

June 1, 2017

NOTICE OF DECISIONS
(Section 53 and 54 of the Planning Act)

PLEASE NOTE:

Application(s) Deferred *sine die*:

- Item 25. 123 Crockford Boulevard, A0145/17SC

Thursday, June 1, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B014/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots identified as Parts 1 and 2 on the attached lot division plan.

Conveyed - Part 1

Address to be assigned

The proposed lot frontage is 13.97 m and the proposed lot area is 362.28 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A080/15SC.

Retained - Part 2

Address to be assigned

The proposed lot frontage is 10.67 m and the proposed lot area is 411.31 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A081/15SC.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is 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 create new lots as shown on the attached lot division plan 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. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
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. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca.
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The following conditions shall be fulfilled to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District:
 - a. The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of **\$5,030.36** in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
 - b. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is **\$583.00**. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. The Owner shall obtain Final and Binding Decisions on minor variance applications A080/15SC and A081/15SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
7. 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.

Decision Notice - CO.doc



SIGNATURE PAGE

File Number:	B014/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A080/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE – PT 1	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 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

By-law No. 569-2013 & No. 9396:

1. The proposed lot area is 362.28 m².
Whereas the minimum required lot area is 371 m².

By-law No. 569-2013:

2. The proposed dwelling will cover 39% of the lot area (141.2 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (119.56 m²).
3. The proposed dwelling will have a floor space index equal to 0.68 times the lot area (246.35 m²);
Whereas the maximum permitted floor space index is the lessor of 204 m² or 0.6 times the lot area (217.37 m²).
4. The proposed dwelling will be located 5.7 m from the front lot line;
Whereas the minimum required front yard setback is 6.38 m.
5. The proposed dwelling will be located 1.2 m from the side lot line abutting Barkdene Hills;
Whereas the minimum required setback from a side lot line that abuts a street is 2.4 m.
6. None of the area of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

7. The proposed vehicle access to a parking space is from the main front street (Brooklawn Avenue); Whereas vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street (Barkdene Hills).

By-law No. 9396:

8. The proposed dwelling will cover 41% of the lot area (147.67 m²); Whereas the maximum permitted lot coverage is 33% of the lot area (119.56 m²).
9. The proposed dwelling will have a total floor area equal to 0.68 times the lot area (246.35 m²); Whereas the maximum permitted floor area is 0.45 times the lot area (163.03 m²).
10. The proposed dwelling, including the front window projection, will be located 5.09 m from the front lot line; Whereas the minimum required front yard setback is 6 m.
11. The proposed dwelling will be located 1.2 m from the side lot line facing Barkdene Hills; Whereas the minimum required setback from a side lot line that faces a street is 2.4 m.
12. The proposed dwelling will be located 16 m from the extent of major open space at the top of the bluff; Whereas the extent of major open space is within 76 m of the top of the bluff.
Note: In the Major Open Spaces (O) zone, the erection, structural alteration and/or maintenance of buildings, other than public recreational buildings, is prohibited.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.
3. The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:
 - a. Prior to the issuance of a demolition and/or building permit, the applicant shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions.

- b. Prior to the issuance of a demolition and/or building permit, the applicant shall protect all ravine protected trees on the property and adjacent properties, not approved for removal or injury, to the satisfaction of RNFP.
- c. The applicant shall plant native trees to the satisfaction of RNFP as compensation for any ravine protected trees removed or injured and for loss of protected area to permanent hard surface features.

SIGNATURE PAGE

File Number:	A080/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner:	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE – PT 1	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A081/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE – PT 2	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 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

By-law No. 569-2013:

1. The proposed dwelling will cover 35.1% of the lot area (144.5 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (135.76 m²).
2. The proposed dwelling will have a floor space index equal to 0.652 times the lot area (268 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (205.7 m²).
3. The proposed dwelling will have a total length of 17.73 m;
Whereas the maximum permitted dwelling length is 17 m.

By-law No. 9396:

4. The proposed dwelling will cover 35.1% of the lot area (144.5 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (135.76 m²).
5. The proposed dwelling will have a total floor area equal to 0.652 times the lot area (268 m²);
Whereas the maximum permitted floor area is 0.4 times the lot area (164.56 m²).
6. The proposed dwelling will be located 19 m from the extent of major open space at the top of the bluff;
Whereas the extent of major open space is within 76 m of the top of the bluff.
Note: In the Major Open Spaces (O) zone, the erection, structural alteration and/or maintenance of buildings, other than public recreational buildings, is prohibited.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.
3. The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:
 - a. Prior to the issuance of a demolition and/or building permit, the applicant shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions.
 - b. Prior to the issuance of a demolition and/or building permit, the applicant shall protect all ravine protected trees on the property and adjacent properties, not approved for removal or injury, to the satisfaction of RNFP.
 - c. The applicant shall plant native trees to the satisfaction of RNFP as compensation for any ravine protected trees removed or injured and for loss of protected area to permanent hard surface features.

SIGNATURE PAGE

File Number:	A081/15SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner:	FAIRGLEN HOMES INC	Ward:	Scarborough Southwest (36)
Agent:	FAIRGLEN HOMES LIMITED	Heritage:	Not Applicable
Property Address:	40 BROOKLAWN AVE – PT 2	Community:	Cliffcrest Community
Legal Description:	PLAN 2432 PT LOT 8		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0002/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

Proposal to sever the land into five lots for detached dwellings. The proposed lots are shown on the attached Lot Division Plan as (a) PARTS 1 & 13; (b) PARTS 2 & 12; (c) PARTS 3 & 11; (d) PARTS 4, 8, 9 & 10; and (e) PARTS 5, 6 & 7.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is 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 creation of lots as described above and shown on the attached Lot Division Plan on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant shall file the following with the Committee office:

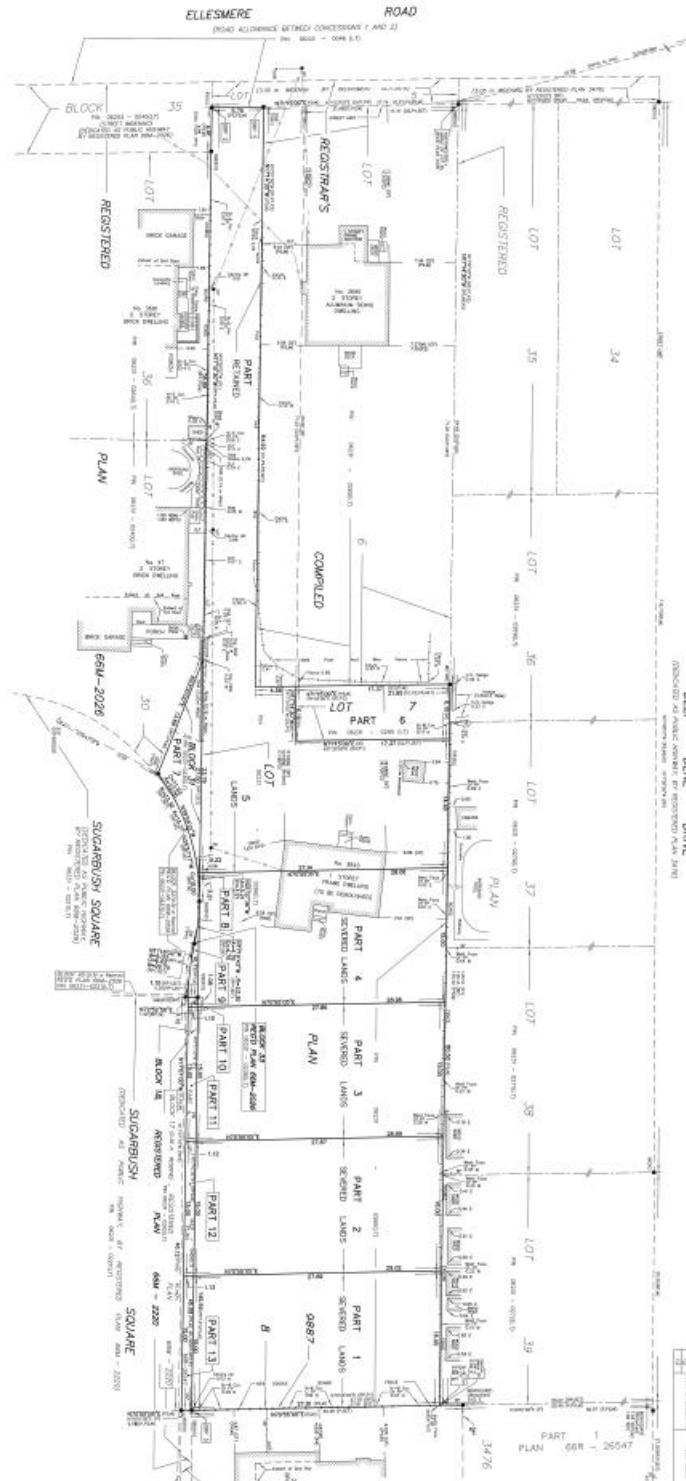
1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
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. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416-338-5033; vgomes@toronto.ca

4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The Owner shall satisfy the following conditions to the satisfaction of the Executive Director of Technical Services:
 - a. The owner must provide and clearly illustrate a 1.8 metres sidewalk along the entire frontage of this property on Sugarbush Square on the revised drawings.
 - b. There is an existing reserve on the Sugarbush Square and the owner must be required to lift that reserve in order to get legal accesses onto the proposed lots.
 - c. Prepare all documents and convey to the City, at nominal cost, a 4.89-metre widening required along the Ellesmere Road frontage of this property to satisfy the requirement of a 36-metre wide right-of-way in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Executive Director of Technical Services and the City Solicitor.
 - d. Submit a draft Reference Plan of Survey to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office. The plan shall
 - i. be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 83 CSRS);
 - ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
 - e. Pay all costs for registration and preparation of reference plan(s).
 - f. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
 - g. Pay all costs associated with the City retaining a third-party Peer Reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$8,000.00, as an initial deposit towards the cost of the peer review to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City).
 - h. Submit to the satisfaction of the City's Peer Reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
 - i. At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person, to the Executive Director, Engineering and Construction Services, for peer review and concurrence that based on all necessary supporting environmental documents:
 - i. it is unlikely that there is any off-site contamination resulting from past land uses on the development site that has migrated on to adjacent City lands that would exceed the applicable Site Condition Standards and,
 - ii. the land to be conveyed to the City meets either:

- the applicable MOE Generic Site Condition Standards (Tables 1, 2,3, 6,7,8 and 9) for the most environmentally sensitive adjacent land use; or
 - the Property Specific Standards (PSSs) as approved by the MOE for a Risk Assessment/Risk Management Plan which was conducted in accordance with the City Policies and Conditions for the Acceptance of Risk Assessed Lands (Clause 18, of Works Committee Report 2, April 25, 26 and 27, 2006).
- j. The QP's statement will include a Reliance Letter (Please contact case manager, Samaresh Das at 416-396-4971 for the standard template), that is stamped, dated and signed by the applicant's Qualified Person (the "QP"), as defined in O. Reg. 153/04, as amended confirming that both the City and the City's Peer Reviewer can rely on the environmental documentation submitted and the QP's opinion as to the condition of the site.
 - k. For conveyance of lands requiring a Record of Site Condition (the "RSC"),
 - i. File the RSC on the Ontario Environmental Site Registry, and
 - ii. Submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Executive Director, Engineering and Construction Services.
 - l. File the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Engineering and Construction Services.
 - m. The applicant is required to submit a site servicing drawing to show the proposed sewer and water connections from each of the severed dwelling.
 - n. The applicant must provide a details on how the stormwater quantity, quality, and the water balance will be achieved according to the city of Toronto's Wet Weather Flow Management Guidelines for this development.
 - o. If the applicant is proposing to connect the sanitary sewer along Sugarbush Square, then the applicant is required to submit a detailed engineering drawing, to the satisfaction of Engineering and Construction Services, for the extension of the sanitary sewer northwards on Sugarbush Square to provide services to the lands to be developed and obtain all approvals from the Ministry of the Environment and Climate Change in this regard. The owner will be financially responsible for all proposed works within the road allowance including the extension of the sanitary sewer and the water and sanitary connections and any costs arising for the relocation or removal of existing services and utilities which may become necessary through the development or use of this land.
 - p. The owner shall enter into a financially secured consent agreement with the City for the construction of the extension of the sanitary sewer, and installation of water and sanitary connections to service the proposed dwellings and all required above ground surface works, with the City's right-of-way, and provide financial securities, submit engineering and inspection fees and provide insurance as required, with all costs the responsibility of the applicant, all the to the satisfaction of Executive Director of Engineering and Construction Services. If it is determined that there will be a requirement to construct or upgrade any municipal sewer to accommodate the groundwater flows from the development, the work will also be included in the consent agreement.
6. The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:
 - a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).

