0309/17TEY	Zoning	R (d0.6)(x905) & R2 Z0.6 (ZZC)
Owner(s):	CATHERINE XUE FENG EVGENY BURTMAN	Ward:	St. Paul's (22)
Agent:	MICHAEL I BAYTMAN	Heritage:	Not Applicable
Property Address:	63 WALMSLEY BLVD	Community:	Toronto
Legal Description:	PLAN 743 PT LOT 119		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0310/17TEY	Zoning	RD (f15.0; d0.35) (x1351) & R1 Z0.35 (Waiver)
Owner(s):	ROBERT SHAW LINDSEY SHAW	Ward:	Toronto Centre-Rosedale (27)
Agent:	PHILIPPE BEAUPARLANT	Heritage:	Designated
Property Address:	62 ROXBOROUGH DR	Community:	Toronto
Legal Description:	PLAN 528 PT LOT 40		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½- storey detached dwelling by constructing a rear one-storey addition, a rear ground floor deck, and a front yard parking pad.

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

- 1. Chapter 900.3.10 (1351)(C), By-law 569-2013**
The required parking space for a dwelling is to be located within a building.
In this case, the parking space will not be located within a private garage.
- 2. Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The parking space will be located in the front yard.
- 3. Chapter 10.20.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 0.66 m from the east side lot line, and 1.07 m from the west side lot line.
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (194.67 m²).
The altered dwelling will have a floor space index equal to 0.417 times the area of the lot (231.82 m²).

5. Chapter 10.5.60.20.(3)(B), By-law 569-2013

The minimum required side yard setback for an ancillary building is 1.5 m.

The ancillary structure to the west of the rear ground floor deck will be located 1.16 m from the west side lot line.

1. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of a detached dwelling not exceeding a depth of 17 m is 0.9 m.

The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.66 m from the east side lot line.

2. Section 6(3) Part II 7(i), By-law 438-86

The minimum required setback of an accessory structure to all lot lines is 3.0 m.

The ancillary structure west of the rear ground floor deck will be located 1.16 m from the west side lot line.

3. Section 6(3) Part IV 1(e), By-law 438-86

A motor vehicle parking space is not permitted to be located between the front wall of the building and the front lot line.

The parking space will be located between the front wall of the building and the front lot line.

4. Section 12(2) 210 (ii), By-law 438-86

No person shall in North and South Rosedale provide required parking in any parking facility other than a private garage on the same lot with its floor level at or above grade.

In this case, the parking space will not be located within a private garage.

5. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (194.67 m²).

The altered dwelling will have a gross floor area equal to 0.404 times the area of the lot (224.81 m²).

6. Section 6(3) Part II 7(ii) A, By-law 438-86

The minimum required setback of an accessory structure to an adjacent residential building is 4.5 m.

The structure to the west of the rear ground floor deck will be located 2.48 m from the west adjacent residential building at 60 Roxborough Drive, and 0.0 m from the south adjacent residential building at 62 Roxborough Drive. .

7. Section 4(4) (c) (i), By-law 438-86

Ingress and egress to and from the parking facilities on a lot where the main building is a detached house shall be such that the facilities are accessible to a public highway either directly or by means of a driveway that is at least 2.6 m in width.

In this case, the required access to the location of the parking space will be removed.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager of Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.
- (2) The driveway shall be constructed with permeable pavers.

SIGNATURE PAGE

File Number:	A0310/17TEY	Zoning	RD (f15.0; d0.35) (x1351) & R1 Z0.35 (Waiver)
Owner(s):	ROBERT SHAW LINDSEY SHAW	Ward:	Toronto Centre-Rosedale (27)
Agent:	PHILIPPE BEAUPARLANT	Heritage:	Designated
Property Address:	62 ROXBOROUGH DR	Community:	Toronto
Legal Description:	PLAN 528 PT LOT 40		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0311/17TEY	Zoning	RD & R1A (ZZC)
Owner(s):	GOHAR JAHAN LATIF	Ward:	Beaches-East York (31)
Agent:	MUHAMMAD AFZAL	Heritage:	Not Applicable
Property Address:	2 DUNKIRK RD	Community:	Toronto
Legal Description:	PLAN 2984 LOT 198		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey detached dwelling with a front and side porch; and, a rear ground floor deck

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

- Chapter 10.20.40.10.(5), By-law 569-2013**
The maximum permitted height of a parapet is 0.3 m.
The height of the parapet will be 0.92 m.
- Chapter 10.20.30.40.(1)(A), By-law 569-2017**
The maximum permitted lot coverage is 35% of the lot area (123.49 m²).
The lot coverage will be 45% of the lot area (157.08 m²).
- Chapter 10.20.40.10.(4) (A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The building height will be 7.45 m.
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.76 m.
The front yard setback will be 4.88 m.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The stairs will be 0.36 m from the west lot line.
- Chapter 10.20.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (158.77 m²).
The floor space index will be 0.64 times the area of the lot (226.39 m²).

1. **Section 5.6 B(iii), By-law 6752**
Steps required for access to the first storey may encroach into a yard provide a minimum of 1.5 m from a lot line adjacent to a street.
The steps will be setback a minimum 0.36 m to the west lot line.
2. **Section 7.2.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 4.88 m.
3. **Section 7.2.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building length will be 16.77 m.
4. **Section 7.2.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area.
The lot coverage will be 46% of the lot area.
5. **Section 7.2.3, By-law 6752**
The maximum floor space index is 0.45 times the lot area.
The floor space index will be 0.64 times the lot area.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (3) The lot coverage of the altered detached dwelling exclusive of any detached accessory structures shall not be greater than 35% of the lot area under Zoning By-law 6752 and 569-2013.

- (4) No water and sewage connections are permitted to the garage.

SIGNATURE PAGE

File Number:	A0311/17TEY	Zoning	RD & R1A (ZZC)
Owner(s):	GOHAR JAHAN LATIF	Ward:	Beaches-East York (31)
Agent:	MUHAMMAD AFZAL	Heritage:	Not Applicable
Property Address:	2 DUNKIRK RD	Community:	Toronto
Legal Description:	PLAN 2984 LOT 198		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0312/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	POUL BERNHARDT NIELSEN JANET PATRICIA LEISHMAN	Ward:	St. Paul's (22)
Agent:	DEBORAH MESHER	Heritage:	Not Applicable
Property Address:	466 MILLWOOD RD	Community:	Toronto
Legal Description:	PLAN 1787 PT LOT 148		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, 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.

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

Chapter 10.10.40.40.(2)(A), By-law 569-2013

The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (109.02 m²).

The altered dwelling will have a floor space index equal to 0.75 times the area of the lot (118.02 m²).

Section 6(3) Part VI 1(I), By-law 438-86

The by-law allows additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (109.02 m²).

The altered dwelling will have a residential gross floor area equal to 0.75 times the area of the lot (118.02 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0312/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	POUL BERNHARDT NIELSEN JANET PATRICIA LEISHMAN	Ward:	St. Paul's (22)
Agent:	DEBORAH MESHER	Heritage:	Not Applicable
Property Address:	466 MILLWOOD RD	Community:	Toronto
Legal Description:	PLAN 1787 PT LOT 148		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0313/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	RAFFAELE PERCIAMONTANI	Ward:	Beaches-East York (31)
Agent:	RAFFAELE PERCIAMONTANI	Heritage:	Not Applicable
Property Address:	132 FERRIS RD	Community:	East York
Legal Description:	PLAN M598 LOT 24		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a new integral side garage, a complete second storey addition, and a rear ground floor deck.

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

- Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m and length of 5.6 m.
The parking space will measure 2.87 m in width and 5.8 m in length.
- Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m.
The altered detached dwelling will have a height of 8.05 m.
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.57 m.
The altered detached dwelling will be located 3.9 m from the south front lot line.
- Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.45 m from the east side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
The roof eaves will be located 0 m from the east side lot line.

1. Section 4.23, By-law 6752

The required parking space must have a minimum width of 3.2 m and length of 5.6 m.
The parking space will measure 2.87 m in width and 5.8 m in length.

2. Section 7.3.3, By-law 6752

The minimum required front yard setback is 6 m.
The altered detached dwelling will be located 3.91 m from the south front lot line.

3. Section 7.3.3, By-law 6752

The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.45 m from the east side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to Ravine and Natural Feature Protection By-law, to the satisfaction of the Supervisor, Ravine and Natural Feature Protection.

SIGNATURE PAGE

File Number:	A0313/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	RAFFAELE PERCIAMONTANI	Ward:	Beaches-East York (31)
Agent:	RAFFAELE PERCIAMONTANI	Heritage:	Not Applicable
Property Address:	132 FERRIS RD	Community:	East York
Legal Description:	PLAN M598 LOT 24		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0315/17TEY	Zoning	RD (f10.5,d0.6) & R1 Z0.6 (ZZC)
Owner(s):	BITA DOAGOO GHAZVINI	Ward:	St. Paul's (22)
Agent:	JAMES CHAVEL	Heritage:	Not Applicable
Property Address:	27 TARLTON RD	Community:	Toronto
Legal Description:	PLAN 2350 PT LOT 71		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The new detached dwelling will have a building length of 17.88 m.
- 2. 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 (311.16 m²).
The new detached dwelling will have a floor space index equal to 0.72 times the area of the lot (373.15 m²).
- 3. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m².
The front second-storey platform will be 5.02 m².
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (311.16 m²).
The new detached dwelling will have a residential gross floor area equal to 0.72 times the area of the lot (373.15 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A0315/17TEY	Zoning	RD (f10.5,d0.6) & R1 Z0.6 (ZZC)
Owner(s):	BITA DOAGOO GHAZVINI	Ward:	St. Paul's (22)
Agent:	JAMES CHAVEL	Heritage:	Not Applicable
Property Address:	27 TARLTON RD	Community:	Toronto
Legal Description:	PLAN 2350 PT LOT 71		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0317/17TEY	Zoning:	RM (f12.0; u2; d0.8) (x252) & R2 (ZZC)
Owner(s):	KATHRYN ANNE ROOTMAN ADIN LEE WENER	Ward:	St. Paul's (21)
Agent:	NICOLAS BOYER	Heritage:	Not Applicable
Property Address:	24 CHERRYWOOD AVE	Community:	York
Legal Description:	PLAN M352 S PT LOT 86		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear three-storey addition, a complete third storey addition, a rear ground floor deck, a rear second floor balcony, and a front third floor terrace.

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

- 1. Chapter 10.80.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The altered dwelling will have a height of 11.35 m.
- 2. Chapter 10.80.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 8.5 m.
The height of the front and rear exterior main walls will be 11.35 m.
- 3. Chapter 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second floor balcony will be 9.45 m², and the area of the front third floor terrace will be 17.04 m².
- 4. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (70.59 m²) of the rear yard must be maintained as soft landscaping.
In this case, 39% (55.05 m²) of the rear yard will be maintained as soft landscaping.

1. Section 3(a), By-law 3623-97

The minimum required north side yard setback is 0.5 m, and the minimum required south side yard setback is 1.2 m.

The altered dwelling will be located 0.27 m from the north side lot line, and 0.78 m from the south side lot line, measured to the third storey addition.

2. Section 3(a), By-law 3623-97

The maximum permitted building height is 11.0 m.

The altered dwelling will have a height of 11.35 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0317/17TEY	Zoning	RM (f12.0; u2; d0.8) (x252) & R2 (ZZC)
Owner(s):	KATHRYN ANNE ROOTMAN ADIN LEE WENER	Ward:	St. Paul's (21)
Agent:	NICOLAS BOYER	Heritage:	Not Applicable
Property Address:	24 CHERRYWOOD AVE	Community:	York
Legal Description:	PLAN M352 S PT LOT 86		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0318/17TEY	Zoning:	R9d0.6) (x736) & R2 Z0.6 (ZZC)
Owner(s):	ZIA LAKDAWALLA NAEEM ABDULLA	Ward:	Toronto-Danforth (30)
Agent:	PHILLIPE BEAUPARLANT	Heritage:	Not Applicable
Property Address:	93 PARKMOUNT RD	Community:	Toronto
Legal Description:	PLAN E411 LOT 58		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter a two-storey detached dwelling by constructing a rear three-storey addition and a garage in the rear yard of the property.

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

- 1. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.85 m.
- 2. Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.85 m.
- 3. Chapter 10.10.40.10.(7), By-law 560-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The third floor level (shown to be 6.501m) will be higher than the existing uppermost floor level (shown to be 3.79m).
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The building depth will be 17.53 m.

5. **Chapter 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a detached house erected before October 15, 1953 is 0.69 times the area of the lot (159.22 m²).
The floor space index will be 0.78 times the area of the lot (180.48 m²).
6. **Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structures on a lot is 40.0 m².
The total floor area of all ancillary buildings will be 44.14 m².
7. **Chapter 10.10.60.20.(1) (A), By-law 569-2013**
The minimum required rear lot line set back is 1.0 m.
The rear lot line setback will be 0.0 m.
1. **Section 6(3) Part VI 1(II), By-law 438-86**
Additions to the rear of a detached house erected before October 15, 1953, or to a converted house, are permitted provided no floor level of an addition is higher than the uppermost floor level, whether finished or not, in the existing residential building.
In this case, the addition has a floor level higher than the floor level of the existing building (the third floor level will be 6.501 m which is higher than the existing uppermost floor level at 3.79 m).
2. **Section 4 (2) (d) (i), By-law 438-86**
The maximum permitted accessory building or structure height is 4.0 m.
The accessory building or structure height will be 4.39 m.
3. **Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (159.22 m²).
The residential gross floor area will be 180.48 m², which exceeds the maximum permitted by approximately 21.26 m².
4. **Section 6(3) Part III 1(A), By-law 438-86**
The minimum required landscaped open space equal is 30% of the area of the lot (69.23 m²).
The landscaped open space will be 59.69 m².
5. **Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth is 17.0 m.
The building depth will be 18.42 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0318/17TEY	Zoning	R9d0.6) (x736) & R2 Z0.6 (ZZC)
Owner(s):	ZIA LAKDAWALLA NAEEM ABDULLA	Ward:	Toronto-Danforth (30)
Agent:	PHILLIPE BEAUPARLANT	Heritage:	Not Applicable
Property Address:	93 PARKMOUNT RD	Community:	Toronto
Legal Description:	PLAN E411 LOT 58		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0321/17TEY	Zoning:	R (d0.6; h10)(x735) & R2 Z0.6 H10 (ZZC)
Owner(s):	MORGAN BARENSE WAYNE POMMEN	Ward:	Trinity-Spadina (19)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	365 GRACE ST	Community:	Toronto
Legal Description:	PLAN 1223 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear second and third floor addition with the rear third floor balcony.

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

1. Chapter 10.10.40.40.(2)(A), By-law 569-2013

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (134.14 m²).

Minor Variance Decision Number A0817/10TEY permits a floor space index of 0.94 times the area of the lot (184.32 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.05 times the area of the lot (203.31 m²).

2. Chapter 10.5.50.10.(3)(B), By-law 569-2013

A minimum of 25% (22.5 m²) of the required rear yard shall be maintained as soft landscaping. In this case, 0% (0 m²) of the rear yard will be maintained as soft landscaping.

1. Section 6(3) Part VI 1(I), By-law 438-86

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (134.13 m²).

Minor Variance Decision Number A0817/10TEY permits a gross floor area of 0.94 times the area of the lot (184.32 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.05 times the area of the lot (203.31 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A0321/17TEY	Zoning	R (d0.6; h10)(x735) & R2 Z0.6 H10 (ZZC)
Owner(s):	MORGAN BARENSE WAYNE POMMEN	Ward:	Trinity-Spadina (19)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	365 GRACE ST	Community:	Toronto
Legal Description:	PLAN 1223 PT LOT 8		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0324/17TEY	Zoning	CR3.0(c3.0; r3.0)SS2(x2512) & CR T3.0 C3.0 R3.0 (BLD)
Owner(s):	COLLEGE STREET (555-563) INC	Ward:	Trinity-Spadina (19)
Agent:	DAVE HANNAM	Heritage:	Not Applicable
Property Address:	547-555 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 197		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan for an eight-storey mixed-use building, approved under Site-Specific By-laws 693-2014 and 694-2014 by reducing the first floor height and increasing the total height of the building to accommodate an elevator overrun.

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

- 1. Section 3.(B)(ii), Site-Specific By-law 694-2014**
The maximum permitted height is 29.9 m.
The altered building will have a height of 30.8 m measured to the top of the elevator overrun.
- 2. Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum required height of the first storey, measured between the floor of the first storey and the ceiling of the first storey is 4.5 m.
In this case, the height of the first storey will be 3.65 m.
- 3. Chapter 40.10.40.70.(2)(G), By-law 569-2013**
The building must not penetrate a 45 degree angular plane measured at a height equal to 80 percent of the width of the street right-of-way (College St.) on which the lot fronts (24.0 m).
In this case, the elevator overrun will penetrate the angular plane by approximately 0.4 m.
- 4. Section 2.(c), Site-Specific By-law 693-2014**
The maximum permitted height is 29.9 m.
The altered building will have a height of 30.8 m measured to the top of the elevator overrun.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0324/17TEY	Zoning	CR3.0(c3.0; r3.0)SS2(x2512) & CR T3.0 C3.0 R3.0 (BLD)
Owner(s):	COLLEGE STREET (555-563) INC	Ward:	Trinity-Spadina (19)
Agent:	DAVE HANNAM	Heritage:	Not Applicable
Property Address:	547-555 COLLEGE ST	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 197		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

27. 108 DUNVEGAN RD

File Number:	A0325/17TEY	Zoning	RD (f18.0; d0.35)(x146) & R1 Z0.35 (Waiver)
Owner(s):	LAUREN MICHELLE WISE	Ward:	St. Paul's (22)
Agent:	JAMIE HIGGINS	Heritage:	Not Applicable
Property Address:	108 DUNVEGAN RD	Community:	Toronto
Legal Description:	PLAN 1598 PT LOT 44 PLAN 1426 PT LOT 1 AND RP 66R21683 PART 2		

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and a rear second storey terrace.