- b. The Owner shall submit a tree protection guarantee security deposit of \$583.00 to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
 - c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.
7. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A0017/17SC, A0018/17SC, A0019/17SC, A0020/17SC and A0021/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
8. 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.



Lot Division Plan 3693 Ellemere Road

Applicant's Submitted Drawing
Not to Scale

File #B0002/17SC

01/06/2017

Attachment 1

SIGNATURE PAGE

File Number:	B0002/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0017/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 1 & 13	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 3693 Ellesmere Road into five lots, and has applied for variances for the proposed lot shown as Parts 1 & 13 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on each lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

PARTS 1 & 13 (File A0017/17SC)

By-law No. 569-2013:

1. The proposed lot area is 432 m²
Whereas the minimum required lot area is 696 m²
2. None of the floor area on the first floor is proposed to be located within 4.0 m of the front main wall
Whereas a minimum of 10.0 m² of the first floor must be located within 4.0 m of the front main wall

By-law No. 10827:

3. The proposed lot area is 432 m²
Whereas the minimum required lot area is 696 m²
4. The proposed floor area is 0.654 x the area of the lot (283 m²)
Whereas the maximum permitted floor area is 0.5 x the area of the lot (216 m²)

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

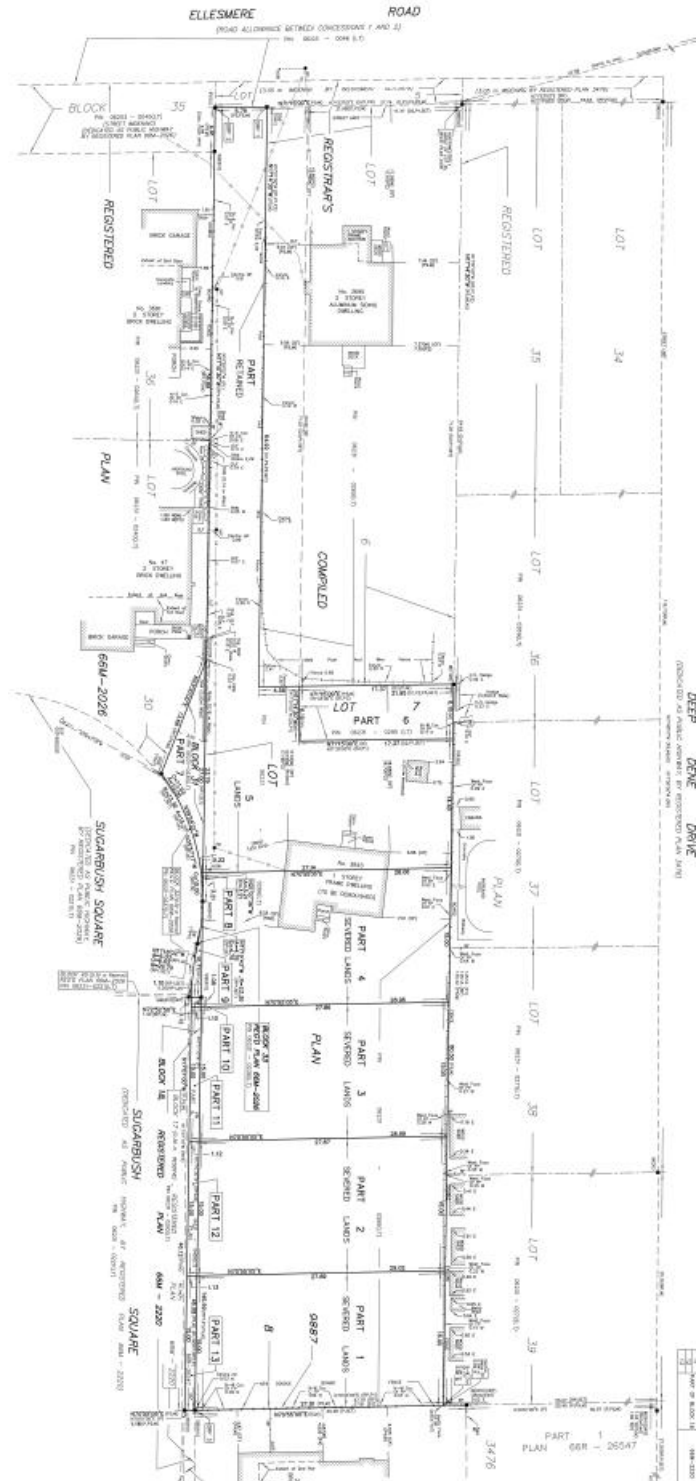
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

This decision is subject to the following conditions:

The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:

- a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
- b. The Owner shall submit a tree protection guarantee security deposit of \$583.00 to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
- c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.



Lot Division Plan
Applicant's Submitted Drawing
Not to Scale

3693 Ellemere Road
File #A0017/17SC

01/06/2017

Attachment 1

SIGNATURE PAGE

File Number:	A0017/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 1 & 13	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0018/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 2 & 12	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 3693 Ellesmere Road into five lots, and has applied for variances for the proposed lot shown as Parts 2 & 12 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on each lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:**PARTS 2 & 12 (File A0018/17SC)**By-law No. 569-2013:

1. The proposed lot area is 434 m²
Whereas the minimum required lot area is 696 m²
2. None of the floor area on the first floor is proposed to be located within 4.0 m of the front main wall
Whereas a minimum of 10.0 m² of the first floor must be located within 4.0 m of the front main wall

By-law No. 10827:

3. The proposed lot area is 434 m²
Whereas the minimum required lot area is 696 m²
4. The proposed floor area is 0.655 x the area of the lot (285 m²)
Whereas the maximum permitted floor area is 0.5 x the area of the lot (217 m²)

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

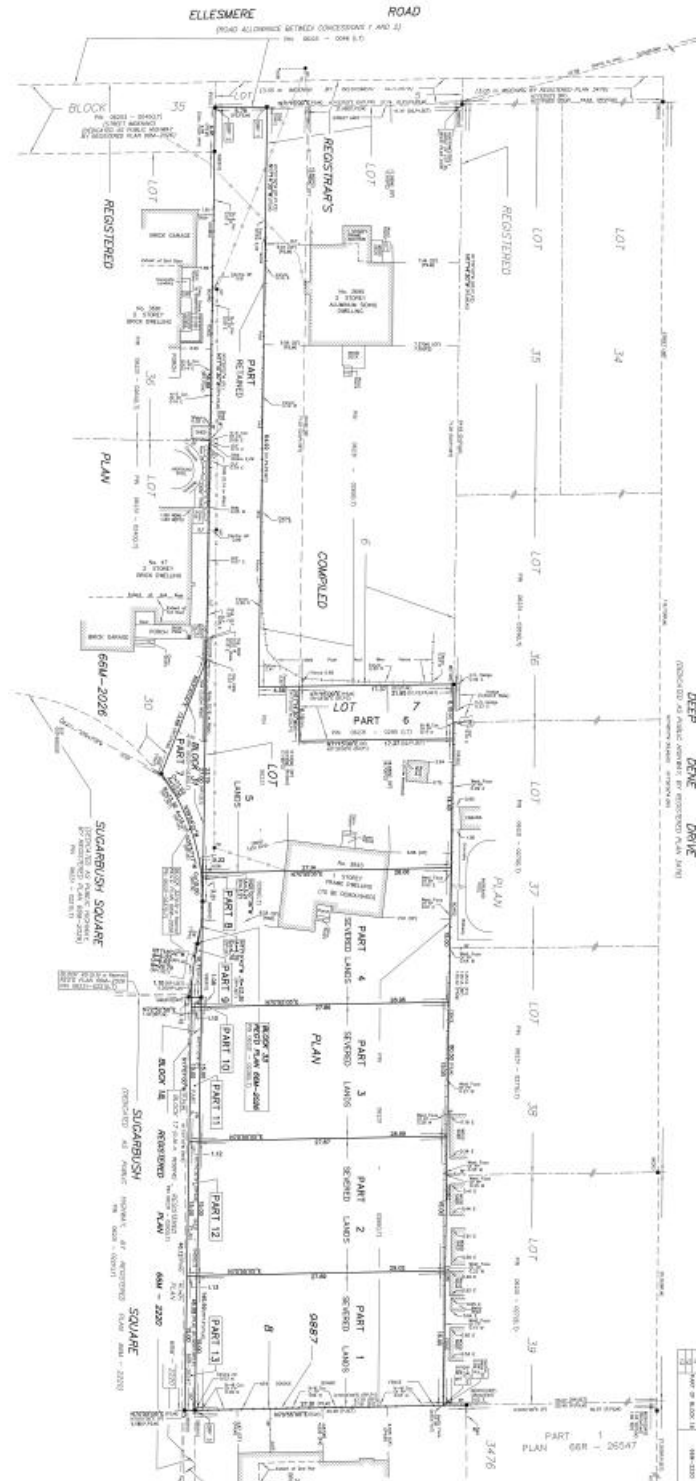
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

This decision is subject to the following conditions:

The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:

- a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
- b. The Owner shall submit a tree protection guarantee security deposit of \$583.00 to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
- c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.



Lot Division Plan
Applicant's Submitted Drawing
Not to Scale

3693 Ellemere Road
File #A0018/17SC

01/06/2017

Attachment 1

SIGNATURE PAGE

File Number:	A0018/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 2 & 12	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0019/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 3 & 11	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 3693 Ellesmere Road into five lots, and has applied for variances for the proposed lot shown as Parts 3 & 11 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on each lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

PARTS 3 & 11 (File A0019/17SC)

By-law No. 569-2013:

1. The proposed lot area is 433 m²
Whereas the minimum required lot area is 696 m²
2. None of the floor area on the first floor is proposed to be located within 4.0 m of the front main wall
Whereas a minimum of 10.0 m² of the first floor must be located within 4.0 m of the front main wall

By-law No. 10827:

3. The proposed lot area is 433 m²
Whereas the minimum required lot area is 696 m²
4. The proposed floor area is 0.652 x the area of the lot (283 m²)
Whereas the maximum permitted floor area is 0.5 x the area of the lot (216 m²)

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This decision is subject to the following conditions:

The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:

- a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
- b. The Owner shall submit a tree protection guarantee security deposit of \$583.00 to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
- c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

SIGNATURE PAGE

File Number:	A0019/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 3 & 11	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0020/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 4, 8, 9 & 10	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 3693 Ellesmere Road into five lots, and has applied for variances for the proposed lot shown as Parts 4, 8, 9 & 10 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on each lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

PARTS 4, 8, 9 & 10 (File A0020/17SC)

By-law No. 569-2013:

1. The proposed rear yard setback is 7 m
Whereas the minimum required rear yard setback is 7.5 m
2. The proposed lot area is 423 m²
Whereas the minimum required lot area is 696 m²
3. None of the floor area on the first floor is proposed to be located within 4.0 m of the front main wall
Whereas a minimum of 10.0 m² of the first floor must be located within 4.0 m of the front main wall

By-law No. 10827:

4. The proposed lot area is 423 m²
Whereas the minimum required lot area is 696 m²

5. The proposed floor area is 0.67 x the area of the lot (285 m²)
Whereas the maximum permitted floor area is 0.5 x the area of the lot (211 m²)
6. The proposed rear yard setback is 7 m
Whereas the minimum required rear yard setback is 7.5 m

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

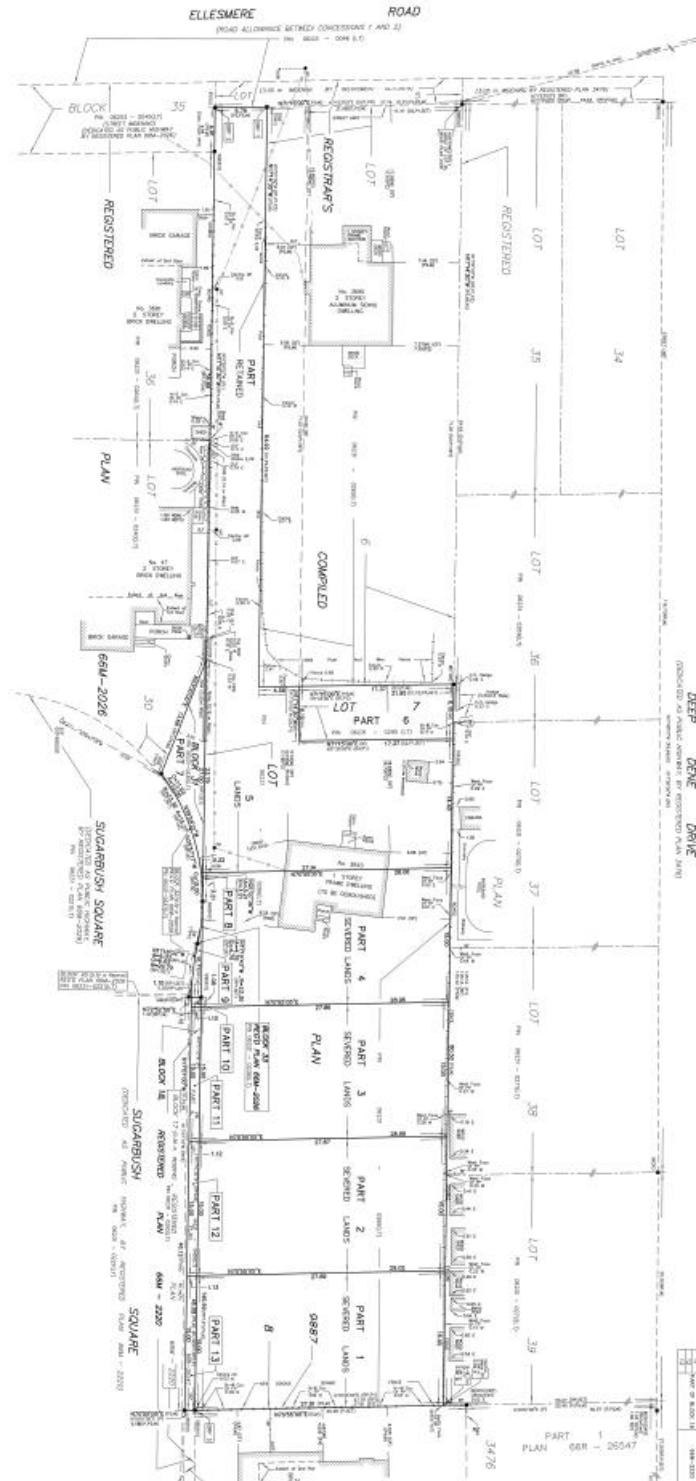
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

This decision is subject to the following conditions:

The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:

- a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
- b. City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
- c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.



Lot Division Plan
Applicant's Submitted Drawing
Not to Scale

3693 Ellemere Road
File #A0020/17SC

01/06/2017

Attachment 1

SIGNATURE PAGE

File Number:	A0020/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 4, 8, 9 & 10	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0021/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owners:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 5, 6 & 7	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 3693 Ellesmere Road into five lots, and has applied for variances for the proposed lot shown as Parts 5, 6 & 7 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on each lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

PARTS 5, 6 & 7 (File A0021/17SC)

By-law No. 569-2013:

1. None of the floor area on the first floor is proposed to be located within 4.0 m of the front main wall
Whereas a minimum of 10.0 m² of the first floor must be located within 4.0 m of the front main wall

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

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

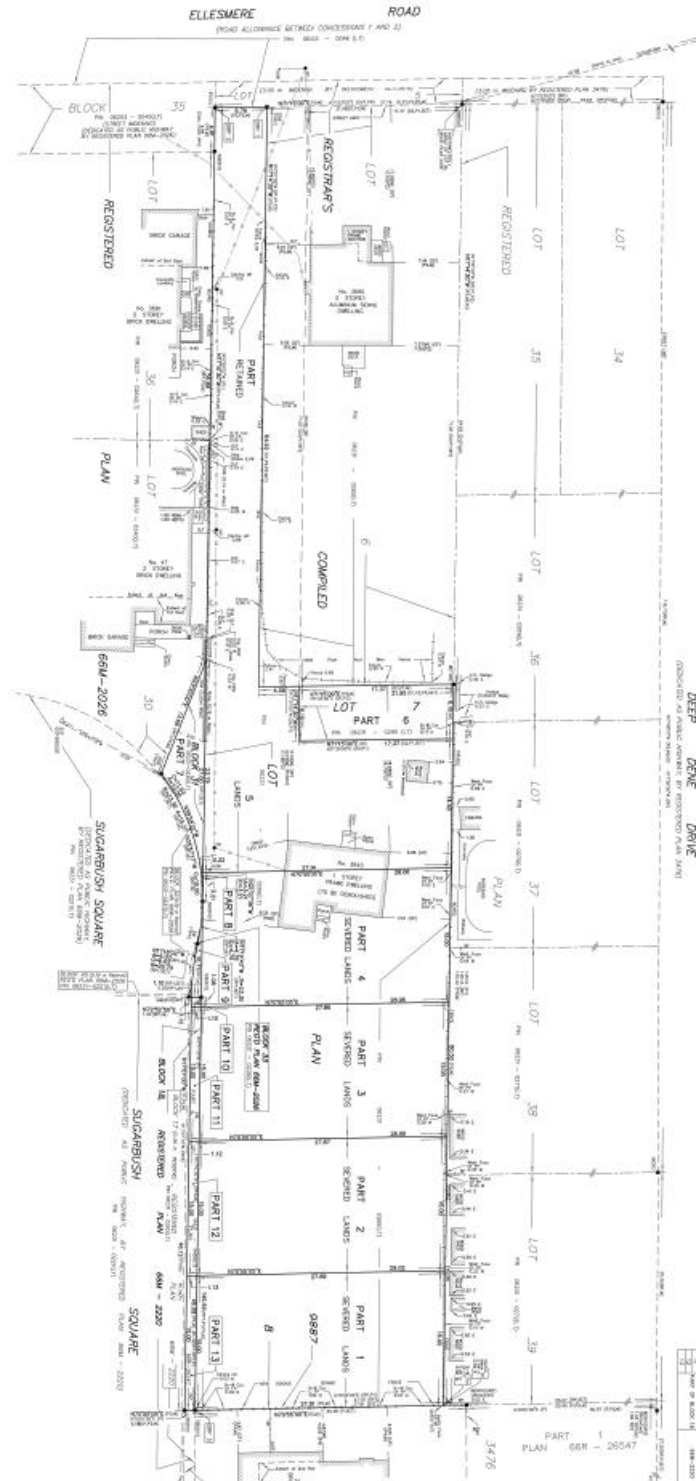
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.

- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This decision is subject to the following conditions:

The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:

- a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
- b. The Owner shall submit a tree protection guarantee security deposit of \$583.00 to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
- c. The owner shall provide payment of \$583 per tree for four (4) trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.



Lot Division Plan
Applicant's Submitted Drawing
Not to Scale

3693 Ellemere Road
File #A0021/17SC

01/06/2017

Attachment 1

SIGNATURE PAGE

File Number:	A0021/17SC	Zoning	Single Family (S) and Residential Detached (RD) [ZR]
Owner:	3693 ELLESMERE PROPERTIES INC.	Ward:	Scarborough East (44)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	3693 ELLESMERE RD PARTS 5, 6 & 7	Community:	Highland Creek Community
Legal Description:	PLAN 9887 RCP LOT 7, 8		

David Peacock

Eden Gajraj

Hena Kabir

Nimrod Salamon

Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0010/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

Conveyed - Part A

The proposed lot frontage is 7.62 m and the proposed lot area is 241.55 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0093/17SC.

Retained - Part B

The proposed lot frontage is 7.62 m and the proposed lot area is 241.55 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0094/17SC.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Refused

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

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated

APPROXIMATE CENTRE LINE OF PAVEMENT



SIGNATURE PAGE

File Number:	B0010/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0093/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE – PART A	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part A.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013 & No. 8978:

1. The proposed lot frontage is 7.62 m and the proposed lot area is 241.55 m²;
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 371 m².
2. The proposed dwelling will be located 0.61 m from the north side lot line and 0.76 m from the south side lot line;
Whereas the minimum required side yard setback is 0.9 m.

By-law No. 569-2013:

3. The proposed dwelling will cover 41.79% of the lot area (100.94 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (79.71 m²).
4. The proposed dwelling will have a height of 8.2 m;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
5. A total of 9.63 m² of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

6. The proposed rear deck will be located 0.91 m from the north side lot line;
Whereas the minimum required setback for a platform (deck) is 1.22 m from the side lot line.