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

- 1. Chapter 10.20.40.70.(2)(B), By-law 569-2013**
The minimum rear yard setback required is 0.25 times the lot depth (9.805 m).
The new three-storey detached dwelling will have a rear yard setback equal to 0.17 times the lot depth (6.66 m).
- 2. Chapter 10.20.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (378.56 m²).
The new three-storey detached dwelling will have a floor space index equal to 0.792 times the area of the lot (856.29 m²).
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a building is 19.0 m.
The new three-storey detached dwelling will have a depth of 23.61 m from the front yard setback of 9.63 m.
- 4. Chapter 10.20.40.70.(3)E, By-law 569-2013**
The minimum permitted side yard setback required on a lot with a minimum lot frontage of 18.0 m is 1.8 m.
The new three-storey detached dwelling will be setback 0.9 m from the north lot line and 1.2m from the south lot line.
- 5. Chapter 10.5.50.(1)C, By-law 569-2013**
The minimum required area of the front yard as landscaped open space for a lot with a lot frontage greater than 15.0m is to be 0.6 times the area of the front yard (103.5 m²).
The front yard will have landscaped open space equal to 0.44 times the front yard area (75.9 m²).
- 6. Chapter 10.5.50 (1)(D), By-law 569-2013**
The required 0.6 times (103.5 m²) the area of landscape open space in a front yard on a lot greater than 15.0 m is to have a minimum of 0.75 times (77.6 m²) that area as soft landscaping.
The front yard will provide 0.56 times (57.9 m²) the area as soft landscaping.
- 7. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of main front wall is 8.5m for the portion over 60% of the total width.
The new three-storey detached dwelling will have a height of 10.99 m over the full width of the main front wall.

1. Section 6(3) Part I(1), By-law 438-86

The maximum permitted floor space index is 0.35 times the area of the lot (378.56 m²).
The new three-storey dwelling will have a floor space index equal to 0.792 times the lot area (856.29 m²).

2. Section 6(3) Part II 3 B II 2, By-law 438-86

The minimum permitted side yard setback beyond the 17 m depth is to be 7.5 m.
The 6.61m portion of the new dwelling, exceeding the 17.0 m (as measured from a front yard setback of 9.36 m) will be located 0.9 m from the north side lot line and 1.2 m from the south side lot line.

3. Section 6(3) Part II 4, By-law 438-86

The minimum permitted rear yard setback is 7.5 m.
The new three-storey detached dwelling will be setback 6.66 m from the rear lot line.

4. Section 6(3) III 3(a), By-law 438-86

The minimum area of landscaped open space shall not be less than 0.50 times the area of front yard (86.24 m²)
In this case, the front yard landscaped open space will be equal to 0.44 times (75.91 m²) of the area of the front yard.

The Committee had before it the following communication:

- Copy of plan of survey, site plan, floor plans and elevations.
- Decision Number A0885/06TEY affecting subject property.
- Correspondence from J. Gibson, agent, requesting deferral, received, July 6, 2017.

Commenting Agency Reports/Email

- Staff Reports from:
 - Director, Community Planning, City Planning, Toronto and East York District, received July 21, 2017.
 - Acting Supervisor, Tree Protection and Plan Review, Urban Forestry, received July 20, 2017.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Jamie Higgins, agent, requested that the hearing of the matter be deferred in order to discuss the proposal in more detail with Community Planning Staff.
- No other person appeared before Committee in interest.

MOTION

It was moved by Ewa Modlinska, seconded by Joanne Hayes and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to address the concerns raised by City Planning staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

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

File Number:	A0326/17TEY	Zoning:	R (d0.6)(x930) & R2 Z0.6 (Waiver)
Owner(s):	CHRISTOPHER WILLIAM LAU THI PHUONG HA HUA	Ward:	St. Paul's (22)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	46 MANN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOTS 9 10		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (225.76 m²).
The new detached dwelling will have a floor space index equal to 0.63 times the area of the lot (235.24 m²).
- 2. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located **0.76 m** from the north side lot line.
- 3. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
The height of the side exterior main walls the side lot lines will be **7.7 m**.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (225.76 m²).
The new two-storey detached dwelling will have a residential gross floor area equal to 0.63 times the area of the lot (235.24 m²).

2. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for a portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.

The portion of the new dwelling exceeding a building depth of 17.0 m will be located 0.46 m from the south side lot line and 1.22 m from the north side lot line.

3. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the dwelling not exceeding a building depth of 17.0 m is 0.9 m, where the side wall contains openings.

The new detached dwelling will be located **0.76 m** from the north side lot line.

4. Section 6(3) Part IV 4(a)(ii), By-law 438-86

The maximum permitted driveway width is 3.0 m measured wide.

The driveway width will be 3.20 m measured wide.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

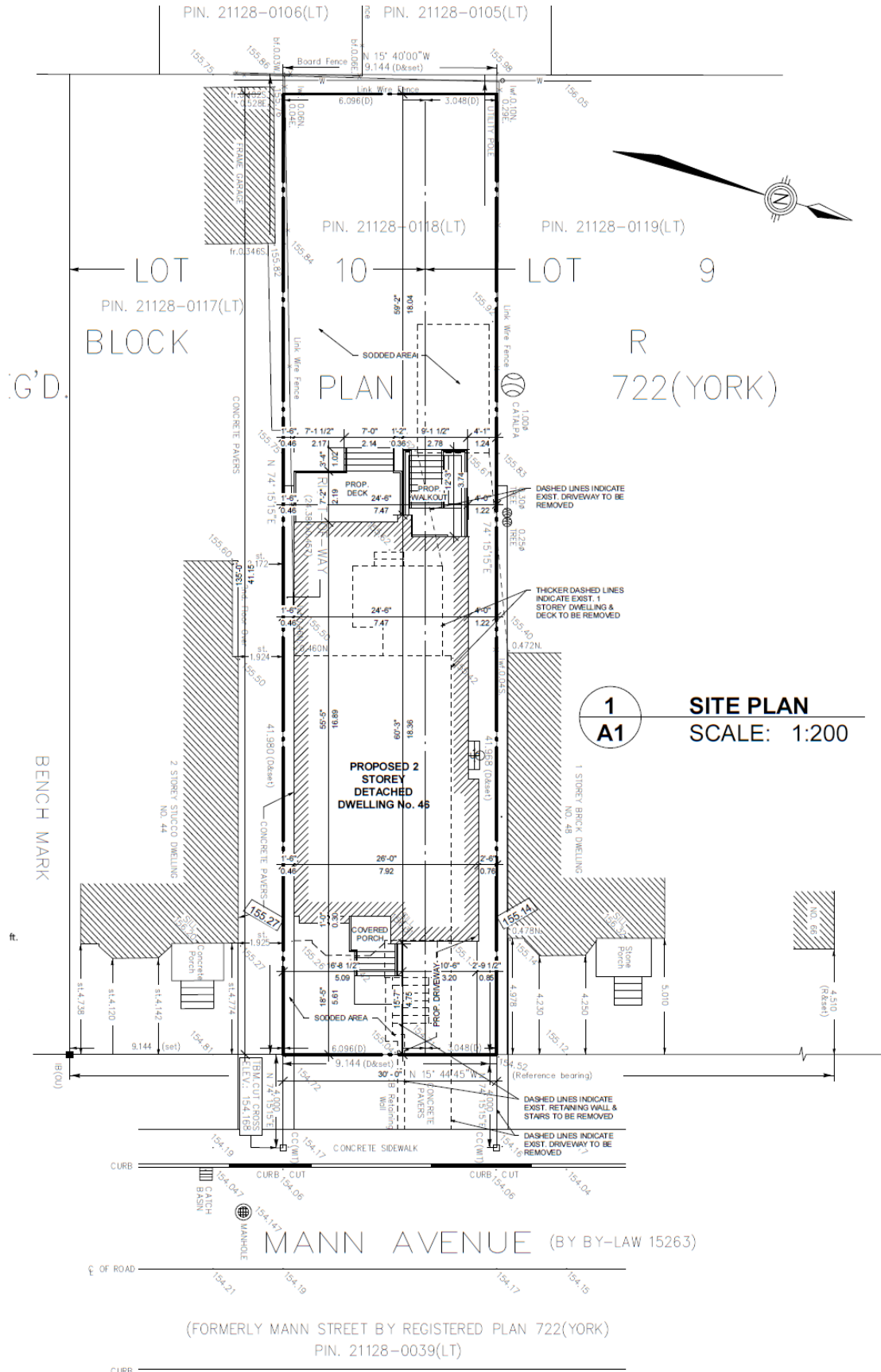
The Minor Variance Application is Approved on Condition

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The first and second floor decks shall be constructed with opaque privacy screening or fencing that is permanent, located on the south edges of the deck, and a minimum height of 1.5 m, measured from the floor of the deck.
- (3) The dwelling shall be constructed substantially in accordance with the plans date stamped received by the Committee of Adjustment on March 19, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

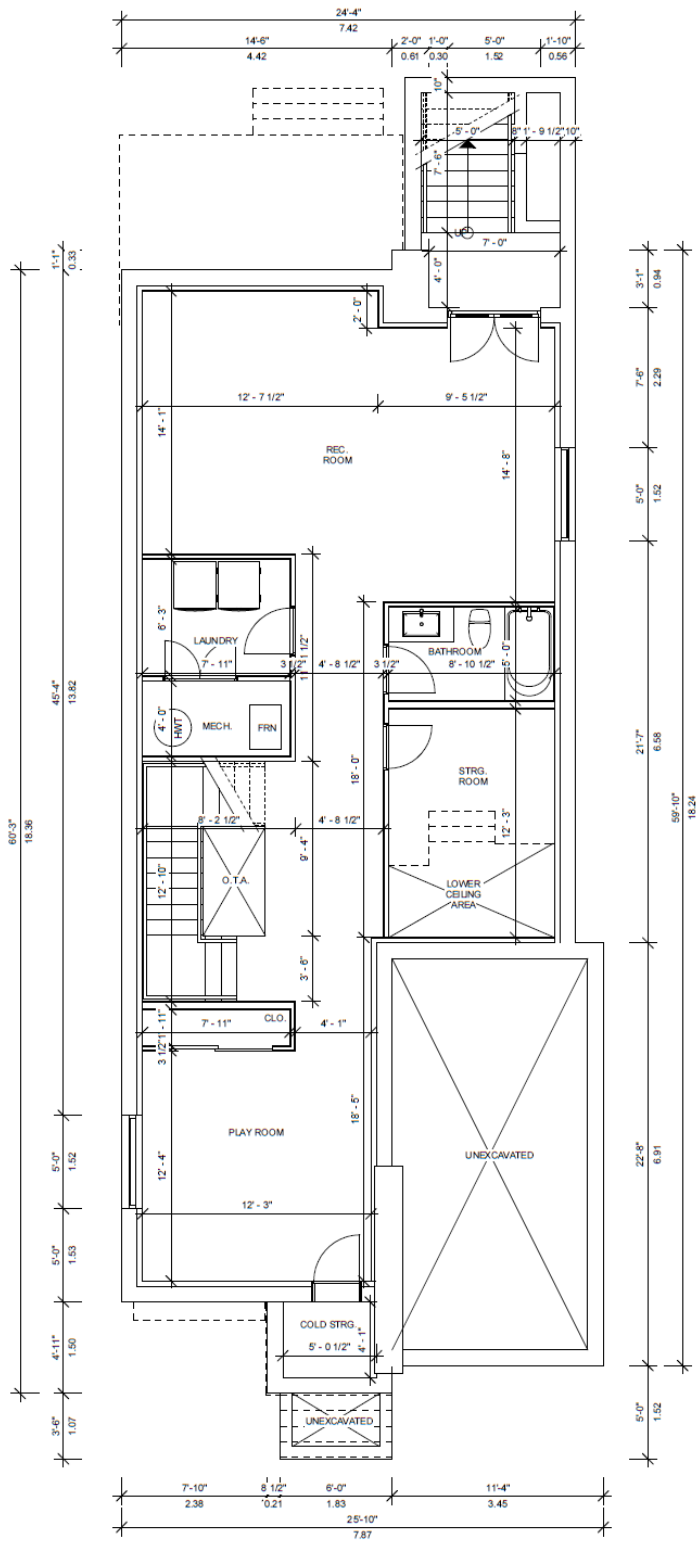


1
A1

SITE PLAN
SCALE: 1:200

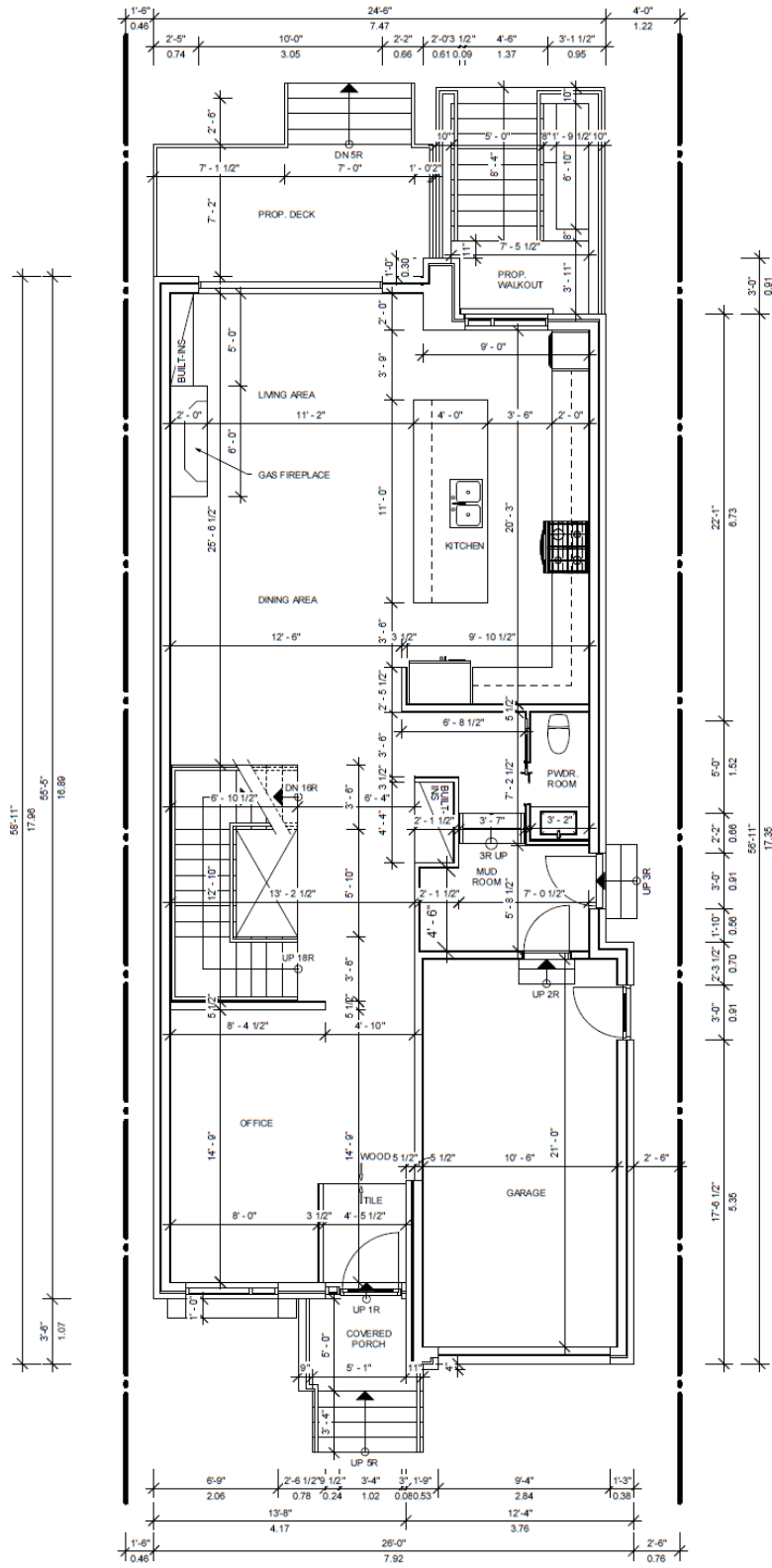
MANN AVENUE (BY BY-LAW 15263)

(FORMERLY MANN STREET BY REGISTERED PLAN 722(YORK)
PIN. 21128-0039(LT))



1
A2

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' - 0"



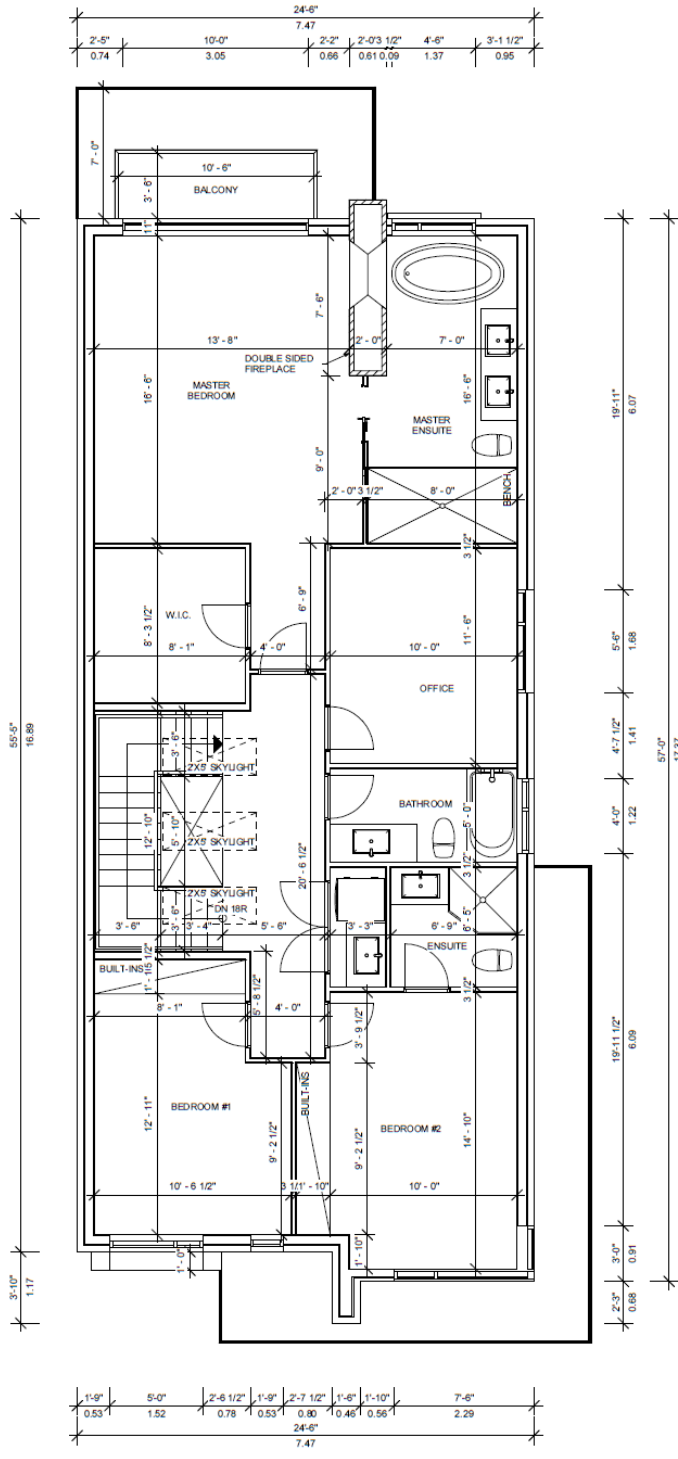
1
A3

1ST FLOOR PLAN

SCALE: 1/8" = 1' - 0"

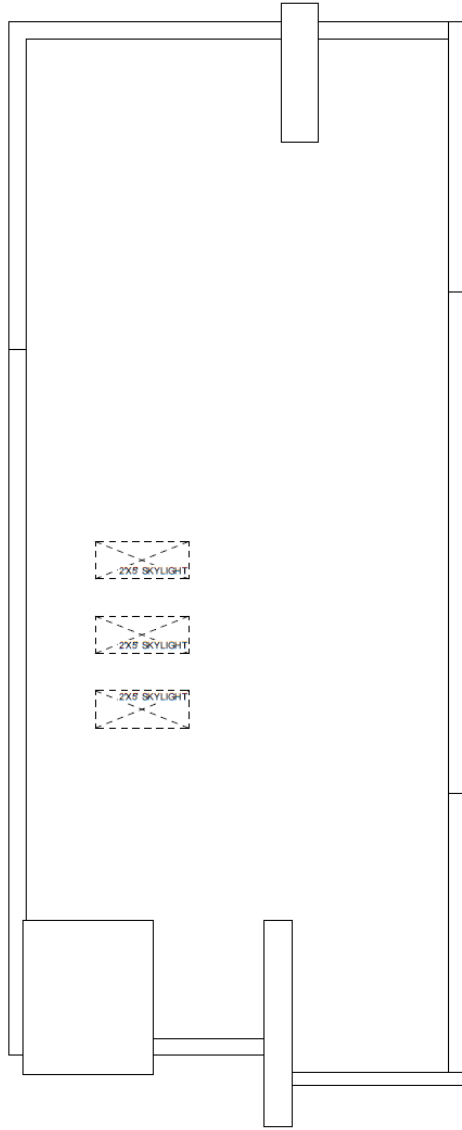
PROPOSED FLOOR AREA = 1156.16 SQ. FT.

GARAGE AREA = 267.59 SQ. FT.



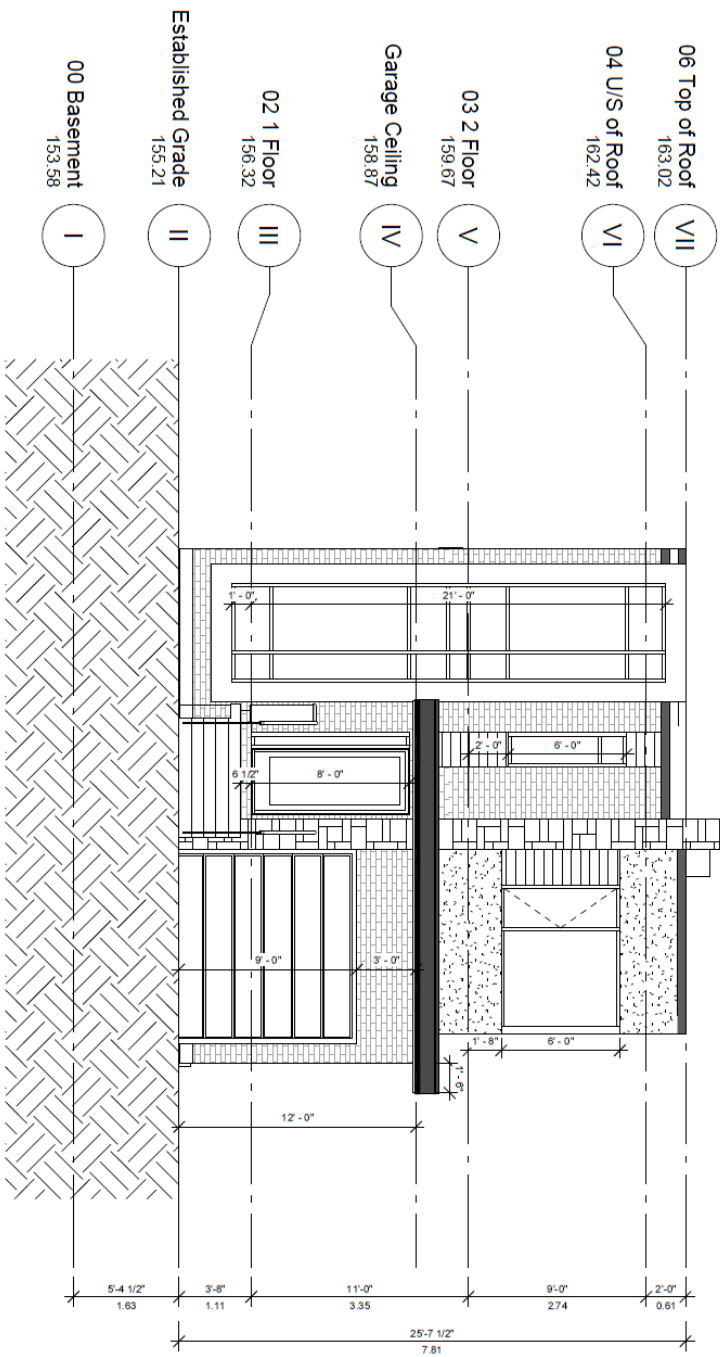
1
A4

2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FLOOR AREA: 1376.00 SQ.FT.



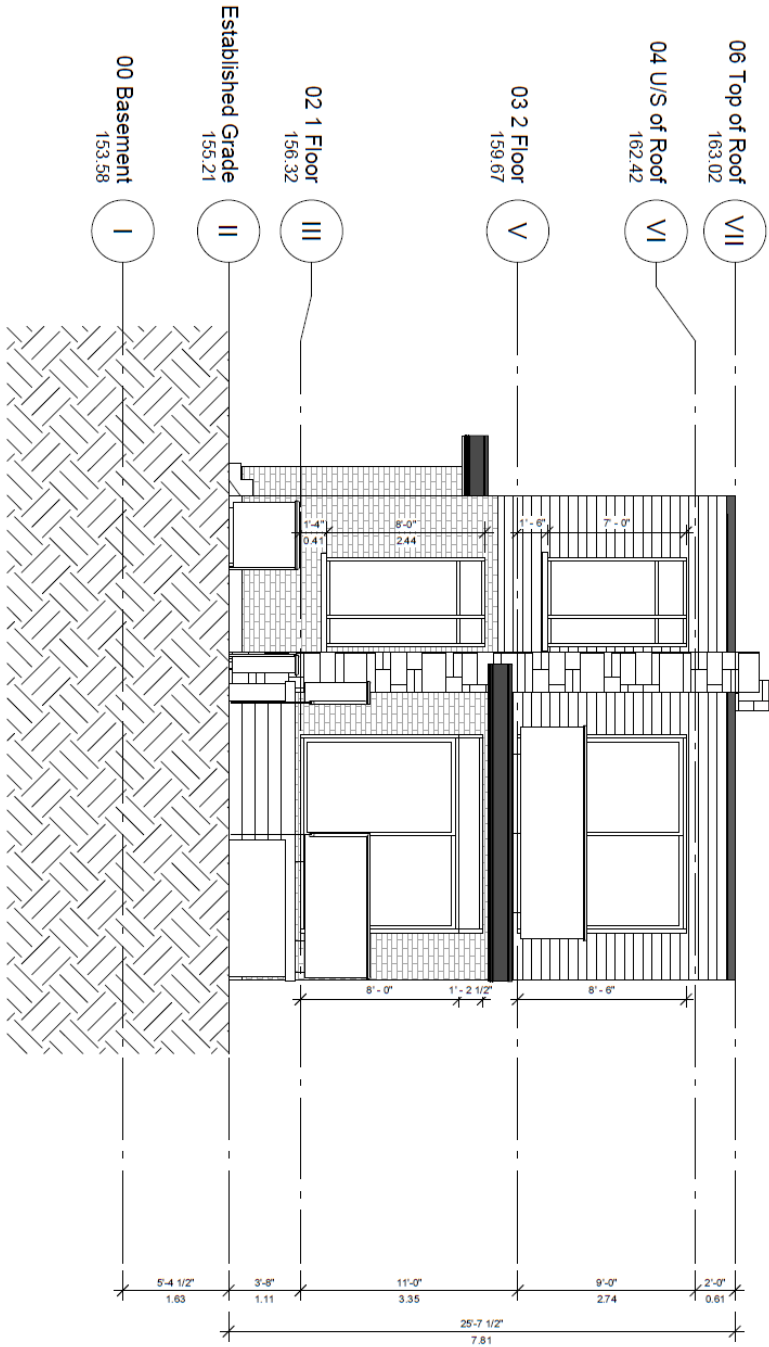
1
A5

ROOF FLOOR PLAN
SCALE: 1/8" = 1' - 0"



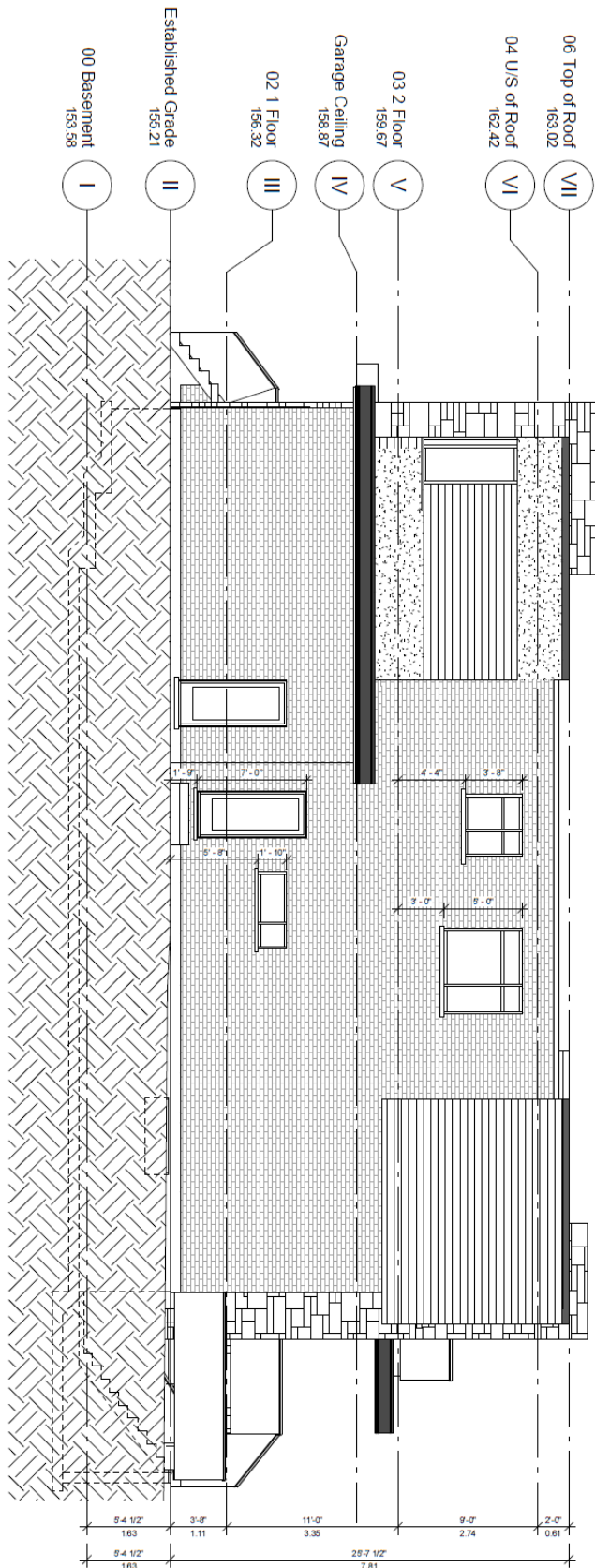
1
A6

FRONT ELEVATION PLAN
Scale: 1/8" = 1'-0"



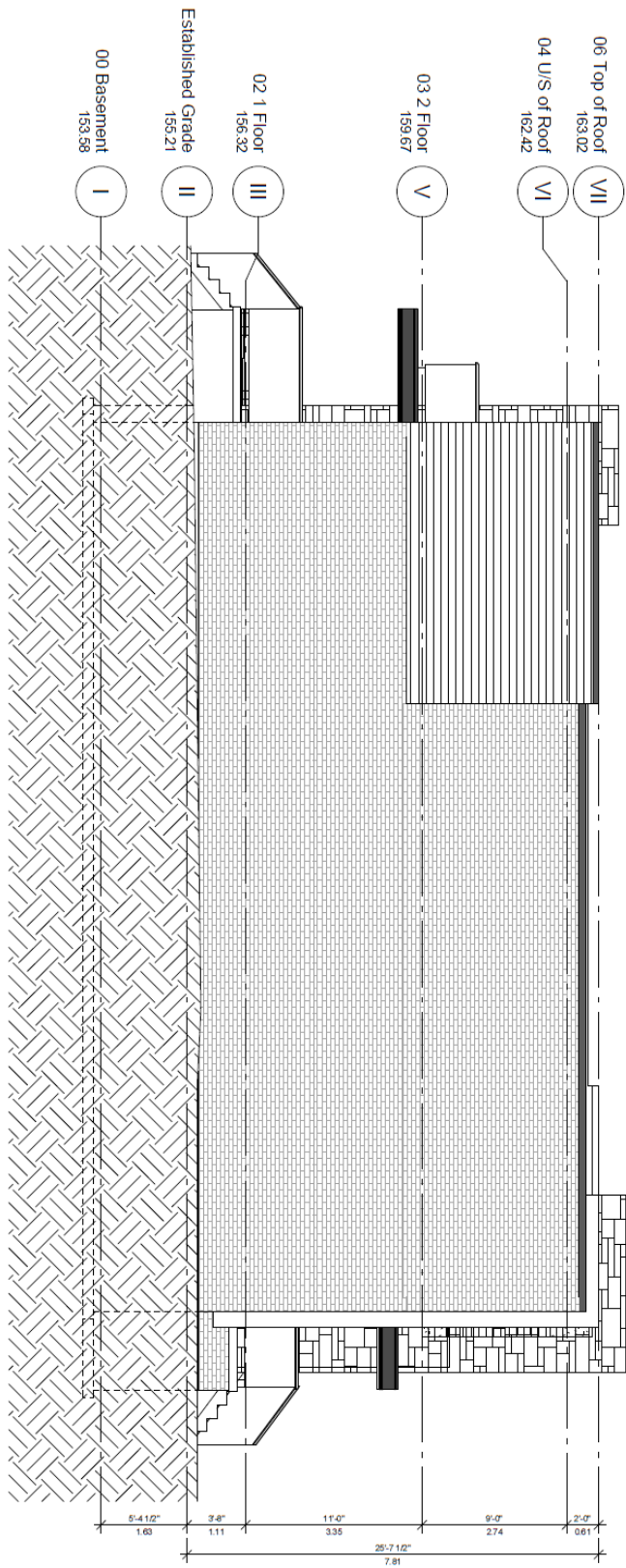
1
A7

BACK ELEVATION PLAN
Scale: 1/8" = 1'-0"



1
A8

RIGHT ELEVATION PLAN
Scale: 1/8" = 1'-0"



1
A9 LEFT ELEVATION PLAN
Scale: 1/8" = 1'-0"

SIGNATURE PAGE

File Number:	A0326/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (Waiver)
Owner(s):	CHRISTOPHER WILLIAM LAU THI PHUONG HA HUA	Ward:	St. Paul's (22)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	46 MANN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOTS 9 10		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0327/17TEY	Zoning	RS (f10.5; a325; d0.75)(x312)
Owner(s):	REBECCA YEE WAH CHAN KENNETH KEVIN LEUNG	Ward:	Beaches-East York (31)
Agent:	KENNETH KEVIN LEUNG	Heritage:	Not Applicable
Property Address:	89 FRATER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 45		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, 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, a second storey addition above the existing rear one-storey portion, and a rear deck. A secondary suite will also be constructed in the basement.