By-law No. 8978:

7. The proposed dwelling will cover 42.97% of the lot area (103.79 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (79.71 m²).
8. The proposed dwelling will be three (3) storeys in height at the garage portion only;
Whereas the maximum permitted number of storeys is two (2).
9. The proposed parking space in the integral garage will have a width of 3.25 m;
Whereas the minimum required width of a parking space is 3.3 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

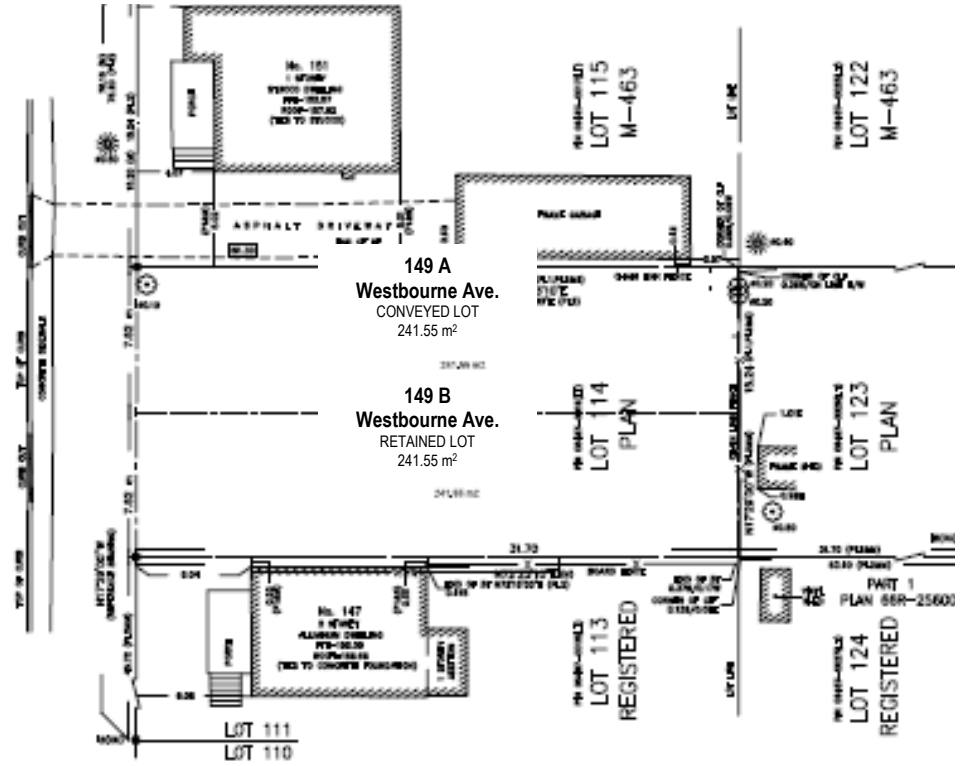
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

#14194-5
 PL M443



WESTBOURNE AVENUE
 (BY REGISTERED PLAN 1914)
 (M-441-443)

APPROXIMATE BOUNDARY LINE OF PRESENT



Lot Division Plan

SIGNATURE PAGE

File Number:	A0093/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE – PART A	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Wednesday, May 31, 2017

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

File Number:	A0094/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE – PART B	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part B.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013 & No. 8978:

1. The proposed lot frontage is 7.62 m and the proposed lot area is 241.55 m²;
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 371 m².
2. The proposed dwelling will be located 0.61 m from the south side lot line and 0.76 m from the north side lot line;
Whereas the minimum required side yard setback is 0.9 m.

By-law No. 569-2013:

3. The proposed dwelling will cover 41.79% of the lot area (100.94 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (79.71 m²).
4. The proposed dwelling will have a height of 8.2 m;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
5. A total of 9.63 m² of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

6. The proposed rear deck will be located 1.06 m from the north side lot line;
Whereas the minimum required setback for a platform (deck) is 1.22 m from the side lot line.

By-law No. 8978:

7. The proposed dwelling will cover 42.97% of the lot area (103.79 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (79.71 m²).
8. The proposed dwelling will be three (3) storeys in height at the garage portion only;
Whereas the maximum permitted number of storeys is two (2).
9. The proposed parking space in the integral garage will have a width of 3.25 m;
Whereas the minimum required width of a parking space is 3.3 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is 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:	A0094/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	PIONEER CONSTRUCTION CONSULTANT	Ward:	Scarborough Southwest (35)
Agent:	PIONEER CONSTRUCTION CONSULTANT	Heritage:	Not Applicable
Property Address:	149 WESTBOURNE AVE – PART B	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 114		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	B0017/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

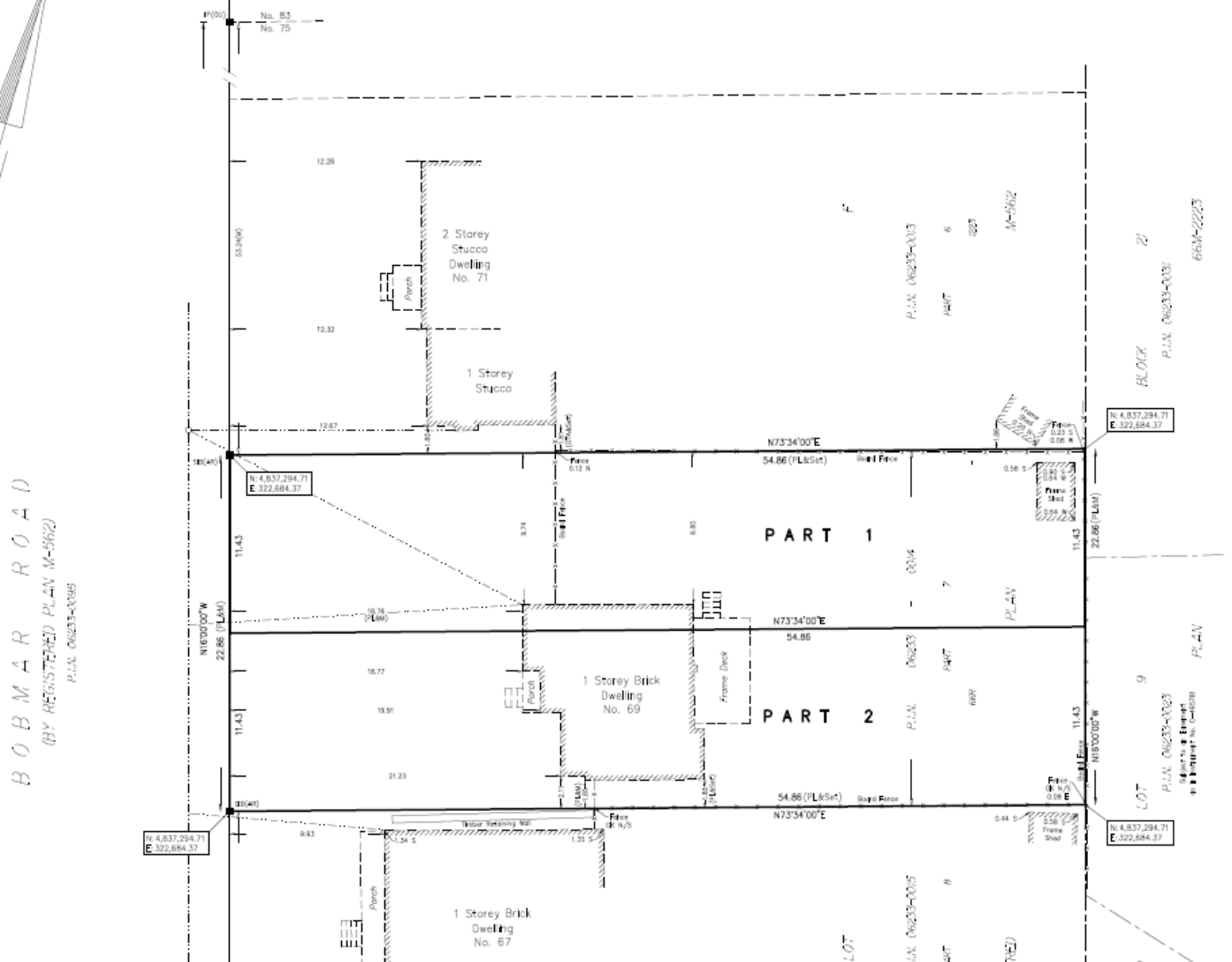
This application is for consent to sever the land into two lots. Part 1 and Part 2 would have a frontage of 11.43 metres and a lot area of 627 square metres. The proposed lots are shown on the attached Site Plan. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0122/17SC and A0123/17SC.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Refused

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

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.



SIGNATURE PAGE

File Number:	B0017/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0122/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD, Part 1	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling on Part 1, as shown on the attached Lot Division Plan.

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

By-law No. 569-2013

1. To permit the proposed 11.43 metres lot frontage, whereas the Zoning By-law requires a minimum 15 metres lot frontage.
2. To permit the proposed 627 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.
3. To permit the proposed 10.3 metres front yard setback, whereas the Zoning By-law requires a minimum 12.28 metres front yard setback.

By-law No. 10827

4. To permit the proposed 11.43 metres lot frontage and 627 square metres lot area, whereas the Zoning By-law requires a minimum 15 metres lot frontage and 696 square metres floor area.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE**

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:	A0122/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD, Part 1	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0123/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD, Part 2	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed 11.43 metres lot frontage, whereas the Zoning By-law requires a minimum 15 metres lot frontage.
2. To permit the proposed 627 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.

By-law No. 10827

3. To permit the proposed 11.43 metres lot frontage and 627 square metres lot area, whereas the Zoning By-law requires a minimum 15 metres lot frontage and 696 square metres floor area.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

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

SIGNATURE PAGE

File Number:	A0123/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	ABBAS POUYA	Ward:	Scarborough East (44)
Agent:	DEEPAK BHATT	Heritage:	Not Applicable
Property Address:	69 BOBMAR RD, Part 2	Community:	Highland Creek Community
Legal Description:	PLAN M562 PT BLK F RP R1223 PART 7		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0011/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	SAMUEL RAJAMOHAN	Ward:	Scarborough East (44)
Agent:	PAKERATHAN MUTHUKUMARSWAMY	Heritage:	Not Applicable
Property Address:	8 WILLOWLEA DR	Community:	Highland Creek Community
Legal Description:	PLAN 2098 PT LOT 47		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

This application was approved by the Committee of Adjustment in July 2012, the certificate was issued, however it was never registered and it lapsed. The application remains the same. To sever the property into two residential lots as indicated on the attached lot division plan. The Retained Lot (Lot A) and the Conveyed Lot (Part B) will each have a frontage of 16.57 metres and a depth of 31.79 metres. Each lot is to be developed with a two storey single family residential dwelling. The existing house is to be demolished.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is 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 create new lots as shown on the attached lot division plan 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. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca

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. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416 338-5033; vgomes@toronto.ca
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The Owner shall complete the following to the satisfaction of Toronto Urban Forestry:
 - a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
 - b. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s). *A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at:* www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
 - c. The Owner shall submit a tree protection guarantee security deposit of **\$2730** to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.
6. 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.

PART 1
PLAN 64R-9880

SUB(M TO)

2098

63.65(P)
63.62(P1&Meas)

603)

50889.65	/
850679.35	

000079.00

2

$$M^2$$

2

6634

10899.47
850849.11

1000

1003)

63.61(P1&Meos) —

63.85(0,P)

Lot Division Plan

SIGNATURE PAGE

File Number:	B0011/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	SAMUEL RAJAMOHAN	Ward:	Scarborough East (44)
Agent:	PAKERATHAN MUTHUKUMARSWAMY	Heritage:	Not Applicable
Property Address:	8 WILLOWLEA DR	Community:	Highland Creek Community
Legal Description:	PLAN 2098 PT LOT 47		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0014/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [WAIVER]
Owner(s):	ROWSHONARA RAHMAN HABIBUR RAHMAN	Ward:	Scarborough East (44)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	69 HOMESTEAD RD	Community:	West Hill Community
Legal Description:	PLAN 3006 PT LOT 43 RP 64R5685 PART 1		

Notice was given and the application considered on Thursday, June 1, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

This application was approved by the Committee of Adjustment in January 2016, the applicant did not satisfy the conditions and the consent lapsed. The application remains the same. This application is for consent to sever the land into two lots. The lot to be created Part 2 would have a frontage of 11.31 metres and a lot area of 474.6 square metres. The lot to be created Part 1 would have a frontage of 11.31 metres and a lot area of 472.76 square metres. The proposed lots are shown on the attached Lot Division Plan. The owner is proposing to demolish the existing house and build two new detached houses.