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

- 1. Chapter 10.5.40.71.(4)(A), By-law 569-2013**
The minimum required side yard setback for an addition or extension to the rear or side of a lawfully existing building or structure is 0.73 m.
The rear addition will be located 0.72 m from the east side lot line.
- 2. Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (55.65 m²).
The lot coverage will be equal to 47.13% of the lot area (74.93 m²).
- 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (119.25 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.83 times the area of the lot (131.46 m²).
- 4. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of one additional parking space for the secondary suite is required to be provided.
In this case, zero additional parking spaces will be provided.

1. Section 7.1.1, By-law 6752

An addition may retain the side yard setback of the existing dwelling, 0.73 m.
The rear addition will be located 0.72 m from the east side lot line.

2. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (55.65 m²).
The lot coverage will be equal to 45.04% of the lot area (71.61 m²).

3. Section 7.5.3, By-law 6752

The maximum permitted floor space index of a semi-detached dwelling is 0.75 times the area of the lot (119.25 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.83 times the area of the lot (131.46 m²).

4. Section 7.5.3, By-law 6752

A minimum of one additional parking space for the secondary suite is required to be provided.
In this case, zero additional parking spaces will be provided.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

The lot coverage of the altered detached dwelling exclusive of any detached accessory structures shall not be greater than 40.72% of the lot area under Zoning By-law 6752 and 42.81% of the lot area 569-2013.

SIGNATURE PAGE

File Number:	A0327/17TEY	Zoning	RS (f10.5; a325; d0.75)(x312)
Owner(s):	REBECCA YEE WAH CHAN KENNETH KEVIN LEUNG	Ward:	Beaches-East York (31)
Agent:	KENNETH KEVIN LEUNG	Heritage:	Not Applicable
Property Address:	89 FRATER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 45		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0329/17TEY	Zoning:	R3 Z1.5 (ZZC)
Owner(s):	MARTIN TRAINOR	Ward:	Trinity-Spadina (19)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	680 WELLINGTON ST W	Community:	Toronto
Legal Description:	PLAN 1236 LOT 7		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached triplex.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a triplex is 1.5 times the area of the lot (170.88 m²).
The new triplex will have a gross floor area equal to 1.94 times the area of the lot (221.34 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 1.31 m.
The new triplex will be located 0 m from the south front lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new triplex will be located 0.1 m from the side wall of the north adjacent building at 77 Walnut Avenue.
- 4. Section 6(3) Part II 3.E(I)(1)(A), By-law 438-86**
The minimum required side lot line setback of a triplex is 0.45 m where the side wall contains no openings.
The new triplex will be located 0 m from the north side lot line.
- 5. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The new triplex will be located 0 m from the east rear lot line.

6. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The new triplex will have a depth of 16.75 m.
7. **Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, there will be one parking space provided.
8. **Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area (34.18 m²) shall be landscaped open space.
In this case, 16% of the lot area (18.35 m²) will be landscaped open space.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

The driveway leading to the parking space shall be paved with semi-permeable paving materials.

SIGNATURE PAGE

File Number:	A0329/17TEY	Zoning	R3 Z1.5 (ZZC)
Owner(s):	MARTIN TRAINOR	Ward:	Trinity-Spadina (19)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	680 WELLINGTON ST W	Community:	Toronto
Legal Description:	PLAN 1236 LOT 7		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.



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

File Number:	A0332/17TEY	Zoning	CR 3.0 (c1.7; r3.0) SS1 (x2545) & CR T3.0 C2.0 R3.0 (BLD)
Owner(s):	65 WELLESLEY LTD.	Ward:	Toronto Centre-Rosedale (27)
Agent:	HORHON CHU	Heritage:	Not Applicable
Property Address:	65 WELLESLEY ST E	Community:	Toronto
Legal Description:	PLAN 3E LOTS 1 TO 4 PLAN 68E LOTS 1 TO 8 PLAN D235 PT LOTS 5 TO 7 PT RESERVED LOT PT LANE PLAN 603 LOTS 5 TO 7 PT LOTS 4 AND 8 AND RP		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing multi unit commercial building by converting a portion of the existing ground floor retail space to restaurant uses.

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

Chapter 40.10.20.100.(1), By-law 569-2013

An eating establishment is a permitted use provided that the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 m².

In this case, 1,180 m² of the interior floor area within the altered building will be occupied by the permitted eating establishment uses listed above.

Section 8(2)7(b), By-law 438-86

A restaurant or take-out restaurant are permitted uses except where, on any lot that abuts a lot in an R district or that is separated from a lot in an R district by a street of 6.1 metres or less in width, no person shall use any building or portion of a building for the purpose of a restaurant or take-out restaurant or combination of them where the non-residential gross floor area of the building or portion thereof used for restaurant or take-out restaurant purposes exceeds 400 m².

In this case, non-residential gross floor area for restaurant and take-out restaurant uses will occupy 1,180 m² of floor area in the altered building.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0332/17TEY	Zoning	CR 3.0 (c1.7; r3.0) SS1 (x2545) & CR T3.0 C2.0 R3.0 (BLD)
Owner(s):	65 WELLESLEY LTD.	Ward:	Toronto Centre-Rosedale (27)
Agent:	HORHON CHU	Heritage:	Not Applicable
Property Address:	65 WELLESLEY ST E	Community:	Toronto
Legal Description:	PLAN 3E LOTS 1 TO 4 PLAN 68E LOTS 1 TO 8 PLAN D235 PT LOTS 5 TO 7 PT RESERVED LOT PT LANE PLAN 603 LOTS 5 TO 7 PT LOTS 4 AND 8 AND RP		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0333/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	LISA NICOLE JOSS JEREMY JOSEPH VERBRUGGE	Ward:	Toronto-Danforth (30)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	94 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN M19 PT LOT 54		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear three-storey addition, a new rear basement walkout, and a basement secondary suite.

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

- Chapter 10.10.40.10.(7), By-law 569-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The floor level of the third storey will be higher than the uppermost floor level of the existing building.
- Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (110.3 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.88 times the area of the lot (139.86 m²).
- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The addition to the building will alter a main wall that faces the street.

1. Section 6(3) Part VI 1(I), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (110.3 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.88 times the area of the lot (139.86 m²).

2. Section 6(3) Part VI 1(II), By-law 438-86

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided no floor level of an addition is higher than the uppermost floor level, whether finished or not, in the existing residential building.

The floor level of the third storey will be higher than the uppermost floor level of the existing building.

3. Section 6(2), 1(iii)A, By-law 438-86

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (23.98 m²).

The additions will have an area equal to 0.3 times the area of the lot (48.25 m²).

4. Section 6(2) 1(v), By-law 438-86

A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.

In this case, the appearance of the dwelling will be changed substantially.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0333/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	LISA NICOLE JOSS JEREMY JOSEPH VERBRUGGE	Ward:	Toronto-Danforth (30)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	94 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN M19 PT LOT 54		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0337/17TEY	Zoning:	R(f4.5; d1.0)(x847) & R3 Z1.0
Owner(s):	PAUL BRENDAN RYAN PAUL RYAN	Ward:	Trinity-Spadina (20)
Agent:	JOHN FORMOSA	Heritage:	Not Applicable
Property Address:	117 OXFORD ST	Community:	Toronto
Legal Description:	PLAN D55 PT LOT 103		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a third storey addition, rear two-storey addition, green roof, four-storey stairway and elevator with access to the green roof covered front porch, rear ground floor deck, front second storey balcony, rear one-storey shed, and a secondary suite in the basement.

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

1. Chapter 10.5.40.60.(1)(B), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required front yard setback 1.05 m if it is no closer to a side lot line than the required side yard setback.

The front second storey balcony will encroach 2.10 m into the required front yard setback.

2. Chapter 10.10.40.10.(1)(A), By-law 569-2013

The maximum permitted building height is 12.0 m.

The altered detached dwelling will have a height of 13.29 m.

3. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted depth of a detached dwelling is 17.0 m.

The altered detached dwelling will have a depth of **17.91 m**.

4. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (17.0 m²).

The altered detached dwelling will have a floor space index equal to **1.106** times the area of the lot (**339.66 m²**).

5. **Chapter 10.10.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 2.73 m.
The altered detached dwelling will be located 2.10 m from the front lot line.
6. **Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.45 m from the west side lot line.
7. **Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback for walls with no windows or doors is 0.45 m.
The altered detached dwelling will be located 0.0 m from the east side lot line.
8. **Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 5% of the lot area (15.34 m²).
The rear shed will have a lot coverage of 6% (18.29 m²).
9. **Chapter 10.10.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 9.5 m.
The height of the front and rear exterior main walls will be 13.29 m.
10. **Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The addition to the building will alter a main wall and roof that faces the street.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (306.93 m²).
The altered detached dwelling will have a gross floor area equal to **1.106** times the area of the lot (**339.66 m²**).
2. **Section 6(3) Part I 2, By-law 438-86**
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (15.34 m²).
The rear shed will have a gross floor area equal to 6% of the lot area (18.29 m²).
3. **Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 2.73 m.
The altered detached dwelling will be located 2.10 m from the front lot line.
4. **Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.
The altered detached dwelling will be located 0.0 m from the east side lot line.
5. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a detached dwelling is 14.0 m.
The altered detached dwelling will have a depth of **17.91 m**.

- 6. Section 6(3) Part II 7(I), By-law 438-86**
The minimum required setback of an accessory structure to all lot lines is 3.0 m.
The rear shed will be located 0.90 m from the east side, west side, and south rear lot lines.
- 7. Section 6(3) Part II 8 K, By-law 438-86**
The maximum permitted projection of a balcony into the required setbacks is 1.5 m from the front wall.
The balcony will project 2.1 m from the front wall at the second floor and 1.84 m from the front wall at the third floor.
- 8. Section 6(3) Part II 8 K (I), By-law 438-86**
A balcony is permitted to project into the required setbacks provided the house, including the front wall, is at least 5 years old.
The balcony will be attached to a newly constructed wall.
- 9. Section 6(3) Part II 8 K (III), By-law 438-86**
A balcony is permitted to project into the required setbacks provided the balcony is supported only from the wall.
The balcony will be supported by means other than the wall.
- 10. Section 6(2), 1(iii)A, By-law 438-86**
The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (46.03 m²).
The addition will have an area equal to 0.697 times the area of the lot (214.14 m²).
- 11. Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback of a detached dwelling is 1.2 m where the side wall contains openings.
The altered detached dwelling will be located 0.90 m from the west side lot line, measured to the bedroom window on the basement floor plan.
- 12. Section 6(2) 1(v), By-law 438-86**
A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, substantial change will occur in the appearance of the dwelling.
- 13. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 12.0 m.
The altered detached dwelling will have a height of 13.39 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

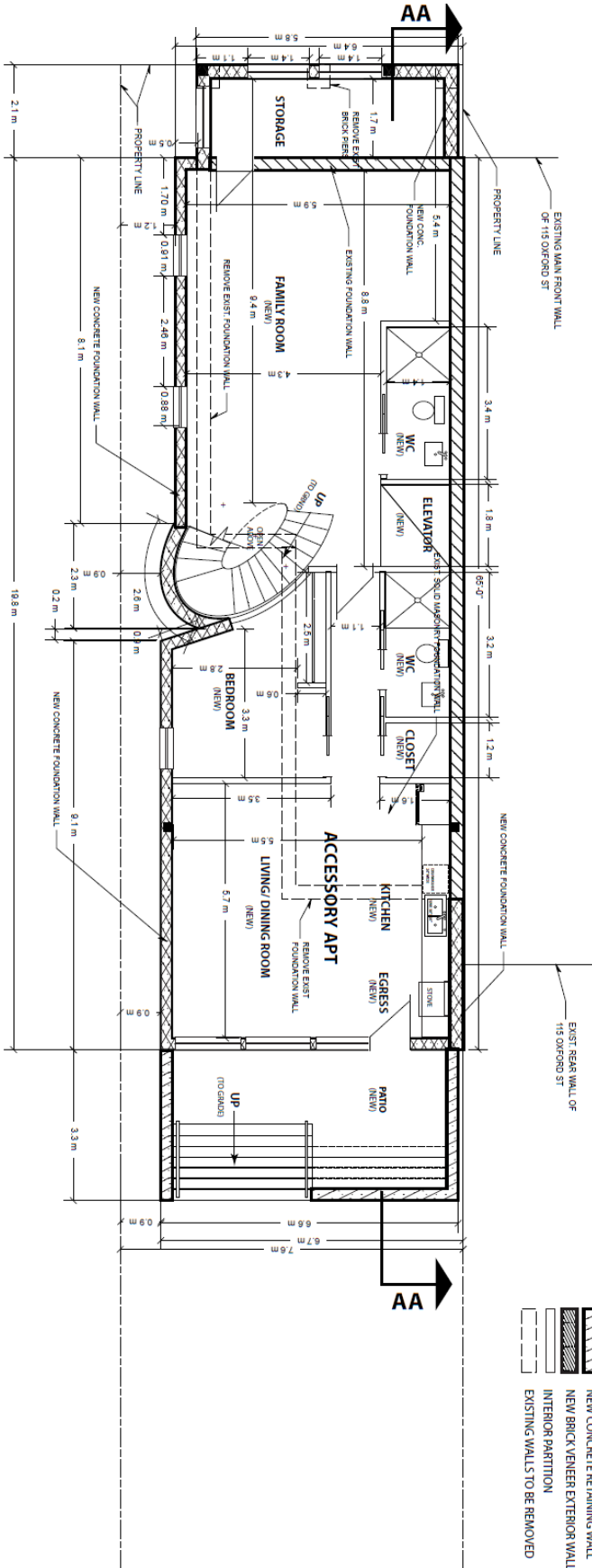
The Minor Variance Application is Approved on Condition

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

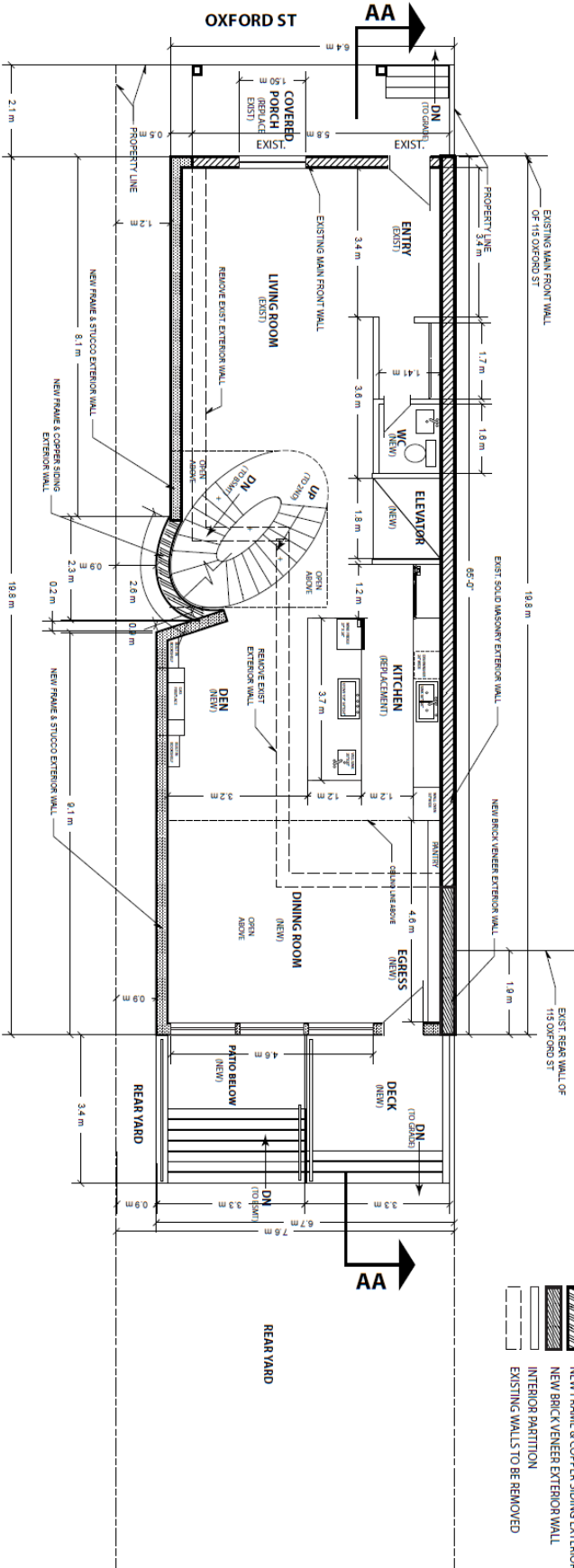
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- (1) The approved maximum height of 13.29 m is limited to the elevator and staircase enclosures, as indicated on the plans received by the Committee of Adjustment on May 30, 2017,
- (2) Permanent opaque screening or fencing shall be provided along the east and west edges of the rear third storey deck to a minimum height of 1.5 m, measured from the floor of the deck.
- (3) The third floor of the altered dwelling shall not exceed a maximum building length of 13.76 m exclusive of the front and rear decks, as indicated on the third floor plan received by the Committee of Adjustment on May 30, 2017.



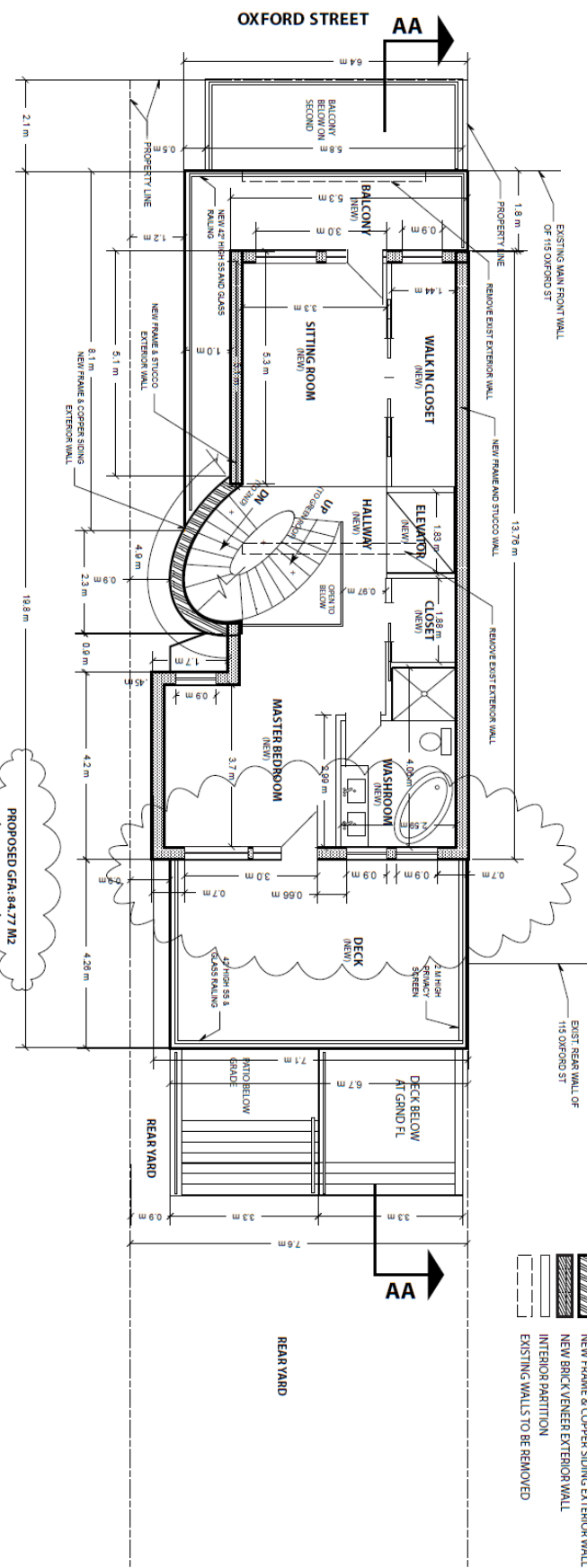
<p>CONSTRUCTION ACCORDING ORC. ALL DIMENSIONS ARE IN METERS. CONSULT ARCHITECT'S DESIGNER BEFORE COMMENCEMENT OF WORK.</p> <p>ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE.</p> <p>MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.</p>		<p>PURPOSE: DESIGN</p> <p>DATE: AUG 1, 2016</p>		<p>EXISTING: EXISTING DETACHED - 2 STY. BRICK VENEER & FRAME SINGLE FAMILY DWELLING</p>		<p>ADDRESS: 117 OXFORD ST, TORONTO, ON</p>		<p>SCALE: 1/64</p>	
<p>ZONING REVIEW REVISION:</p>		<p>DATE: JANUARY 19, 2017</p>		<p>PROPOSED: MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF-ADDITIONS AND ACCESSORY BASEMENT APARTMENT CREATE 1 STY REAR YARD SHED</p>		<p>DRAWING TITLE: BASEMENT FL PLAN</p>		<p>PROPERTY OWNER: PAUL RYAN</p> <p>DATE: JAN. 19, 2017</p>	
								<p>DRAWN: DR</p> <p>CHECKED: DR</p>	



WALL LEGEND

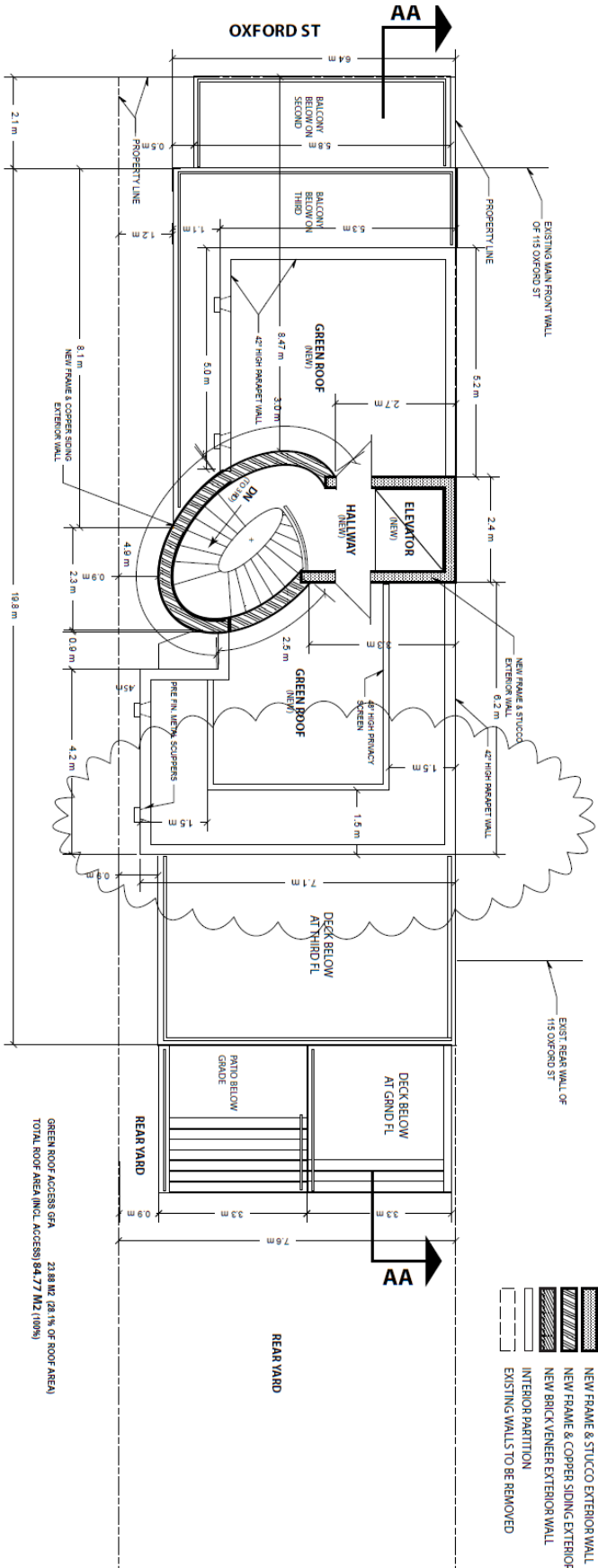
	EXIST BRICK VENEER EXTERIOR WALL
	NEW FRAME & STUCCO EXTERIOR WALL
	NEW FRAME & COPPER SIDING EXTERIOR WALL
	NEW BRICK VENEER EXTERIOR WALL
	INTERIOR PARTITION
	EXISTING WALLS TO BE REMOVED

<p>CONSTRUCTION ACCORDING OBC. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK.</p> <p>ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE.</p> <p>MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.</p>				
PURPOSE	DATE	EXISTING:	ADDRESS:	SCALE:
DESIGN	AUG 1, 2016	EXISTING DETACHED 2-STY BRICK VENEER & FRAME SINGLE FAMILY DWELLING	117 OXFORD ST, TORONTO, ON	1:64
ZONING REVIEW REVISION	SEP 18, 2016	PROPOSED:	DRAWING TITLE:	PROPERTY OWNER:
		MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF ADDITIONS AND ACCESSORY BASEMENT APARTMENT CREATE 1 STY REAR YARD SHED	GROUND FL PLAN	PAUL RYAN
				DRAWING
				DATE: SEPT. 18, 2016
				CHECKED:



- WALL LEGEND**
- EXIST BRICK VENEER EXTERIOR WALL
 - NEW FRAME & STUCCO EXTERIOR WALL
 - NEW FRAME & COPPER SIDING EXTERIOR WALL
 - NEW BRICK VENEER EXTERIOR WALL
 - INTERIOR PARTITION
 - EXISTING WALLS TO BE REMOVED

<p>CONSTRUCTION ACCORDING OBC. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK.</p> <p>ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE.</p> <p>MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.</p>		<p>PURPOSE</p> <p>DESIGN</p> <p>ZONING REVIEW/REVISION</p> <p>ZONING REVIEW/REVISION</p>		<p>DATE</p> <p>AUG 1, 2016</p> <p>SEP 18, 2016</p> <p>MAY 16, 2017</p>	
<p>EXISTING:</p> <p>EXISTING DETACHED - 2 STY BRICK VENEER & FRAME SINGLE FAMILY DWELLING</p>		<p>PROPOSED:</p> <p>MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF-ADDITIONS AND ACCESSORY BASEMENT/APARTMENT CREATE 1 STY REAR YARD SHED</p>		<p>ADDRESS:</p> <p>117 OXFORD ST, TORONTO, ON</p>	
<p>DRAWING TITLE:</p> <p>THIRD FLOOR PLAN</p>		<p>SCALE:</p> <p>1:64</p>		<p>PROPERTY OWNER:</p> <p>PAUL RYAN</p>	
<p>DATE:</p> <p>SEPT 18, 2016</p>		<p>DRAWN:</p>		<p>CHECKED:</p>	

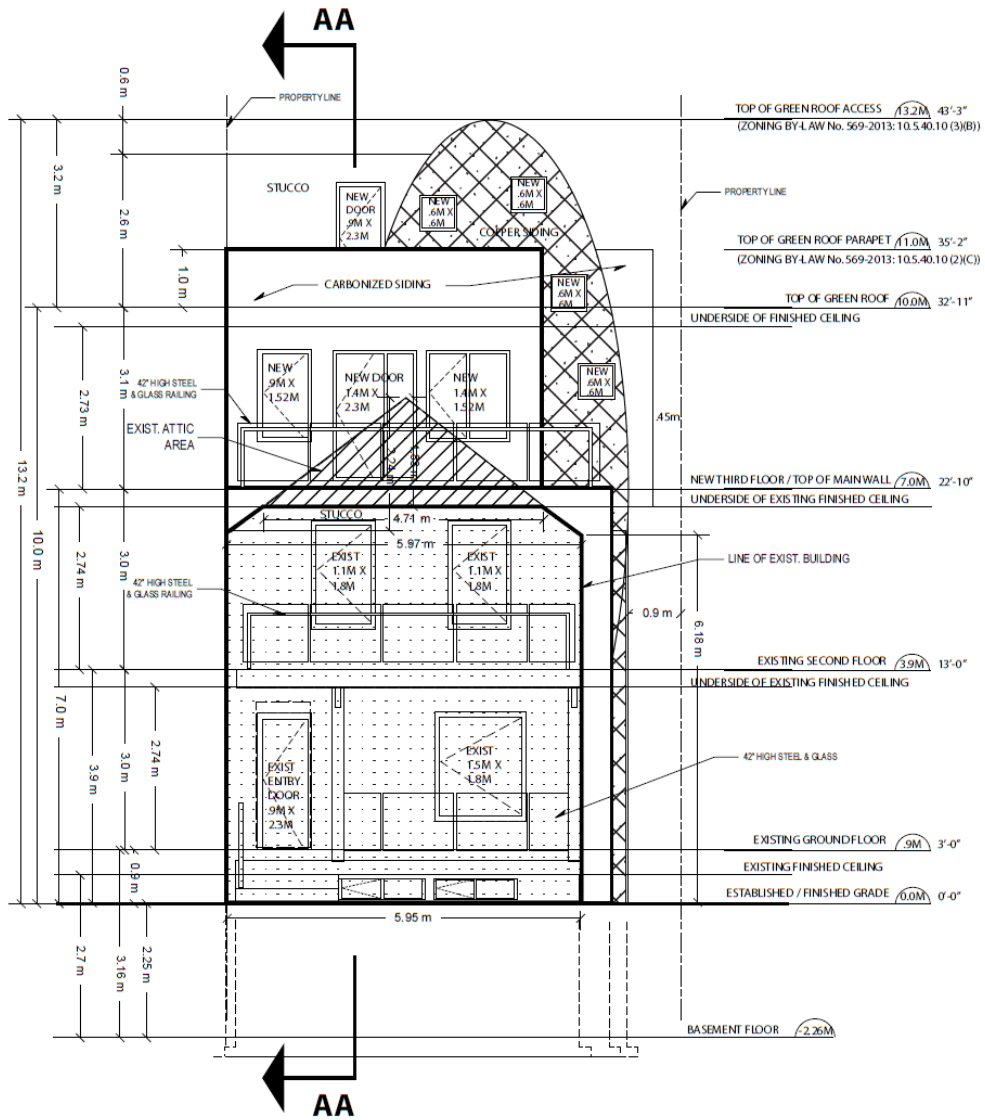


WALL LEGEND

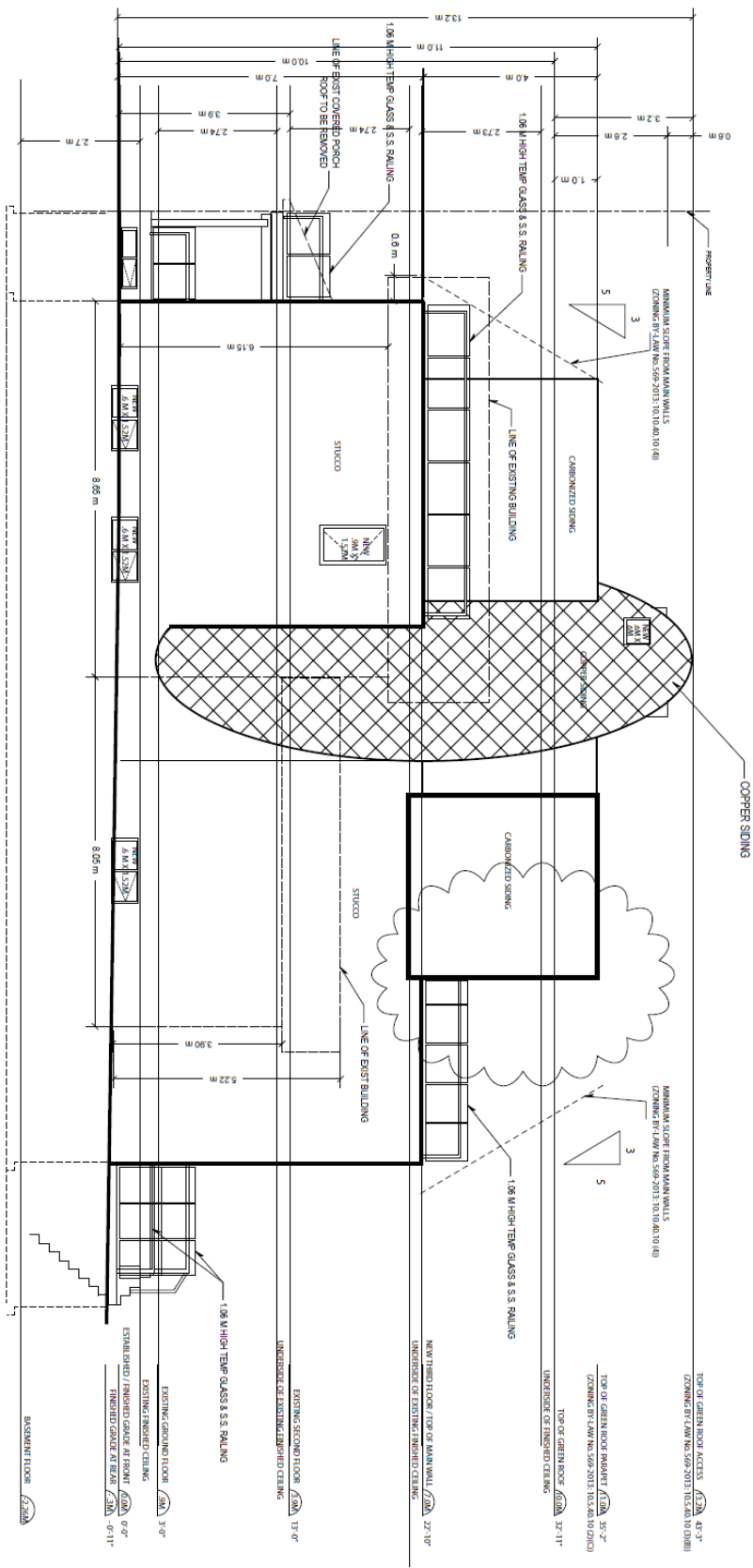
	EXIST. BRICK VENEER EXTERIOR WALL
	NEW FRAME & STUCCO EXTERIOR WALL
	NEW FRAME & COPPER SIDING EXTERIOR
	NEW BRICK VENEER EXTERIOR WALL
	INTERIOR PARTITION
	EXISTING WALLS TO BE REMOVED

GREEN ROOF ACCESS GRA 23.88 M2 (26.1% OF ROOF AREA)
 TOTAL ROOF AREA (INCL. ACCESS) 94.77 M2 (100%)