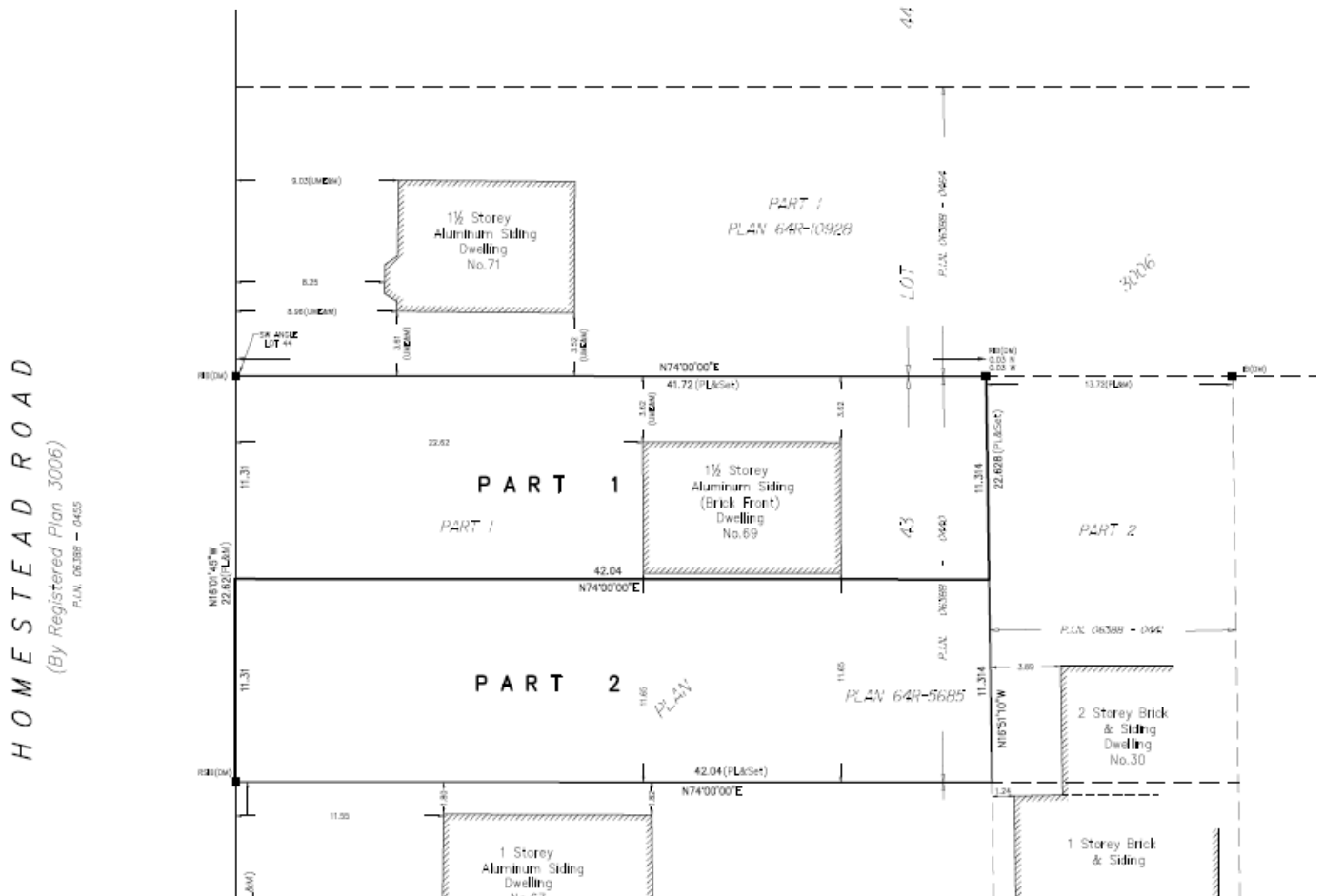
The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Approved

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 create new lots as shown on the attached lot division plan 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. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca

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. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416 338-5033; vgomes@toronto.ca
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The applicant shall enter into a Financially Secured Agreement to design and construct an extension of the existing sanitary sewer within Homestead Road to a point in line with the midpoint of the frontage of the newly created southerly lot identified as 69B on the submitted plan. Contact Lucia Stanciu, Development Engineering, at 416-392-8450.
6. 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:	B0014/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [WAIVER]
Owner(s):	ROWSHONARA RAHMAN HABIBUR RAHMAN	Ward:	Scarborough East (44)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	69 HOMESTEAD RD	Community:	West Hill Community
Legal Description:	PLAN 3006 PT LOT 43 RP 64R5685 PART 1		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Monday, June 26, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A377/15SC	Zoning	Employment Industrial (E) & General Industrial (MG), Vehicle Service (VS) Zone [ZR]
Owners:	PETER BUCAN JEKA BUCAN	Ward:	Scarborough-Rouge River (41)
Agent:	DESIGN CRITERIA	Heritage:	Not Applicable
Property Address:	126 SELECT AVE UNIT 3	Employment District:	Tapscott Employment District
Legal Description:	PLAN M1996 LOT 10		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for variances to maintain a vehicle repair and service garage, including vehicle body repair and painting, in the building at 126 Select Avenue, Unit 3.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. To permit 15 parking spaces to be provided for all uses in the building
Whereas a minimum of 47 parking spaces are required

By-law No. 24982:

2. To permit Unit 3 to continue to be used for a Vehicle Repair Garage
Whereas a Vehicle Repair Garage is not a permitted use.
3. To permit 15 parking spaces to be provided for all uses in the building
Whereas a minimum of 65 parking spaces are required

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

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

SIGNATURE PAGE

File Number:	A377/15SC	Zoning	Employment Industrial (E) & General Industrial (MG), Vehicle Service (VS) Zone [ZR]
Owners:	PETER BUCAN JEKA BUCAN	Ward:	Scarborough-Rouge River (41)
Agent:	DESIGN CRITERIA	Heritage:	Not Applicable
Property Address:	126 SELECT AVE UNIT 3	Employment District:	Tapscott Employment District
Legal Description:	PLAN M1996 LOT 10		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0041/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	HUSNA BANU SAYED SHABBIR MOHAMMED SAYED	Ward:	Scarborough Centre (38)
Agent:	SHABBIR MOHAMMED SAYED	Heritage:	Not Applicable
Property Address:	56 MOUNTLAND DR	Community:	Woburn Community
Legal Description:	PLAN M738 LOT 95		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a carport and a deck attached to the existing one storey dwelling.

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

By-law No. 569-2013

1. To permit the proposed 5.9 metres rear yard setback (to the rear deck), whereas the Zoning By-law requires a minimum 9.1 metres rear yard setback.
2. To permit the proposed 2.9 metres by 7.6 metres parking space, whereas the Zoning By-law requires a minimum 3.2 metres by 5.6 metres parking space.

By-law No. 9510

3. To permit the proposed 2.9 metres by 7.6 metres parking space, whereas the Zoning By-law requires a minimum 3.3 metres by 5.6 metres parking space.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

File Number:	A0041/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	HUSNA BANU SAYED SHABBIR MOHAMMED SAYED	Ward:	Scarborough Centre (38)
Agent:	SHABBIR MOHAMMED SAYED	Heritage:	Not Applicable
Property Address:	56 MOUNTLAND DR	Community:	Woburn Community
Legal Description:	PLAN M738 LOT 95		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0059/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	MUHAMMAD SALMAN	Ward:	Scarborough Southwest (36)
Agent:	NIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	98 SOUTH WOODROWBLVD	Community:	Cliffside Community
Legal Description:	PLAN 1964 PT LOT 252 LOT 253		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a two-storey single family dwelling. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed 257 square metres floor area or 0.64 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.
2. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
3. To permit the proposed 0.173 metres eaves projection and would be located 0.287 metres from the north property line, whereas as the Zoning By-law permits maximum 0.9 metres eaves projection provided they are no closer than 0.3 metres to the lot line.
4. To permit the proposed 48% front yard landscaping, whereas the Zoning By-law requires a minimum 50% front yard landscaping.

By-law No. 9364

5. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

6. To permit the proposed 240 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s).
A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
2. The Owner shall submit a tree protection guarantee security deposit of **\$1364** to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry.

SIGNATURE PAGE

File Number:	A0059/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner:	MUHAMMAD SALMAN	Ward:	Scarborough Southwest (36)
Agent:	NIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	98 SOUTH WOODROW BLVD	Community:	Cliffside Community
Legal Description:	PLAN 1964 PT LOT 252 LOT 253		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0092/17SC	Zoning	Commercial Residential (CR) Zone [ZR]
Owner(s):	LONG HOLDINGS INC	Ward:	Scarborough Southwest (35)
Agent:	RAI ARCHITECT INC	Heritage:	Not Applicable
Property Address:	3313 DANFORTH AVE	Community:	Oakridge Community
Legal Description:	PLAN 412 PT LOT 4 RP 66R17047 PART 1		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of the existing commercial building, including alterations to the storefront and exterior facade.

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

By-law No. 569-2013 & No. 9812:

1. The existing/altered building is setback 3.34 m from the front lot line facing Danforth Ave;
Whereas the maximum permitted front yard/street yard setback is 3 m.
2. The existing/altered building has a first level floor-to-ceiling height of 3.04 m;
Whereas the minimum required floor-to-ceiling height is 4.5 m.

By-law No. 569-2013:

3. The existing/altered building is located 0.04 m from the west side lot line and 6.8 m from the east side lot line;
Whereas the minimum required setback from a lot line that abuts a residential zone is 7.5 m.
4. The proposed roof canopy will encroach into the required side yard setback by 1.63 m;
Whereas the maximum permitted encroachment into a required side yard setback is 1.5 m.