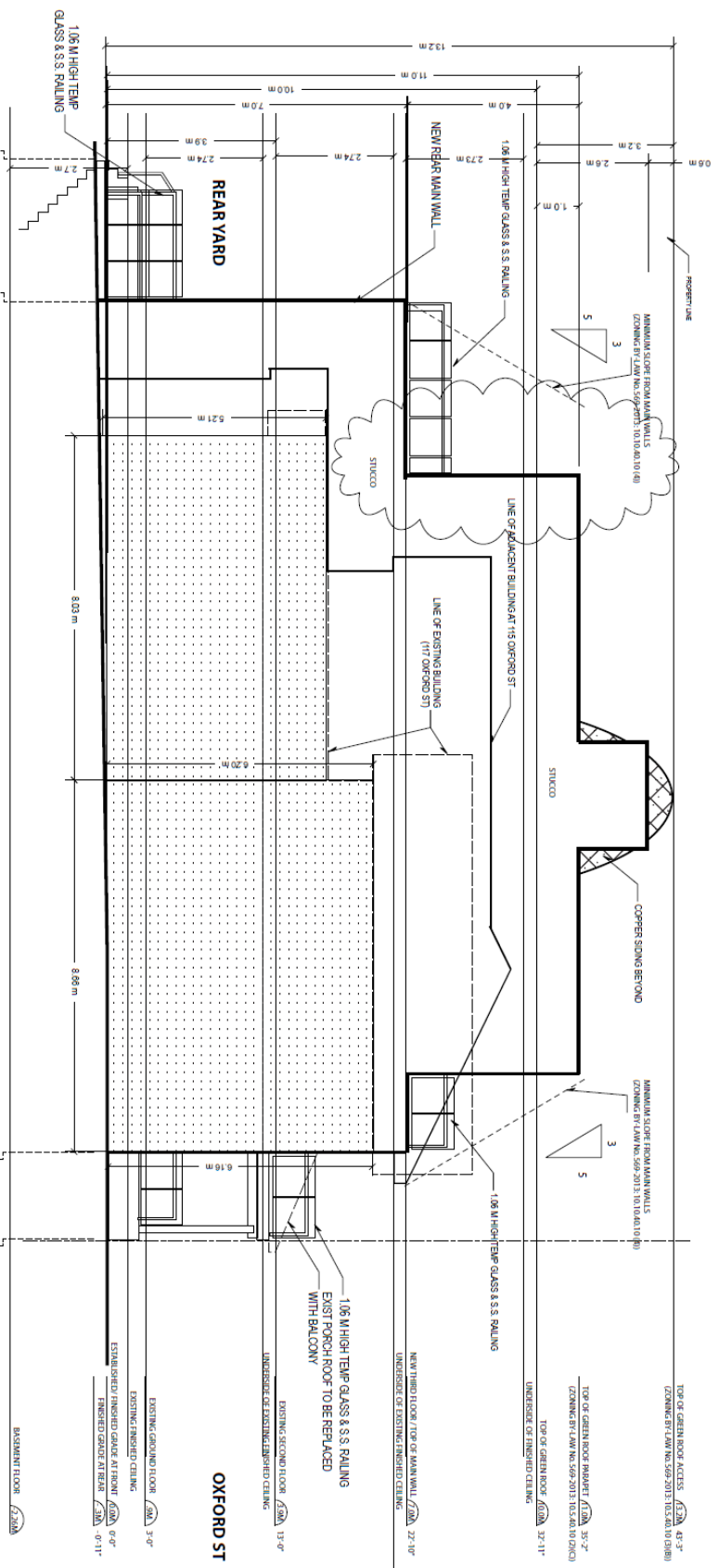
CONSTRUCTION ACCORDING OBC. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK. ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE. MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.	
PURPOSE:	DATE:
DESIGN:	AUG 1, 2016
ZONING REVIEW REVISION:	SEP 18, 2016
ZONING REVIEW REVISION:	MAY 16, 2017
EXISTING:	ADDRESS:
SINGLE DETACHED, 2-STY BRICK VENEER & FRAME SINGLE FAMILY DWELLING	117 OXFORD ST, TORONTO, ON
PROPOSED:	DRAWING TITLE:
MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF ADDITIONS AND ACCESSORY BASEMENT APARTMENT. CREATE 1 STY REAR YARD SHED	GREEN ROOF ACCESS PLAN
SCALE: 1:64	DATE: SEPT. 18, 2016
PROPERTY OWNER: PAUL RYAN	CHECKED:
DRAWN:	



<p>CONSTRUCTION ACCORDING OBC. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK.</p> <p>ALL NEW LUMBER TO BE NO.2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE.</p> <p>MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.</p>	PURPOSE	DATE	EXISTING: EXISTING DETACHED - 2 STY. BRICK VENEER & FRAM SINGLE FAMILY DWELLING
	DESIGN	AUG 1, 2016	
	ZONING REVIEW REVISION	SEP 18, 2016	PROPOSED: MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREA 3 STY PLUS GREEN ROOF ADDITIONS AND ACCESSOI BASEMENT APARTMENT CREATE 1 STY REAR YARD S



CONSTRUCTION ACCORDING OBC. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK. ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE. MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.		PURPOSE DESIGN ZONING REVIEW REVISION ZONING REVIEW REVISION		DATE AUG 1, 2016 SEP 18, 2016 MAY 16, 2017	
EXISTING: EXISTING DETACHED - 2-STY BRICK VENEER & FRAME SINGLE FAMILY DWELLING		PROPOSED: MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF ADDITIONS AND ACCESSORY BASEMENT APARTMENT CREATE 1STY REAR YARD SHED		ADDRESS: 117 OXFORD ST, TORONTO, ON	
SCALE: 1:64		PROPERTY OWNER: PAUL RYAN		DRAWING NO.: A12	
DATE: SEPT. 18, 2016		CHECKED:		DRAWING TITLE: SIDE (WEST) ELEVATION	
DRAWN:		CHECKED:			



CONSTRUCTION ACCORDING TO O.C. ALL DIMENSIONS ARE NOMINAL. REPORT ANY INCONSISTENCIES TO DESIGNER BEFORE COMMENCEMENT OF WORK. ALL NEW LUMBER TO BE NO 2 GRADE S.P.F. UNLESS SPECIFIED OTHERWISE. MAKE GOOD ALL FINISHES WHERE NEW MATERIAL INTERSECTS WITH EXISTING TO BE RETAINED.	
PURPOSE DESIGN ZONING REVIEW REVISION ZONING REVIEW REVISION	
DATE AUG 1, 2016 SEP 18, 2016 MAY 16, 2017	
EXISTING: EXISTING DETACHED - 2 STY BRICK VENEER & FRAME SINGLE FAMILY DWELLING	
PROPOSED: MAKE INTERIOR & EXTERIOR ALTERATIONS TO CREATE 3 STY PLUS GREEN ROOF ADDITIONS AND ACCESSORY BASEMENT APARTMENT CREATE 1 STY REAR YARD SHED	
ADDRESS: 117 OXFORD ST, TORONTO, ON	
DRAWING TITLE: SIDE (EAST) ELEVATION	
SCALE: 1/64	
PROPERT OWNER: PAUL RYAN	
DATE: SEPT 18, 2016	
DRAWN:	
CHECKED:	
DRAWING NO.: A13	



SIGNATURE PAGE

File Number:	A0337/17TEY	Zoning	R(f4.5; d1.0)(x847) & R3 Z1.0
Owner(s):	PAUL BRENDAN RYAN PAUL RYAN	Ward:	Trinity-Spadina (20)
Agent:	JOHN FORMOSA	Heritage:	Not Applicable
Property Address:	117 OXFORD ST	Community:	Toronto
Legal Description:	PLAN D55 PT LOT 103		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

ABSENT

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0340/17TEY	Zoning:	RD & R1B (ZZC)
Owner(s):	GORDON ANDREW DEARING JOANNA EVERHARDA VALLIERE	Ward:	Beaches-East York (31)
Agent:	WILLIAM JOANNOU	Heritage:	Not Applicable
Property Address:	14 TOPHAM RD	Community:	East York
Legal Description:	PLAN 3496 LOT 186		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 1½-detached dwelling by constructing a second-storey addition over the existing first floor, a front covered porch, a rear two-storey addition, a new attached garage, a second-storey addition over the attached garage, and a rear covered patio.

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

1. Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m 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 2.5 m if it is no closer to a side lot line than the required side yard setback.
The front covered porch will encroach 3.59 m into the required front yard setback.

2. Chapter 10.20.40.20.(1), By-law 569-2013

The maximum permitted building length for a detached dwelling is 17.0 m.
The altered dwelling will have a building length of 20.41 m.

3. Chapter 10.20.40.70.(1), By-law 569-2013

The minimum required front yard setback is 5.14 m.
The altered dwelling will be located 2.45 m from the east front lot line.

4. Chapter 200.5.1.10.(2)(A), By-law 569-2013

The required parking space must have minimum dimensions of 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.
The parking space will measure 2.6 m in width and 5.6 m in length.

1. **Section 7.3.3, By-law 6752 as amended**
The maximum permitted building length for a detached dwelling is 16.75 m.
The altered dwelling will have a building length of 20.41 m.
2. **Section 7.3.3, By-law 6752 as amended**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 2.45 m from the east front lot line.
3. **Section 7.3.3, By-law 6752 as amended**
A minimum of two parking spaces are required to be provided.
In this case, there will be one parking space provided.
4. **Section 5.40, By-law 6752 as amended**
The required parking space must have minimum dimensions of 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.
The parking space will measure 2.6 m in width and 5.6 m in length.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

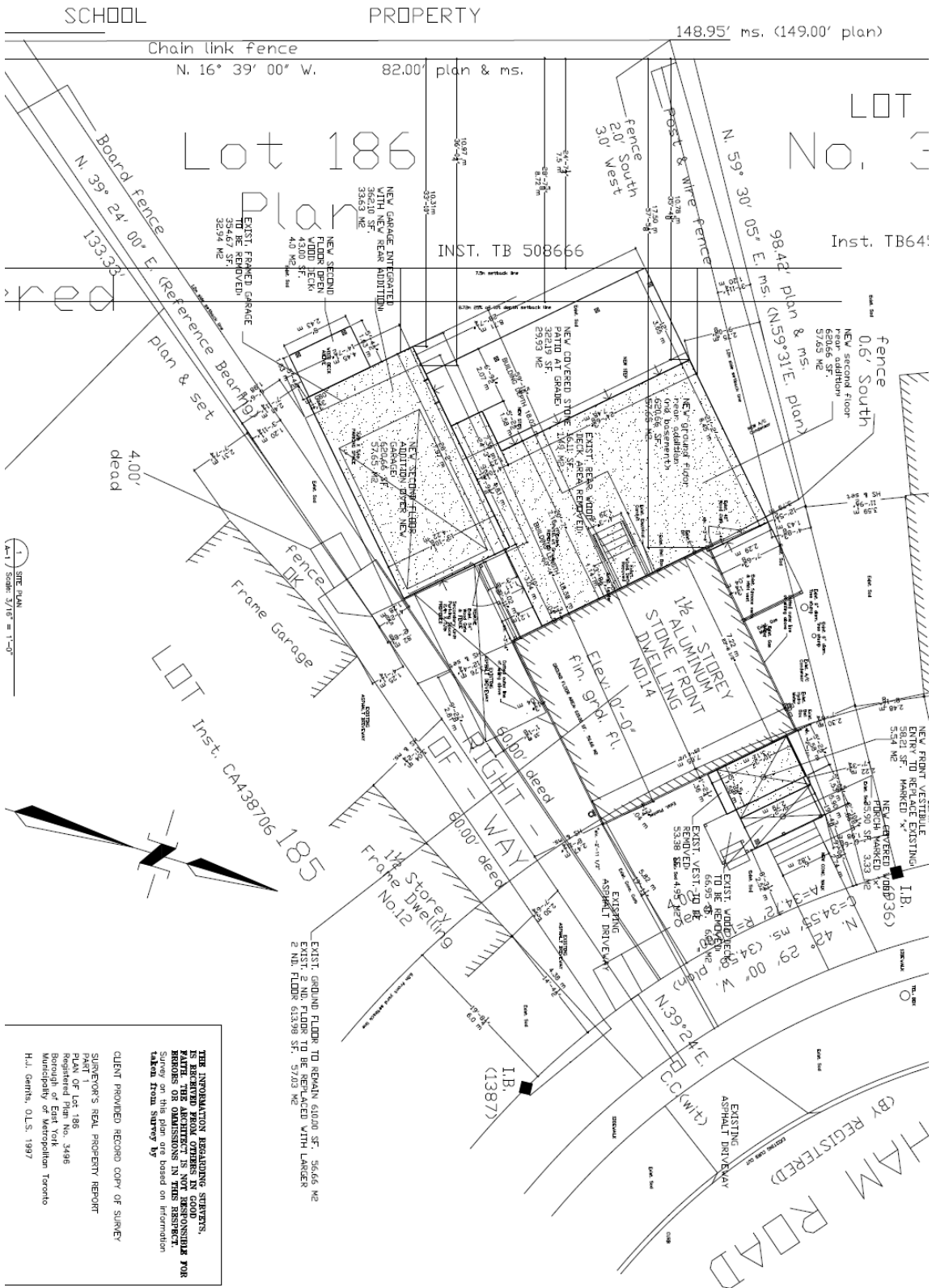
The Minor Variance Application is Approved on Condition

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

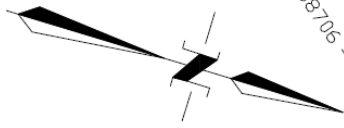
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- (1) The footprint of altered dwelling shall be constructed and located substantially in accordance with the site plan and elevation drawings received by Committee of Adjustment on March 31, 2017.
- (2) The length of the dwelling, excluding the portion of the building consisting of the garage, the second storey addition over the garage and the associated stair access to the second storey addition over the garage, shall not be greater than 16.8 m.

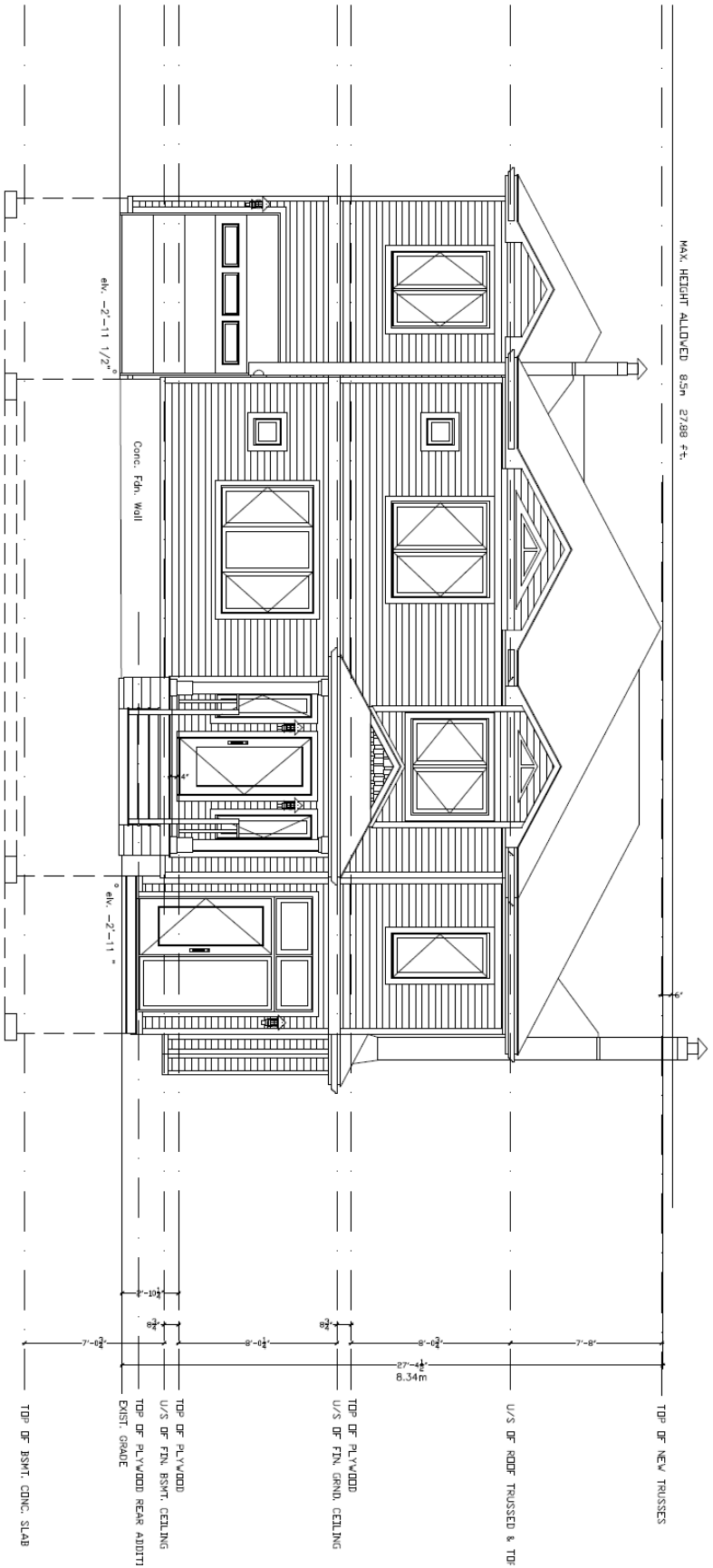


1 SITE PLAN
Scale: 3/16" = 1'-0"

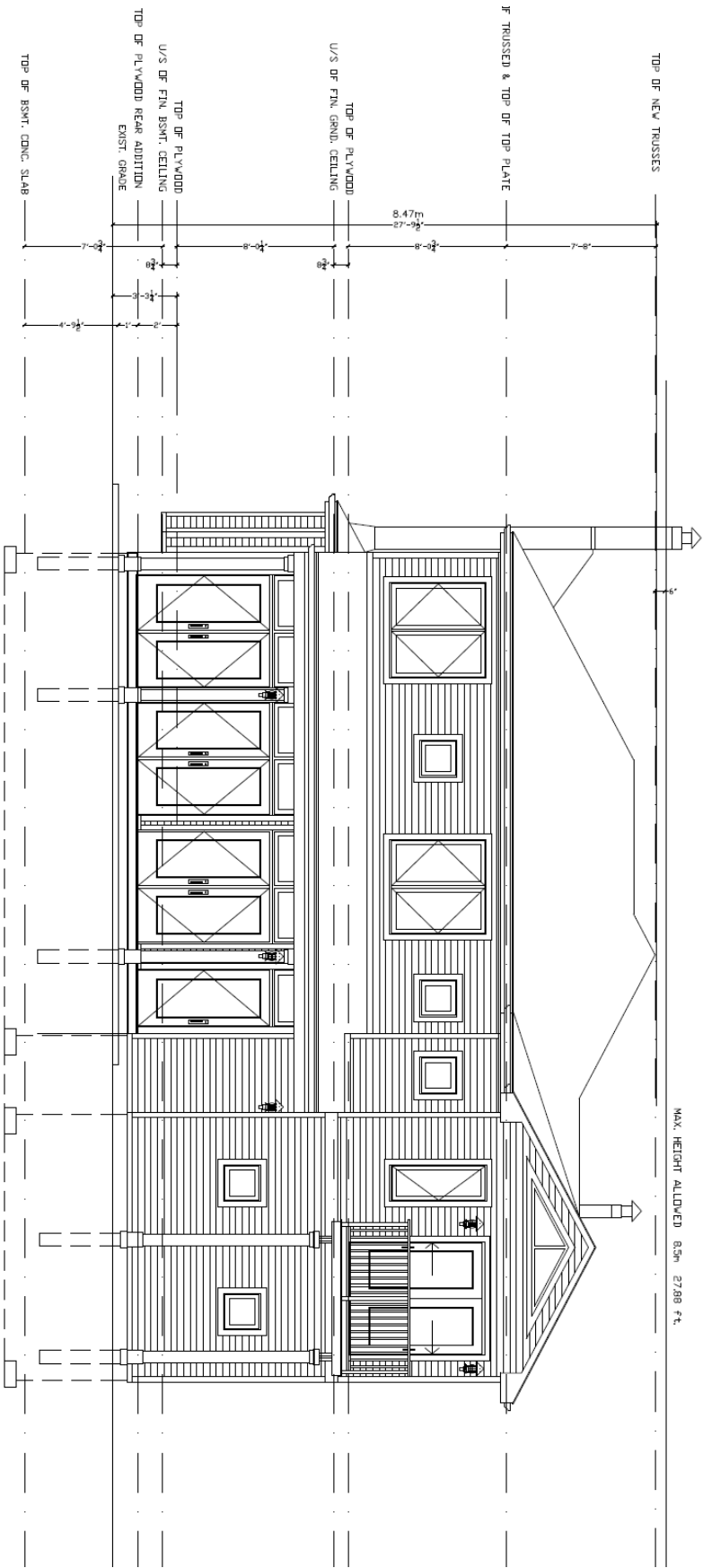


THE INFORMATION REGARDING SURVEY, IS REPORTED FROM OTHERS IN GOOD FAITH. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM SURVEY BY OTHERS.

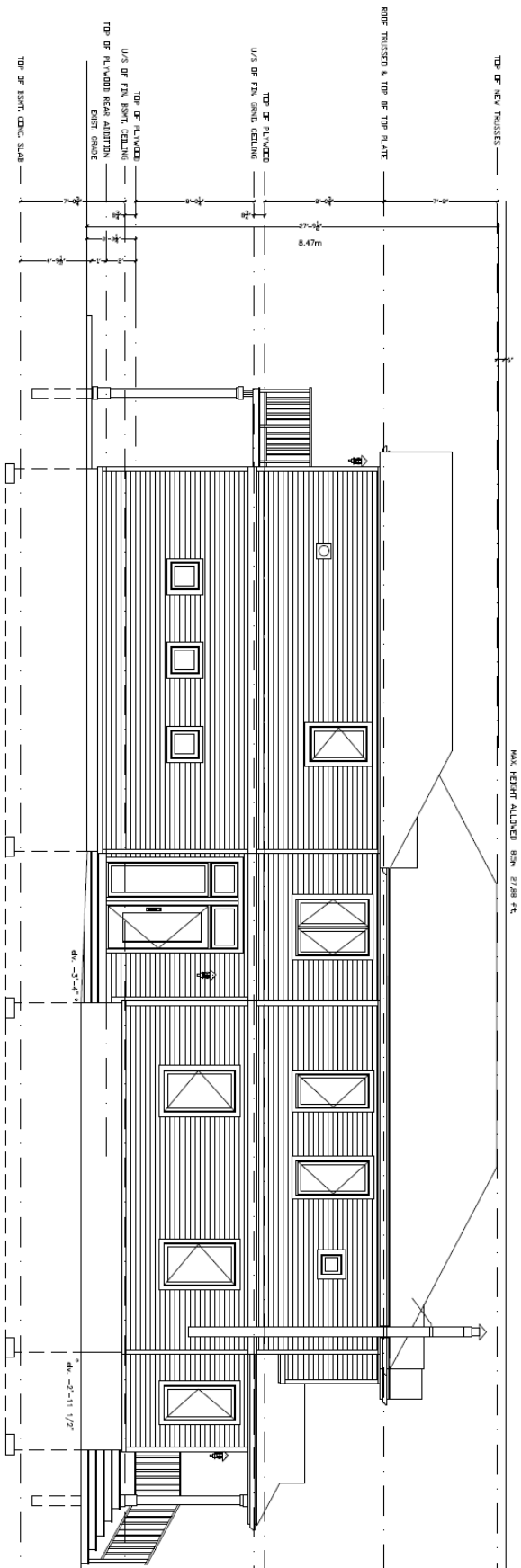
CLIENT PROVIDED RECORD COPY OF SURVEY SURVEYOR'S REAL PROPERTY REPORT PLAN OF Lot 186 Registered Plan No. 3496 Borough of East York Municipality of Metropolitan Toronto H.J. Gerrits, O.L.S., 1997



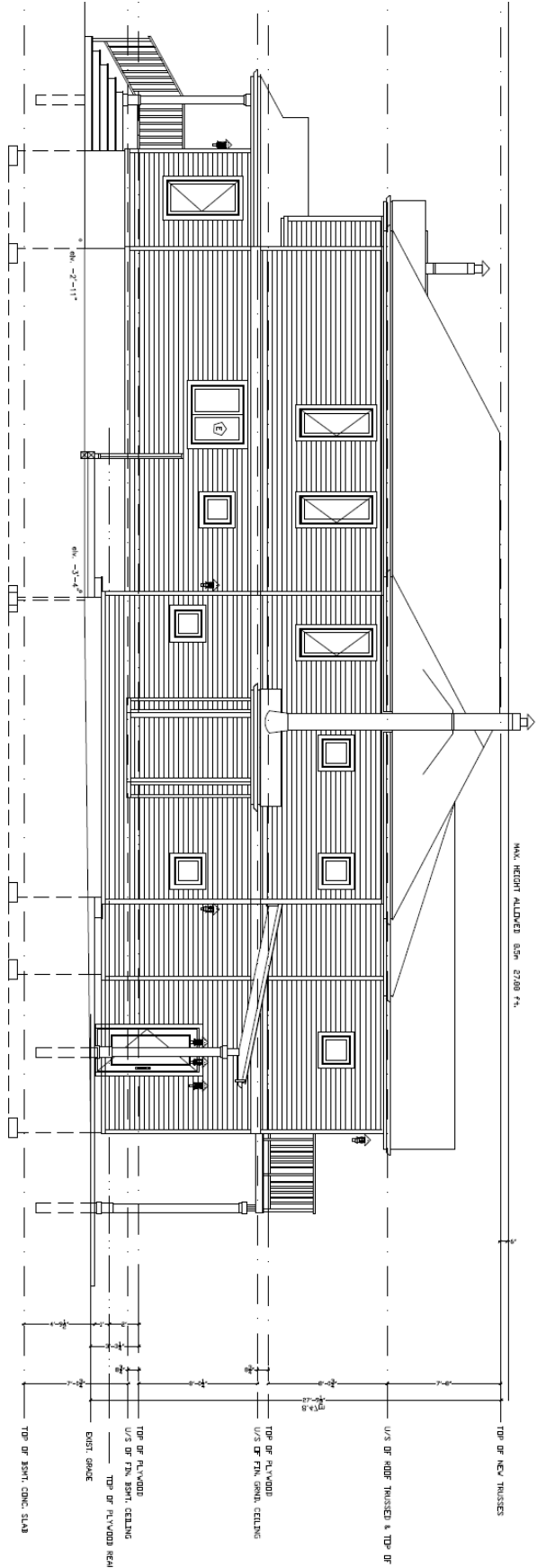
PROPOSED FRONT (EAST) ELEVATION
Scale: 3/8" = 1'-0"



PROPOSED REAR (WEST) ELEVATION
 Scale: 3/8" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION
 Scale: 3/8" = 1'-0"



PROPOSED SIDE (NORTH) ELEVATION
 Scale: 3/8" = 1'-0"

SIGNATURE PAGE

File Number:	A0340/17TEY	Zoning	RD & R1B (ZZC)
Owner(s):	GORDON ANDREW DEARING JOANNA EVERHARDA VALLIERE	Ward:	Beaches-East York (31)
Agent:	WILLIAM JOANNOU	Heritage:	Not Applicable
Property Address:	14 TOPHAM RD	Community:	East York
Legal Description:	PLAN 3496 LOT 186		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0341/17TEY	Zoning:	CR 2.5, C1.0, R2.5 & MCR T2.5 C1.0 R2.5 (ZZC)
Owner(s):	PYMBO INVESTMENTS INC SCOTT MANICOM	Ward:	Toronto-Danforth (30)
Agent:	SCOTT MANICOM	Heritage:	Not Applicable
Property Address:	1045 GERRARD ST E	Community:	Toronto
Legal Description:	PLAN 105M LOT 7 & PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To eliminate two existing dwelling units from a multiple unit building and convert the space into a restaurant and salon use.

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

1. Chapter 40.10.40.40. (1)(b), By-law 569-2013

The maximum permitted floor space index for non-residential uses on the lot is 1.0 times the lot area (334.44 m²).

The non-residential floor space index will be 1.68 times the lot area (561.70 m²).

2. Chapter 40.10.20.100(1)(a), By-law 569-2013

The total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 m of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400.0 m².

In this case, the building is located within 6.2 m of a Residential Zone and 476.55 m² of the building floor area will be occupied by permitted eating establishment uses listed above.

1. Section 8(3) Part I 2, By-law 438-86

The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (334.44 m²).

The non-residential gross floor area of the building will be 561.70 m².

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0341/17TEY	Zoning	CR 2.5, C1.0, R2.5 & MCR T2.5 C1.0 R2.5 (ZZC)
Owner(s):	PYMBO INVESTMENTS INC SCOTT MANICOM	Ward:	Toronto-Danforth (30)
Agent:	SCOTT MANICOM	Heritage:	Not Applicable
Property Address:	1045 GERRARD ST E	Community:	Toronto
Legal Description:	PLAN 105M LOT 7 & PT LOT 8		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0354/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZPR)
Owner(s):	JACQUELINE USHER	Ward:	Toronto-Danforth (29)
Agent:	JEFF USHER	Heritage:	Not Applicable
Property Address:	2 GOVERNORS RD	Community:	East York
Legal Description:	PLAN 2398 PLAN 50		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The new detached dwelling will have a building length of 19.15 m.
 - 2. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (220.5 m²).
The lot coverage will be equal to 39% of the lot area (246.86 m²).
 - 3. Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The new detached dwelling will have a depth of 19.15 m.
 - 4. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The north side stairs will be located 0.0 m from the north side lot line.
- 1. Section 7.3.3, By-law 6752**
The minimum required side yard setback is 1.2 m.
The altered building will be located 0.0 m from the north side lot line, measured to the basement walkout.

2. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (220.5 m²).
The lot coverage will be equal to 39% of the lot area (246.86 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted building length for a detached dwelling is 16.75 m.
The new detached dwelling will have a building length of 19.15 m.

4. Section 7.1.6, By-law 6752

A minimum of 75% (64.95 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 63% (54.2 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

1. Variance Request 4 - **Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013 and Variance Request 1 - Section 7.3.3, By-law 6752** for the north side yard setback be **refused**; and
2. All other Variance Requests outlined in the Decision above are **approved**.

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, Variance Request 4 from By-law 569-2013 and Variance Request 1 from By-law 6752 are not minor in nature, are not desirable for the appropriate development and use of the subject property and do not maintain the general intent and purpose of the Zoning By-law and the Official Plan and all other variance requests are minor in nature, are desirable for the appropriate development and use of the subject property and do maintain the general intent and purpose of the Zoning By-law and the Official Plan.

SIGNATURE PAGE

File Number:	A0354/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZPR)
Owner(s):	JACQUELINE USHER	Ward:	Toronto-Danforth (29)
Agent:	JEFF USHER	Heritage:	Not Applicable
Property Address:	2 GOVERNORS RD	Community:	East York
Legal Description:	PLAN 2398 PLAN 50		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0361/17TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	CRAWFORD HOMES INC	Ward:	Trinity-Spadina (19)
Agent:	TOMASZ GORAL	Heritage:	Not Applicable
Property Address:	182 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN D70 LOT 9		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third storey addition with front and rear third storey decks, a front basement walkout, new front porch with a canopy, and a rear detached garage.

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

1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line will be 9.60 m.

2. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs and basement walkout stairs will be located 0.20 m from the front lot line.

3. Chapter 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% (4.46 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 50% (2.97 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

4. Chapter 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 54.85 m².

5. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (81.35 m²) of the rear yard must be maintained as soft landscaping. In this case, 49% (79.00 m²) of the rear yard will be maintained as soft landscaping.

1. Section 6(3) Part II 2(II), By-law 438-86

The minimum required front yard setback is 1.96 m.

The front third storey deck will be located 1.52 m from the front lot line.

2. Section 6(3) Part III 3 (B), By-law 438-86

A minimum of 75% (4.46 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 50% (2.97 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Permanent opaque screening or fencing shall be provided along the north and south edges of the rear third storey deck to a minimum height of 1.5 m, measured from the floor of the deck.
- (2) The third floor of the altered dwelling shall not exceed a maximum building depth of 13.5 m, exclusive of the rear deck, as indicated on the third floor plan received by the Committee of Adjustment on March 28, 2017.

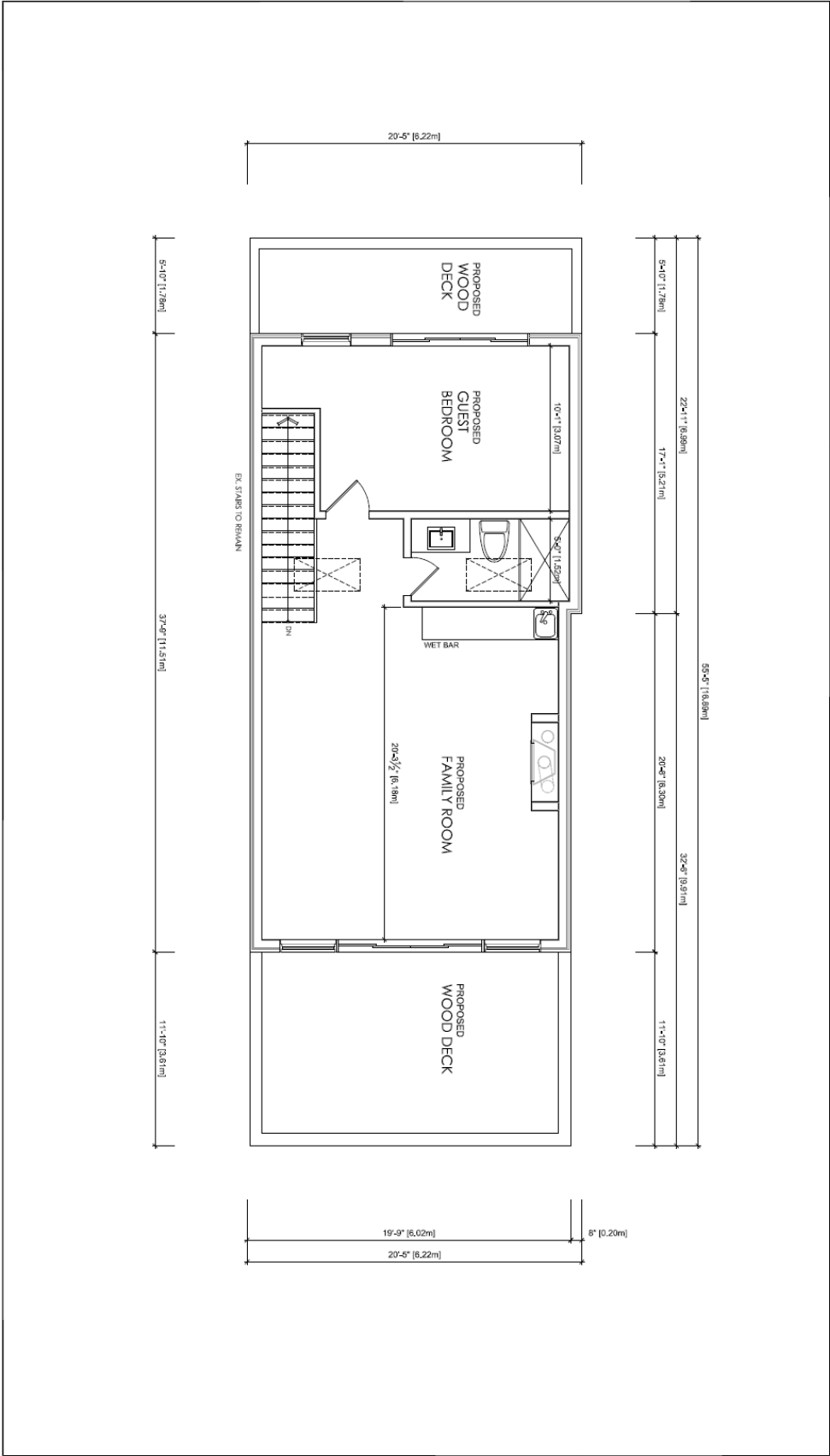
THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS, NOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT AND DO NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT AND DO NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE CONSTRUCTION OF THE PROJECT.