By-law No. 9812:

5. The existing/altered building is located 0.04 m from the west side lot line;
Whereas the minimum required setback from a lot line that abuts a Two Family (T) residential zone is 0.3 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

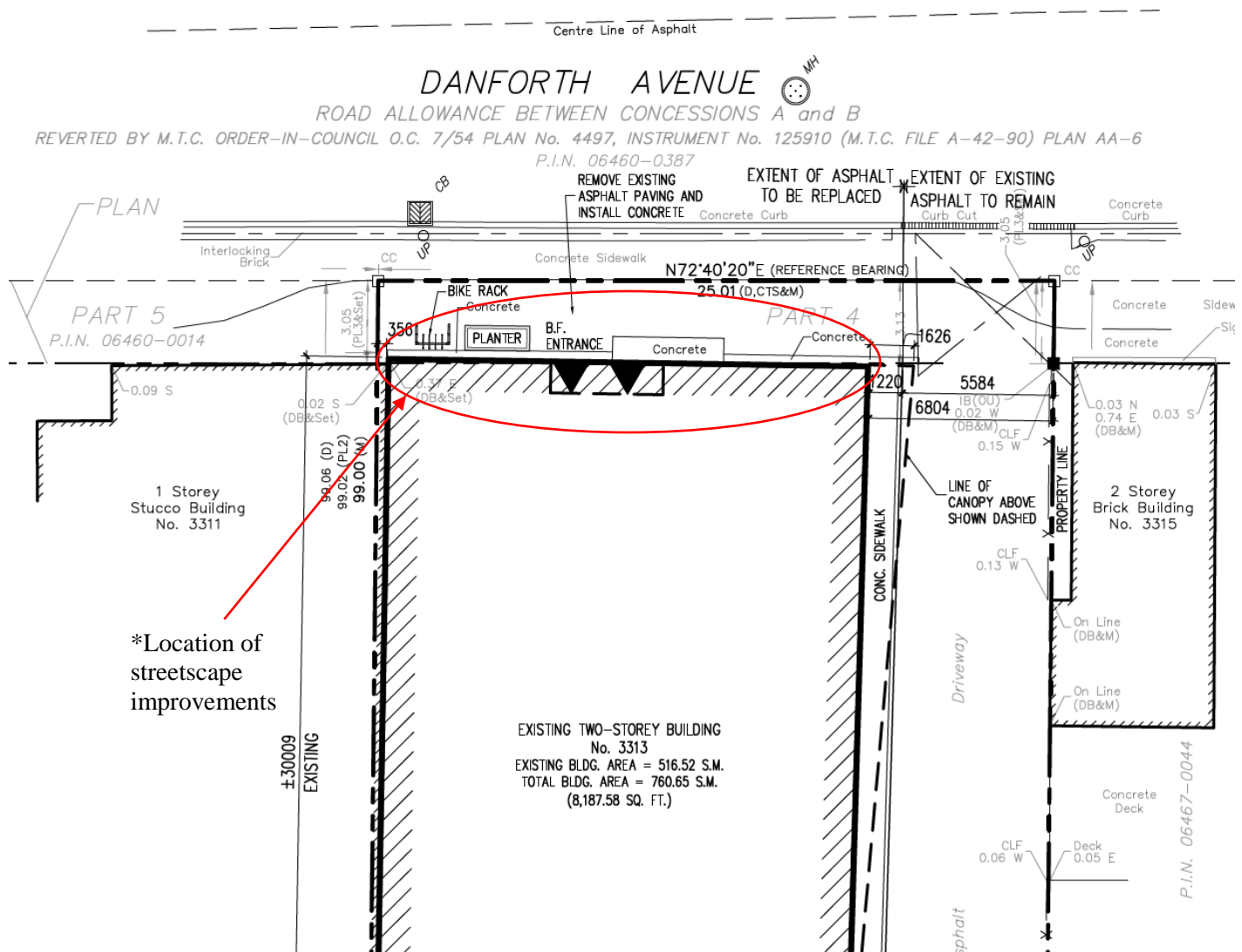
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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.

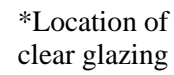
This decision is subject to the following condition(s):

1. The Owner shall build substantially in accordance with the revised Site Plan, Drawing No. A1.0, prepared by RAI Architect Inc, dated April 21, 2017, in order to ensure that improvements are made to the front of the site, including the installation of a bike rack, planter and concrete paving (see Attachment 1: Partial Site Plan).
2. The owner shall build substantially in accordance with the revised North Building Elevation, Drawing No. A3.0, prepared by RAI Architect Inc, dated April 28, 2017, in order to ensure that clear glazing is installed on the front entrance doorways and in front of the west stairway (see Attachment 2: North Elevation).

Attachment 1: Partial Site Plan



Decision Notice - MV.doc



SIGNATURE PAGE

File Number:	A0092/17SC	Zoning	Commercial Residential (CR) Zone [ZR]
Owner:	LONG HOLDINGS INC	Ward:	Scarborough Southwest (35)
Agent:	RAI ARCHITECT INC	Heritage:	Not Applicable
Property Address:	3313 DANFORTH AVE	Community:	Oakridge Community
Legal Description:	PLAN 412 PT LOT 4 RP 66R17047 PART 1		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0095/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	FERNANDO MARQUES ORFAO TERESA MEDEIROS	Ward:	Scarborough Centre (37)
Agent:	FERNANDO MARQUES ORFAO	Heritage:	Not Applicable
Property Address:	10 MARCHINGTON CRCL	Community:	Maryvale Community
Legal Description:	PLAN M642 LOT 85		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey rear addition and a second storey addition over the existing single family dwelling with an attached garage.

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

By-law No. 569-2013

1. To permit the proposed 0.13 metres garage setback from the side lot line, whereas the Zoning By-law requires a minimum 0.3 metres garage setback from the side lot line.
2. To permit the proposed 8 square metres platform, whereas the Zoning By-law permits maximum 4 square metres platform at or above the second floor.
3. To permit the proposed second storey 7.8 front yard setback and the proposed garage 7.76 metres front yard setback, whereas the Zoning By-law requires a minimum 7.89 metres front yard setback.
4. To permit the proposed the proposed first floor have 0 square metres within 4 metres of the front wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
5. To permit the proposed stairs to be 6.7 horizontal units for each 1 vertical unit above grade at the point where the stairs meet the building, whereas the Zoning By-law permit maximum 1.5 horizontal units for

each 1 vertical unit above grade at the point where the stairs meet the building.

6. To permit the proposed eaves to project 0.1 metres and will be 0.03 metres from the side lot line, whereas the Zoning By-law permits roof eaves to project a maximum of 0.9 metres provided that they are no closer than 0.3 metres to a lot line.

By-law No. 9366

7. To permit the proposed garage to be 0.13 metres from the side lot line and to be 1.4 metres from the neighbours house, whereas the Zoning By-law requires a minimum 0.3 metres setback for a garage from the side lot line and a minimum 1.5 metres from any dwelling erected on adjoining properties.
8. To permit the proposed 9.14 metres by 3.49 metres accessory structure (garage) dimensions, whereas the Zoning By-law permit maximum 7.6 metres by 7.6 metres accessory structure dimensions.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s).

SIGNATURE PAGE

File Number:	A0095/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	FERNANDO MARQUES ORFAO	Ward:	Scarborough Centre (37)
Agent:	TERESA MEDEIROS FERNANDO MARQUES ORFAO	Heritage:	Not Applicable
Property Address:	10 MARCHINGTON CRCL	Community:	Maryvale Community
Legal Description:	PLAN M642 LOT 85		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0096/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	SIVATHARSHINI SIVAKADERDCHAN JEYAPARAN VELUPPILLAL	Ward:	Scarborough-Rouge River (42)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	58 KENTISH CRES	Community:	Malvern West Community
Legal Description:	PLAN 7725 LOT 139		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:

By-law No. 569-2013:

1. The proposed dwelling will cover 35% of the lot area;
Whereas the maximum permitted lot coverage is 33% of the lot area.
2. The proposed dwelling will have a floor space index equal to 0.59 times the lot area (328 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (278.64 m²).
3. The proposed dwelling will be located 7.4 m from the front lot line;
Whereas the minimum required front yard setback is 7.73 m.

By-law No. 12181:

4. The proposed dwelling will have a total floor area equal to 0.59 times the lot area (328 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (278.64 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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:	A0096/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	SIVATHARSHINI SIVAKADERDCHAN JEYAPARAN VELUPPILLAL	Ward:	Scarborough-Rouge River (42)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	58 KENTISH CRES	Community:	Malvern West Community
Legal Description:	PLAN 7725 LOT 139		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0099/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	STEPHANIE MCDONALD	Ward:	Scarborough Southwest (36)
Agent:	STUDIO 64 DESIGNS INC	Heritage:	Not Applicable
Property Address:	64 FERNCROFT DR	Community:	Birchcliff Community
Legal Description:	PLAN 4302 LOT 43		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:By-law No. 569-2013:

1. The proposed dwelling will cover 38% of the lot area (168.27 m²);
Whereas the maximum permitted coverage is 33% of the lot area (147.23 m²).
2. The proposed dwelling will have a floor space index equal to 0.69 times the lot area (306.73 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (223.08 m²).
3. The proposed dwelling will have a height of 8.4 m;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.

By-law No. 8786:

4. The proposed dwelling will cover 38% of the lot area (168.27 m²);
Whereas the maximum permitted coverage is 33% of the lot area (147.23 m²).
5. The proposed dwelling will have a total floor area equal to 0.66 times the lot area (294.75 m²);
Whereas the maximum permitted floor area is 0.5 times the lot area (223.08 m²).
6. The proposed garage will have a height of 4.25 m, as measured to the underside of the roof structure;
Whereas the maximum permitted height of a garage is 3.7 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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.

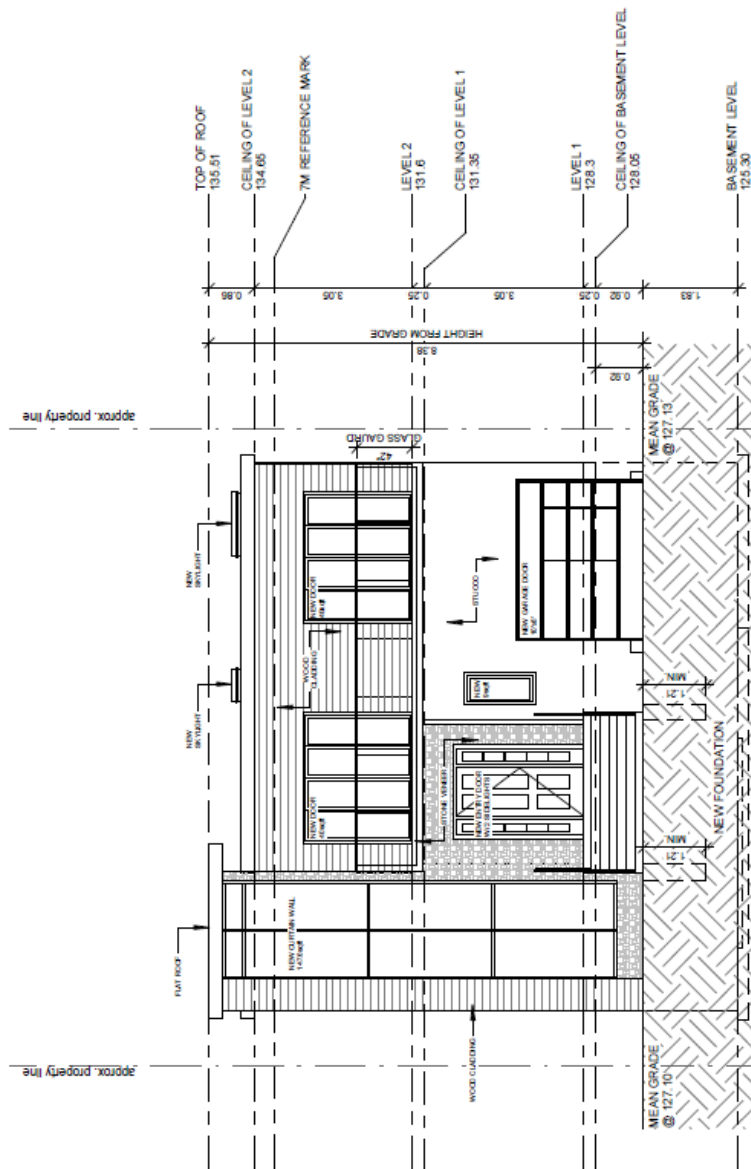
This decision is subject to the following condition(s):

1. The Owner shall build in accordance with the Front Elevation, Drawing No. SK16, prepared by Studio64 Design Services, dated March 28, 2017 as it relates to the building height (see Attachment 1: Front Elevation). Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
2. As directed by City Council, upon completion of construction, a new city owned and maintained street tree shall be planted on the City road allowance abutting each property involved in the application, except where a satisfactory street tree already exists. The payment required for each new tree to be planted is \$583. Urban Forestry staff have determined that **1 tree** is required under this application, therefore the total payment required is **\$583**.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at tpprest@toronto.ca for additional information.

Attachment 1: Front Elevation



project
64 Ferncroft Dr.
RD (f0.5) (x252)

drawing
Front Elevation

scale @
A 1/16" = 1'-0"
date
28/03/17

dwg. no.
SK16
rev.
B

Builders/contractors shall verify all dimensions on site. Any discrepancies shall be made known prior to any works commencing.
This work cannot be reproduced or copied in any form without written consent of Studio 64 Designs Inc.
All work is to comply with the 2012 Ontario Building Code
rev. date description
8 28/03/2017 ZONING REVIEW

SIGNATURE PAGE

File Number:	A0099/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	STEPHANIE MCDONALD	Ward:	Scarborough Southwest (36)
Agent:	STUDIO 64 DESIGNS INC	Heritage:	Not Applicable
Property Address:	64 FERNCROFT DR	Community:	Birchcliff Community
Legal Description:	PLAN 4302 LOT 43		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0100/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	KAMALA NARAYANAN SANKARA NARAYANAN KRISHNAN	Ward:	Scarborough Southwest (36)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	4 SHIRLEY CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 4235 LOT 138		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling. The existing dwelling will be demolished.

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

By-law No. 569-2013

1. To permit the proposed 5.44 metres front yard setback, whereas the Zoning By-law requires a minimum 9 metres front yard setback.
2. To permit the proposed 444.4 square metres floor area or 0.47 times the lot area, whereas the Zoning By-law permits maximum 0.4 times the lot area.
3. To permit the proposed 9.98 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

By-law No. 10010

4. To permit the proposed 3 car garage, whereas the Zoning By-law permits maximum 2 car garage.
5. To permit the proposed 5.44 metres front yard setback, whereas the Zoning By-law requires a minimum 9 metres front yard setback.

6. To permit the proposed 9.98 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
7. To permit the proposed 419.91 square metres floor area or 0.442 times the lot area, whereas the Zoning By-law permits maximum 0.4 times the lot area.
8. To permit the proposed 18.4 metres long rear deck, whereas the Zoning By-law permits maximum 7.6 metres long rear deck.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

Minor Variance No. 4 is Refused

It is the decision of the Committee of Adjustment to NOT approve Variance No. 4 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.

Minor Variance No. 1, 2, 3, 5, 6, 7 & 8 are Approved on Condition

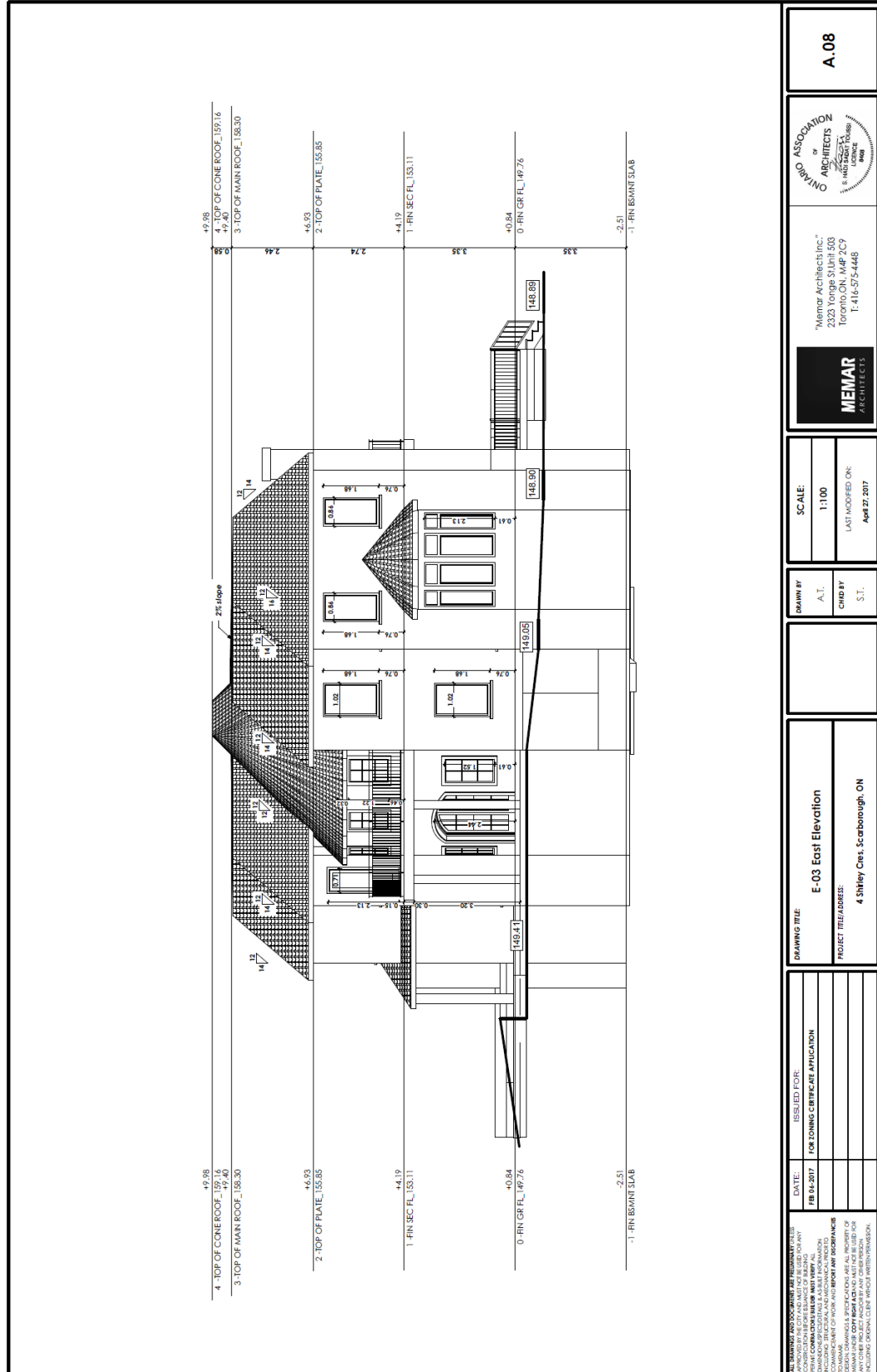
It is the decision of the Committee of Adjustment to authorize Variance No. 1, 2, 3, 5, 6, 7 & 8 for the following reasons:

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

This Approval is Conditional on the Following:

1. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The Owner shall submit a revised Site Plan as it relates to the driveway width and front yard setback (5.44 m) to the satisfaction of the Director, Community Planning, Scarborough District. The Owner shall build substantially in accordance with the revised Site Plan.
3. The Owner shall build substantially in accordance with the East Elevation, Drawing No. A.08, prepared by Memar Architects, dated April 27, 2017, as it relates to the height (see Attachment 1: East Elevation).
4. The driveway curb cut shall be no wider than 5 m.

Attachment 1: East Elevation



SIGNATURE PAGE

File Number:	A0100/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner:	KAMALA NARAYANAN SANKARA NARAYANAN KRISHNAN	Ward:	Scarborough Southwest (36)
Agent:	MEMAR ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	4 SHIRLEY CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 4235 LOT 138		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0106/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	JAYANTI VERMA RAKESH KUMAR VERMA	Ward:	Scarborough East (43)
Agent:	NIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	70 FALAISE RD	Community:	West Hill Community
Legal Description:	PLAN 2179 PT LOT 34		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new detached two-storey single family dwelling. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed 352.5 square metres floor area or 0.53 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor area or 0.5 times the lot area.
2. To permit the proposed 7.4 square metres of the first floor to be within 5.9 metres from the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.
3. To permit the proposed access to a parking space to be from front street (Falaise Rd), whereas the Zoning By-law requires access to a parking space on a corner lot to be from the flankage street (Warnsworth Rd).

By-law No. 10327

4. To permit the proposed 351 square metres floor area or 0.523 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor area or 0.5 times the lot area.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.
3. The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of \$21,705.00 in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
4. Driveway location and construction details to be approved by Urban Forestry prior to the issuance of a building permit. There is no guarantee that trees will be permitted to be removed.

SIGNATURE PAGE

File Number:	A0106/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner:	JAYANTI VERMA RAKESH KUMAR VERMA	Ward:	Scarborough East (43)
Agent:	NIA ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	70 FALAISE RD	Community:	West Hill Community
Legal Description:	PLAN 2179 PT LOT 34		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0107/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	JAMES PITTMAN DEBORAH DIONISI	Ward:	Scarborough East (43)
Agent:	STRICKLAND MATELJAN DESIGN ASSOCIATES	Heritage:	Not Applicable
Property Address:	89 HILL CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 2235 PT LOT 66		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:By-law No. 569-2013:

1. The proposed dwelling will be located 15.19 m from the rear lot line;
Whereas the minimum required rear yard setback is 15.35 m.
2. The proposed dwelling will have a total length of 18.68 m;
Whereas the maximum permitted dwelling length is 17 m.
3. The proposed dwelling will have a depth of 24.84 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.
4. The proposed second storey rear balcony will have an area of 24 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².

By-law No. 10010:

5. The proposed dwelling will be located 15.19 m from the rear lot line;
Whereas the minimum required rear yard setback is 21.45 m

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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:	A0107/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	JAMES PITTMAN DEBORAH DIONISI	Ward:	Scarborough East (43)
Agent:	STRICKLAND MATELJAN DESIGN ASSOCIATES	Heritage:	Not Applicable
Property Address:	89 HILL CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 2235 PT LOT 66		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0108/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MICHAEL SCALI	Ward:	Scarborough Southwest (36)
Agent:	MICHAEL SCALI	Heritage:	Not Applicable
Property Address:	6 PARKLANDRD	Community:	Birchcliff Community
Legal Description:	PLAN 3288 PT LOT 83,84		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey rear addition, and a second storey addition to the existing single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed eaves of the roof to encroach 0.5 metres into the required minimum building setback, whereas the Zoning By-law permits the eaves of a roof to encroach a maximum of 0.18 metres into the required minimum building setback.

By-law No. 8786

2. To permit the proposed 5.19 metres building setback from the street line, whereas the Zoning By-law requires a minimum 6 metres building setback from the street line.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.
2. Should the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for Stage 3 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.
3. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk. All archaeological assessment reports will be submitted to the City of Toronto for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.
4. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

SIGNATURE PAGE

File Number:	A0108/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner:	MICHAEL SCALI	Ward:	Scarborough Southwest (36)
Agent:	MICHAEL SCALI	Heritage:	Not Applicable
Property Address:	6 PARKLAND RD	Community:	Birchcliff Community
Legal Description:	PLAN 3288 PT LOT 83,84		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0109/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	BORCE PETKOVSKI CARINA ANNIS	Ward:	Scarborough Southwest (36)
Agent:	DPK DESIGN	Heritage:	Not Applicable
Property Address:	46 UNDERCLIFF DR	Community:	Cliffside Community
Legal Description:	PLAN 1566 LOT 411		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new detached two-storey single family dwelling. The existing dwelling would be demolished.