NO.	DATE	DESCRIPTION/REVISIONS	DESIGNED BY	CHECKED BY
1	2023-03-15	INITIAL CONCEPT		
2	2023-04-01	REVISED CONCEPT		
3	2023-04-15	REVISED CONCEPT		
4	2023-05-01	REVISED CONCEPT		
5	2023-05-15	REVISED CONCEPT		
6	2023-06-01	REVISED CONCEPT		
7	2023-06-15	REVISED CONCEPT		
8	2023-07-01	REVISED CONCEPT		
9	2023-07-15	REVISED CONCEPT		
10	2023-08-01	REVISED CONCEPT		

**EUCLED
RESIDENCE**
1421 EUCLED AVE., TORONTO, ONTARIO M6H 2B8

THIRD FLOOR PLAN

SCALE	DATE	DESIGNED BY	CHECKED BY	PROJECT NUMBER	ISSUE
3/16"=1'-0"	FEB 2023	TC		A-3.4	1/23



SIGNATURE PAGE

File Number:	A0361/17TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	CRAWFORD HOMES INC	Ward:	Trinity-Spadina (19)
Agent:	TOMASZ GORAL	Heritage:	Not Applicable
Property Address:	182 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN D70 LOT 9		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY were considered jointly.

38A. 666 GREENWOOD AVE

File Number:	B0038/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Conveyed - Part 1, Draft R-Plan

666 Greenwood Avenue

The lot frontage is 6.1 m and the lot area is 185.893 m². A new two-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in application number A0481/17TEY.

Retained - Part 2, Draft R-Plan

Address to be assigned

The lot frontage is 6.1 m and the lot area is 185.893 m². A new two-storey detached dwelling will be constructed and will require variances to the Zoning By-law, outlined in Application number A0482/17TEY.

38B. 666 GREENWOOD AVE – PART 1

File Number:	A0481/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE – PART 1	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the conveyed lot described in consent application B0038/17TEY.

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

1. Chapter 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 3.71 m² of the first floor will be within 2.44 m of the front main wall.

2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.99 m.

- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 17.98 m.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m²).
The new detached dwelling will have a floor space index equal to 1.07 times the area of the lot (198.47 m²).
- 5. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.12 m.
The new detached dwelling will be located 4.67 m from the east front lot line.
- 6. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.3 m from the north side lot line.
- 7. Chapter 10.10.80.40.(1), By-law 569-2013**
Vehicle entrances through the front main wall of the building are permitted provided the lot has a minimum frontage of 7.6 m.
In this case, the conveyed lot will have a frontage of 6.1 m.
- 8. Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 2.44 m.
In this case, the rear deck will encroach 1.53 m into the required rear yard setback and will be located 0.46 m from the south side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.48 m²).
The new detached dwelling will have a gross floor area equal to 1.07 times the area of the lot (198.47 m²).
- 2. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.12 m.
The new detached dwelling will be located 4.67 m from the east front lot line.
- 3. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new detached dwelling will be located 0.6 m from the side wall of the north adjacent building.
- 4. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.
The new detached dwelling will be located 0.3 m from the north side lot line.

5. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.

The portion of the new detached dwelling exceeding the 17 m depth will be located 0.3 m from the north side lot line and 0.46 m from the south side lot line.

6. Section 6(3) Part II 8 D(I), By-law 438-86

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The rear deck will have a height of 2.44 m above grade.

7. Section 6(3) Part IV 3(I), By-law 438-86

An integral garage is not permitted in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.

In this case, the integral garage will be accessed from a wall that faces the front lot line on a lot with a frontage of 6.1 m.

38C. 666 GREENWOOD AVE – PART 2

File Number:	A0482/17TEY	Zoning	R (d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	SINA SOURESRAFIL	Ward:	Toronto-Danforth (29)
Agent:	SINA SOURESRAFIL	Heritage:	Not Applicable
Property Address:	666 GREENWOOD AVE – PART 2	Community:	Toronto
Legal Description:	PLAN 551 LOT 65 TO 66		

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on the retained lot described in consent application B0038/17TEY.

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

1. Chapter 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
In this case, 3.71 m² of the first floor will be within 2.44 m of the front main wall.

2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.99 m.

3. Chapter 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 17.98 m.

4. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (111.48 m²).
The new detached dwelling will have a floor space index equal to 1.07 times the area of the lot (198.47 m²).

5. **Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.12 m.
The new detached dwelling will be located 4.67 m from the east front lot line.
6. **Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.3 m from the south side lot line.
7. **Chapter 10.10.80.40.(1), By-law 569-2013**
Vehicle entrances through the front main wall of a building are permitted provided the lot has a minimum frontage of 7.6 m.
In this case, the retained lot will have a frontage of 6.1 m.
8. **Chapter 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a site lot line than 2.44 m.
In this case, the rear deck will encroach 1.53 m into the required rear yard setback and will be located 0.46 m from the north side lot line.
1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (111.48 m²).
The new detached dwelling will have a gross floor area equal to 1.07 times the area of the lot (198.47 m²).
2. **Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.12 m.
The new detached dwelling will be located 4.67 m from the east front lot line.
3. **Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The new detached dwelling will be located 0.6 m from the side wall of the south adjacent building.
4. **Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17 m and where the side walls contain no openings.
The new detached dwelling will be located 0.3 m from the south side lot line.
5. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side lot line setback for the portion of the building exceeding a depth of 17 m is 7.5 m.
The portion of the new detached dwelling exceeding the 17 m depth will be located 0.46 m from the north side lot line and 0.3 m from the south side lot line.
6. **Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The rear deck will have a height of 2.44 m above grade.

7. Section 6(3) Part IV 3(I), By-law 438-86

An integral garage is not permitted in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.

In this case, the integral garage will be accessed from a wall that faces the front lot line on a lot with a frontage of 6.1 m.

Application Number B0038/17TEY, A0481/17TEY & A0482/17TEY were considered jointly.

The Committee had before it the following communication:

- Copy of Draft Plan of Survey.
- Copy of plan of survey, site plan, floor plans and elevations.

Commenting Agency Reports/Email

- E-mail correspondence from:
 - Assistant Planner, Community Planning, City Planning, Toronto and East York District, received May 15, 2017.
 - Jacqueline Moyle, External Liaison, Bell Canada, received July 11, 2017.
- Staff Reports from:
 - Director, Community Planning, City Planning, Toronto and East York District, two reports received July 21 & 24, 2017.
 - Manager, Development Engineering, Engineering & Construction Services, Toronto and East York District, received May 31, 2017.
 - Manager, R-O-W Management, Transportation Services, received July 20, 2017.
 - Acting Supervisor, Tree Protection and Plan Review, Urban Forestry, received July 20, 2017.

Filed at the public Hearing

- Michael Shirzadfar, agent, filed a copy of his presentation containing the following: location maps identifying 10 similar developments in the area with corresponding photographs.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Michael Shirzadfar, agent, outlined the application, referring to material on file and a presentation package.
- No other person appeared before Committee in interest.

MOTION

It was moved by Ewa Modlinska, seconded by Nancy Oomen and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to revise the proposal to address concerns raised by Community Planning Staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0040/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the lot into two residential lots.

Retained Lot – Part 1 – Draft R-Plan

Address to be assigned

The lot frontage is 6.095 m and the lot area is 185.4 m². A new two-storey detached dwelling will be constructed and will require variances to the Zoning By-law as outlined in application number A0492/17TEY.

Conveyed Lot – Part 2 – Draft R-Plan

Address to be assigned

The lot frontage is 6.095 m and the lot area is 185.4 m². A new two-storey detached dwelling will be constructed and will require variances to the Zoning By-law as outlined in application number A0493/17TEY.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (4) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0040/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **MONDAY, AUGUST 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0493/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE (PART 2)	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with integral garage and rear deck.

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

- 1. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (64.89 m²).
The lot coverage will be equal to 39.6% of the lot area (73.44 m²).
- 2. Chapter 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the portion of the first floor located above the garage is 2.67 m above established grade.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (139.05 m²).
The new dwelling will have a floor space index equal to 0.80 times the area of the lot (148.79 m²).
- 4. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.67 m to the north side lot line and 0.61 m to the south side lot line.
- 5. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The new dwelling will have a height of 8.48 m.

6. Chapter 10.20.40.10.(4)(C), By-law 569-2013

The maximum permitted number of storeys is two.

The new dwelling will contain three storeys.

1. Section 7.4.3, By-law 6752

The maximum permitted floor space index is 0.75 times the area of the lot (139.05 m²).

The new dwelling will have a floor space index equal to 0.80 times the area of the lot (148.79 m²).

2. Section 7.4.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (64.89 m²).

The lot coverage will be equal to 39.6% of the lot area (73.44 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District

SIGNATURE PAGE

File Number:	A0493/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE (PART 2)	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0492/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE (PART 1)	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with integral garage and rear deck.

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

- 1. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (64.89 m²).
The lot coverage will be equal to 39.6% of the lot area (73.44 m²).
- 2. Chapter 10.20.40.10.(6)(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The height of the portion of the first floor located above the garage is 2.67 m above established grade.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (139.05 m²).
The new dwelling will have a floor space index equal to 0.80 times the area of the lot (149.12 m²).
- 4. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.61 m to the north side lot line and 0.68 m to the south side lot line.
- 5. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The new dwelling will have a height of 8.48 m.

6. Chapter 10.20.40.10.(4)(C), By-law 569-2013

The maximum permitted number of storeys is two.
The new dwelling will contain three storeys.

1. Section 7.4.3, By-law 6752

The maximum permitted floor space index is 0.75 times the area of the lot (139.05 m²).
The new dwelling will have a floor space index equal to 0.80 times the area of the lot (149.12 m²).

2. Section 7.4.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (64.89 m²).
The lot coverage will be equal to 39.6% of the lot area (73.44 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District

SIGNATURE PAGE

File Number:	A0492/17TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	PETER ZAMBAZIS	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	224 GLEDHILL AVE (PART 1)	Community:	East York
Legal Description:	PLAN 1875 LOT 3 PT LOT 2		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A1234/16TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
Owner(s):	TUAN QUOC DINH	Ward:	Davenport (18)
Agent:	ENZO LOCCISANO	Heritage:	Not Applicable
Property Address:	13 MECHANIC AVE	Community:	Toronto
Legal Description:	PLAN 732 PT LOT 9		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing front and rear two-storey additions, a third storey addition with front and rear third storey balconies, and an additional dwelling unit for a total of two residential dwelling units.

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

- 1. Chapter 10.10.40.10.(2)(B)(i) & (ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.54 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (126.91 m²).
The altered detached dwelling will have a floor space index equal to 1.46 times the area of the lot (184.52 m²).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered detached dwelling will be located 5.15 m from the rear lot line.
- 4. Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The addition to the building will alter a main wall that faces the street (Mechanic Avenue).

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (126.91 m²).

The altered detached dwelling will have a gross floor area equal to 1.46 times the area of the lot (184.52 m²).

2. Section 6(3) Part II 3(I), By-law 438-86

The minimum required setback from the side wall of an adjacent building that contains openings is 0.9 m.

The altered detached dwelling will be located 0.77 m from the side wall of the north adjacent building (15 Mechanic Avenue) and 0.62 m from the side wall of the south adjacent building (11 Mechanic Avenue).

3. Section 6(3) Part II 3.F(I)(1)(A), By-law 438-86

The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.

The altered detached dwelling will be located 0.0 m from the north side lot line.

4. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.

The altered detached dwelling will be located 5.15 m from the rear lot line.

5. Section 6(2) 1(iii)(A), By-law 438-86

A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.

In this case, the additions will alter the front main wall of the dwelling.

6. Section 6(2), 1(iii)A, By-law 438-86

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (19.04 m²).

The additions will have an area equal to 0.84 times the area of the lot (106.52 m²).

7. Section 6(2) 1(v), By-law 438-86

A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.

In this case, substantial change will occur in the appearance of the dwelling.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.

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

The third floor of the altered dwelling shall not exceed a maximum building depth of 14.02 m, exclusive of the rear deck, and 15.55 m, inclusive of the rear deck, as indicated on the third floor plan received by the Committee of Adjustment on May 30, 2017.

Title: THIRD FLOOR PLAN

Project: ADDITION & ALTERATION TO 13 MECHANIC AVE

Project No.:

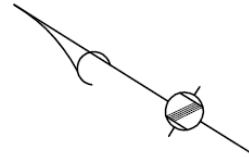
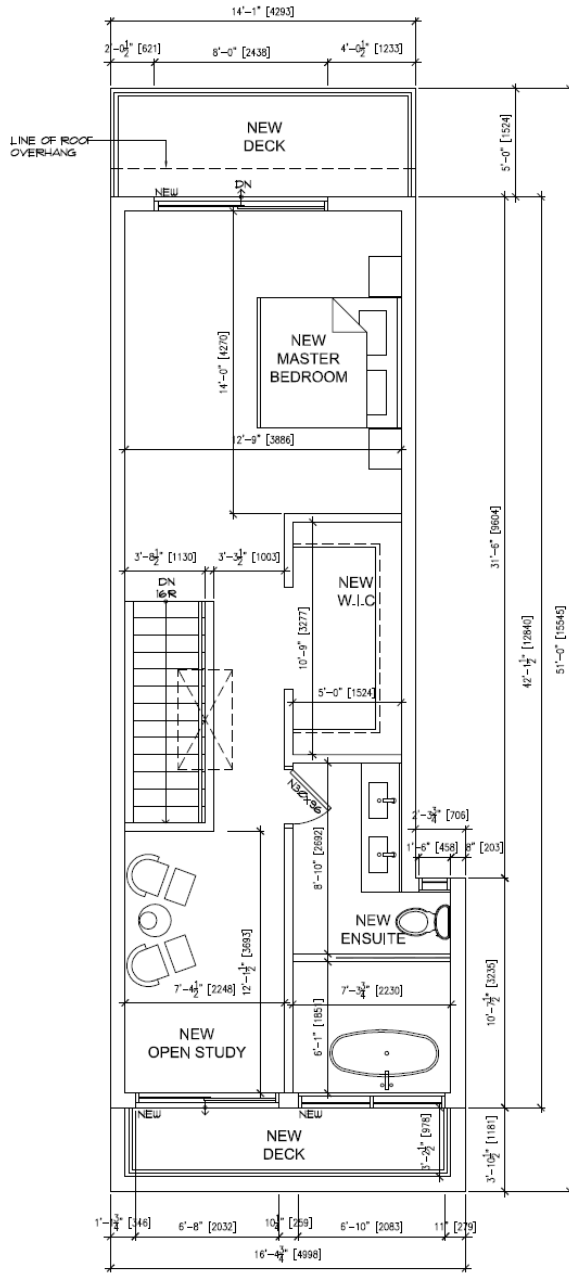
Scale: 1:100

Date: MAY, 19, 17




Revision No.:

Drawing No. A5

Date	No.	Description
MAY 18, 17	05	RE-ISSUED FOR CoFA
MAY 16, 17	04	RE-ISSUED FOR ZONING REVIEW
NOV 25, 16	03	ISSUED FOR CoFA
OCT 11, 16	02	ISSUED FOR ZONING REVIEW
JULY 29, 16	01	ISSUED AS-BUILT



LEGEND

-  NEW WALL (SEE NOTES)
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVE

SIGNATURE PAGE

File Number:	A1234/16TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
Owner(s):	TUAN QUOC DINH	Ward:	Davenport (18)
Agent:	ENZO LOCCISANO	Heritage:	Not Applicable
Property Address:	13 MECHANIC AVE	Community:	Toronto
Legal Description:	PLAN 732 PT LOT 9		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

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

File Number:	A0147/17TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZPR)
Owner(s):	KEVIN ZHANG	Ward:	Beaches-East York (31)
Agent:	NALLIAH THAYABHARAN	Heritage:	Not Applicable
Property Address:	674 MORTIMER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 10		

Notice was given and a Public Hearing was held on **Wednesday, July 26, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (67.91 m²).
The lot coverage will be equal to 44% of the lot area (85.7 m²).
- 2. Chapter 10.40.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.372 m above established grade.
- 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (145.53 m²).
The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).
- 4. Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.97 m.
The new detached dwelling will be located 2.91 m from the front lot line.
- 5. Chapter 10.40.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.

6. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.

The roof eaves will be located 0.216 m from the east side lot line and 0.05 m from the west side lot line.

1. Section 7.5.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The new detached dwelling will be located 2.9 m from the front lot line.

2. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.6 m.

The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.

3. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (67.91 m²).

The lot coverage will be equal to 44% of the lot area (85.7 m²).

4. Section 7.5.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (145.53 m²).

The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).

5. Section 5.6.(b)(iii), By-law 6752

Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.

The front will be located 0.608 m from the front lot line adjacent to a street.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A0147/17TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZPR)
Owner(s):	KEVIN ZHANG	Ward:	Beaches-East York (31)
Agent:	NALLIAH THAYABHARAN	Heritage:	Not Applicable
Property Address:	674 MORTIMER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 10		

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

ABSENT

Nancy Oomen (signed)

Worrick Russell

DATE DECISION MAILED ON: **TUESDAY, AUGUST 1, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 15, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

*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 to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.