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

By-law No. 569-2013

1. To permit the proposed 330 square metres floor area (note: this includes the basement), whereas the Zoning By-law permits maximum 279 square metres floor area.
2. To permit the proposed 11.3 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
3. To permit the proposed 9.4 metres side main walls height, whereas the Zoning By-law permits maximum 7 metres side main wall height.
4. To permit the proposed 3 storey dwelling (basement is closer to the established grade than the ground floor and is considered the first floor), whereas the Zoning By-law permits maximum 2 storey dwelling.
5. To permit the proposed building depth of 20.5 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
6. To permit the 3 platforms on the front elevation, whereas the Zoning By-law permits a maximum 1 platform per elevation.

7. To permit the proposed 12.5 square metres and 6.5 square metres platforms, whereas the Zoning By-law permits maximum 4 square metres for each platform.

By-law No. 9364

8. To permit the proposed 11.3 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
9. To permit the proposed 3 storey dwelling (basement is closer to the established grade than the ground floor and is considered the first floor), whereas the Zoning By-law permits maximum 2 storey dwelling.
10. To permit the proposed 322 square metres floor area (note: this includes the basement), whereas the Zoning By-law permits maximum 279 square metres floor area.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport, to the satisfaction of Heritage Preservation Services.
2. Should the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for Stage 3 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.
3. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk. All archaeological assessment reports will be submitted to the City of Toronto for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.
4. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

5. The owner shall provide payment of \$583 per tree for 1 tree to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction, to the satisfaction of Toronto Urban Forestry.

SIGNATURE PAGE

File Number:	A0109/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	BORCE PETKOVSKI CARINA ANNIS	Ward:	Scarborough Southwest (36)
Agent:	DPK DESIGN	Heritage:	Not Applicable
Property Address:	46 UNDERCLIFF DR	Community:	Cliffside Community
Legal Description:	PLAN 1566 LOT 411		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0110/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	GOLDEN SKY CANADA LTD	Ward:	Scarborough East (43)
Agent:	AXIIS ARCHITECTS	Heritage:	Not Applicable
Property Address:	11 HILL CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 2763 PT BLK C		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:

By-law No. 569-2013:

1. The proposed dwelling will be located 16.01 m from the front lot line;
Whereas the minimum required front yard setback is 33.22 m.
2. The proposed dwelling will have a height of 11.83 m, as measured from established grade;
Whereas the maximum permitted dwelling height is 9 m.
3. The proposed dwelling will have a rear main wall height of more than 7 m for 100% of the total width;
Whereas the maximum permitted height of a rear main wall above 7 m is 40% of the total width.
4. The proposed second storey rear balcony will have an area of 35.79 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².
5. The proposed integral garage will have an area of 84.94 m²;
Whereas the maximum permitted area of an accessory structure (garage) is 60 m².

By-law No. 10010:

6. The proposed dwelling will contain two (2) kitchens and a garage for three (3) vehicles;
Whereas the By-law permits a maximum of one (1) kitchen and a two-car garage.

7. The proposed dwelling will have a height of 13.09 m, as measured from mean grade;
Whereas the maximum permitted dwelling height is 9 m.
8. The proposed integral garage will have dimensions of 10.06 m by 16.29 m and an area of 84.94 m²;
Whereas the maximum permitted dimensions of an accessory structure (garage) is 7.6 m by 7.6 m
and the maximum permitted area is 60 m².
9. The proposed driveway will be 17.09 m at its widest point;
Whereas the maximum permitted width of a driveway is 9 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

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

SIGNATURE PAGE

File Number:	A0110/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	GOLDEN SKY CANADA LTD	Ward:	Scarborough East (43)
Agent:	AXIIS ARCHITECTS	Heritage:	Not Applicable
Property Address:	11 HILL CRES	Community:	Scarborough Village Community
Legal Description:	PLAN 2763 PT BLK C		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Wednesday, June 1, 2017

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

File Number:	A0111/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	JESMIN NAHAR SYED MOZAFFAR HOSSAIN	Ward:	Scarborough Southwest (36)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	59 THATCHER AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M350 LOT 29		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:By-law No. 569-2013:

1. The proposed dwelling will cover 35.97% of the lot area (225.6 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (206.9 m²).
2. The proposed dwelling will have a floor space index equal to 0.601 times the lot area (376.3 m²);
Whereas the maximum floor space index is the lesser of 0.5 times of the lot area (313.6 m²) or 279 m².
3. The proposed building length is 18.3 m;
Whereas the maximum permitted building length is 17 m.

By-law No. 9396:

4. The proposed dwelling will cover 35.97% of the lot area (225.6 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (206.9 m²).
5. The proposed dwelling will have a total floor area equal to 0.601 times the lot area (376.3 m²);
Whereas the maximum permitted floor area is 0.4 times lot area (250.9 m²) to maximum of 232 m².

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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:	A0111/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner:	JESMIN NAHAR SYED MOZAFFAR HOSSAIN	Ward:	Scarborough Southwest (36)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	59 THATCHER AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M350 LOT 29		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0112/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	MD ABU JAFOR SALEH	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	1 ANSON AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M420 PT LOT 4		

Notice was given and a Public Hearing was held on Thursday, June 1, 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:

By-law No. 569-2013 & No. 9396:

1. The existing lot has an area of 453.78 m²;
Whereas the minimum required lot area is 464 m².
2. The proposed dwelling will cover 40% of the lot area (179.57 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (149.74 m²).
3. The proposed dwelling will have a height of 9.52 m;
Whereas the maximum permitted dwelling height is 9 m.
4. A total of 57% of the front yard will be maintained as landscaping;
Whereas a minimum of 60% of the front yard shall be maintained as landscaping.

By-law No. 569-2013:

5. The proposed dwelling will have a floor space index equal to 0.73 times the lot area (333.35 m²);
Whereas the maximum permitted floor space index is 0.5 times the lot area (226.89 m²).
6. None of the area of the first floor is proposed to be within 4 m of the front main wall;
Whereas a minimum of 10 m² of the first floor must be located within 4 m of the front main wall.

By-law No. 9396:

7. The proposed dwelling will have a total floor area equal to 0.693 times the lot area (314.89 m²); Whereas the maximum permitted floor space index is 0.5 times the lot area (226.89 m²).
8. The proposed dwelling will be located 1.25 m from both the east and west side yard lot lines; Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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. As directed by City Council, upon completion of construction, a new city owned and maintained street tree shall be planted on the City road allowance abutting each property involved in the application, except where a satisfactory street tree already exists. The payment required for each new tree to be planted is \$583. Urban Forestry staff have determined that **1 tree** is required under this application, therefore the total payment required is **\$583**.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at tppreast@toronto.ca for additional information.

SIGNATURE PAGE

File Number:	A0112/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	MD ABU JAFOR SALEH	Ward:	Scarborough Southwest (36)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	1 ANSON AVE	Community:	Cliffcrest Community
Legal Description:	PLAN M420 PT LOT 4		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0120/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	2221118 ONTARIO INC. 2221118 ONTARIO INC	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	24 EASTMOORCRES	Community:	Cliffside Community
Legal Description:	PLAN 4035 LOT 72		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new second storey addition to the existing one storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed 310.1 square metres floor area or 0.54 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor area or 0.5 times the lot area.
2. To permit the proposed 6.4 metres front yard setback, whereas the Zoning By-law requires a minimum 6.5 metres front yard setback.

By-law No. 9364

3. To permit the proposed 1.4 metres east and 1.54 metres west side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.
4. To permit the proposed 310.1 square metres floor area or 0.54 times the lot area, whereas the Zoning By-law permits maximum 279 square metres floor area or 0.5 times the lot area.
5. To permit the proposed 2.4 metres front covered porch projection, whereas the Zoning By-law permits maximum 1.55 metres projection.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

File Number:	A0120/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	2221118 ONTARIO INC. 2221118 ONTARIO INC	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	24 EASTMOOR CRES	Community:	Cliffside Community
Legal Description:	PLAN 4035 LOT 72		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0124/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	CHRISTINE OLA BISI FADARE	Ward:	Scarborough Southwest (36)
Agent:	AJD CONSTRUCTION GROUP INC	Heritage:	Not Applicable
Property Address:	21 FALLINGBROOK WDS	Community:	Birchcliff Community
Legal Description:	PLAN 4304 LOT 28		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two car garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed building length of 24.61 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
2. To permit the proposed building depth of 24.61 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
3. To permit the proposed 54.93 square metres platform area (balcony above the garage), whereas the Zoning By-law permits maximum 4 square metres floor area platforms at or above the second storey.
4. To permit the proposed 58% front yard landscaping, whereas the Zoning By-law requires a minimum 60% of the front yard to be landscaping.
5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6.02 metres front yard setback.
6. To permit the proposed 417 square metres floor area, whereas the Zoning By-law permits maximum 331 square metres floor area.

By-law No. 8786

7. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
8. To permit the proposed 58% front yard landscaping, whereas the Zoning By-law requires a minimum 60% of the front yard to be landscaping.
9. To permit the proposed 8.4 metres by 6.6 metres attached garage, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage.
10. To permit the proposed 8.4 metres by 6.6 metres accessory structure (balcony above the garage), whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres accessory structure.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

File Number:	A0124/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	CHRISTINE OLA BISI FADARE	Ward:	Scarborough Southwest (36)
Agent:	AJD CONSTRUCTION GROUP INC	Heritage:	Not Applicable
Property Address:	21 FALLINGBROOK WDS	Community:	Birchcliff Community
Legal Description:	PLAN 4304 LOT 28		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL:
Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.

Thursday, June 1, 2017

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

File Number:	A0125/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	ANDREA DAWN CANNON JASON ANDREW CANNON	Ward:	Scarborough Southwest (35)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	70 FOXRIDGEDR	Community:	Kennedy Park Community
Legal Description:	PLAN M639 LOT 99		

Notice was given and a Public Hearing was held on Thursday, June 1, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey addition to the exiting dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013**

1. To permit the proposed 0.83 metres east side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
2. To permit the proposed 38% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
3. To permit the proposed 2.93 metres by 5.6 metres parking space, whereas the Zoning By-law requires a minimum 3.2 metres by 5.6 metres parking space.

By-law No. 9276

4. To permit the proposed 38% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
5. To permit the proposed 2.93 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.

6. To permit the proposed 12.4 metres by 2.93 metres garage, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage.
7. To permit the proposed 0.83 metres east side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to authorize 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

SIGNATURE PAGE

File Number:	A0125/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	ANDREA DAWN CANNON JASON ANDREW CANNON	Ward:	Scarborough Southwest (35)
Agent:	ARC DESIGN GROUP	Heritage:	Not Applicable
Property Address:	70 FOXRIDGE DR	Community:	Kennedy Park Community
Legal Description:	PLAN M639 LOT 99		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 6, 2017

LAST DATE OF APPEAL: Wednesday, June 21, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

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.