

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

File Number:	A0666/16TEY	Zoning:	R(d2.0) (xx546) & R2 Z2.0 (PPR)
Owner(s):	BEAUX PROPERTIES INTERNATIONAL INC	Ward:	St. Paul's (21)
Agent:	MARCUS GAGLIARDI	Heritage:	Not Applicable
Property Address:	11 SHALLMAR BLVD	Community:	Toronto
Legal Description:	PLAN 3020 LOTS 69 TO 73		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing seven-storey residential apartment building by converting the existing ground floor parking garage into six new residential dwelling units.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
The minimum required number of parking space is 94 spaces (78 tenant spaces, and 16 visitor spaces).
The number of parking spaces on the lot will be 63.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 2.0 times the area of the lot 6165.0 m²
The floor space index will be 2.42 times the area of the lot 7455.7 m².
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 2.0 times the area of the lot (6165.0 m²).
The residential gross floor area of the building will be to 2.42 times the area of the lot (7455.7 m²).
- 2. Section 4(4)(B), By-law 438-86**
The total number of parking spaces required, based on the existing and proposed residential gross floor area and dwelling units is 73 residents' spaces and 21 visitors' spaces for a total of 94 parking spaces.
The number of parking spaces on the lot will be 63.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to refuse 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:	A0666/16TEY	Zoning	R(d2.0) (xx546) & R2 Z2.0 (PPR)
Owner(s):	BEAUX PROPERTIES INTERNATIONAL INC	Ward:	St. Paul's (21)
Agent:	MARCUS GAGLIARDI	Heritage:	Not Applicable
Property Address:	11 SHALLMAR BLVD	Community:	Toronto
Legal Description:	PLAN 3020 LOTS 69 TO 73		

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, MARCH 28, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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.

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

File Number:	A0834/16TEY	Zoning	R(d0.6) (x736) & R2 Z0.6 (Waiver)
Owner(s):	GAUTAM PAUL	Ward:	Toronto-Danforth (30)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	644 RHODES AVE	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 179		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey dwelling by constructing a second floor, a two-storey rear addition and a new front porch.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2015**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line. In this case, the eaves will be located 0.06 m from the north side lot line and 0.29 m from the south side lot line.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (141.02 m²).
The altered detached dwelling will have a floor space index equal to 0.768 times the area of the lot (180.59 m²).
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (141.02 m²).
The altered detached dwelling will have a residential gross floor area equal to 0.768 times the area of the lot (180.59 m²).
- 2. Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that contains openings is 1.2 m.
The altered detached dwelling will be located 0.922 m from the adjacent building to the south and 0.572 m from the adjacent building to the north.

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

The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered dwelling will be located 0.28 m from the north side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

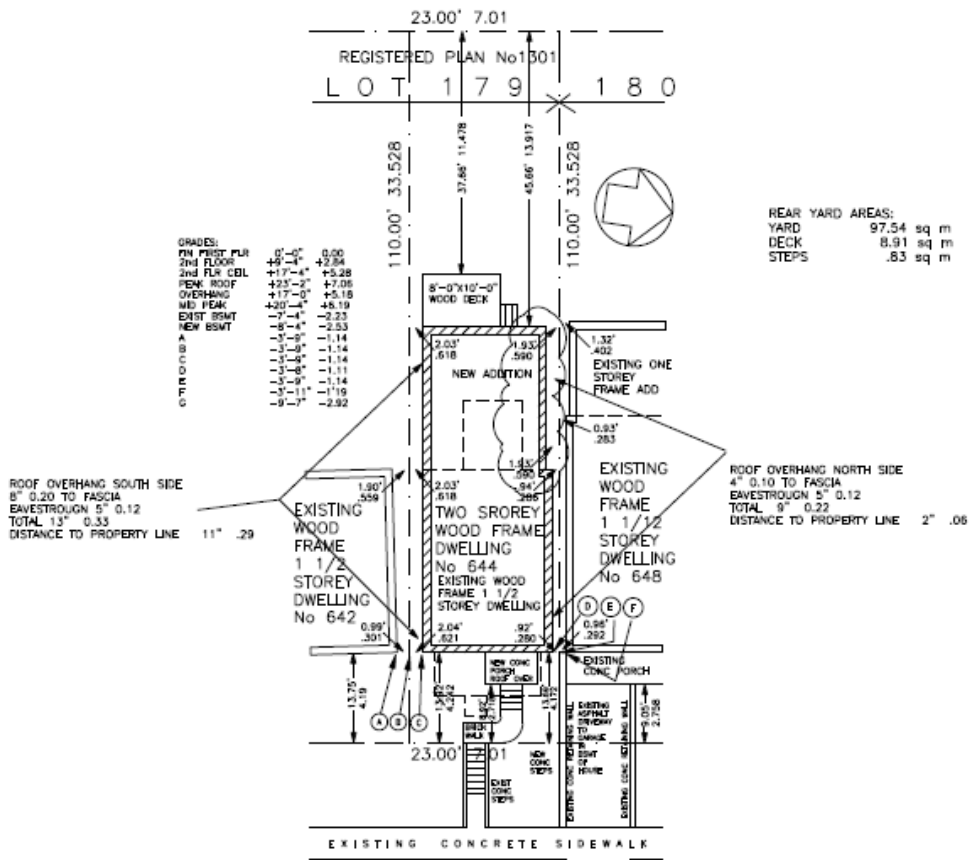
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The north side setback of the rear two-storey addition shall be 0.59 m, as illustrated on the revised site plan received by the Committee of Adjustment, at 1:35 p.m. December 30, 2016. Any other variances that may appear on this plan but are not listed in the written decision are NOT authorized.

REVISED

1:35 pm, Dec 30, 2016



R H O D E S A V E

AREAS:		
LOT	2530 sq ft	235.04 sq m
FIRST FLOOR	972 sq ft	92.29 sq m
SECOND FLOOR	972 sq ft	90.29 sq m
DECK	96 sq ft	8.92 sq m
PORCH	40 sq ft	3.71 sq m
FRONT STEPS	15 sq ft	1.39 sq m
BRICK WALK	36 sq ft	3.34 sq m
FRONT YARD	321 sq ft	29.82 sq m
FOOTPRINT	972 sq ft	90.29 sq m
PERCENT COVERAGE		38.41 %
LIVING AREA	1944 sq ft	180.59 sq m
LIVING INDEX		.768

FRONT YARD AREAS:

YARD	30.00 sq m
PORCH	3.71 sq m
STEPS	1.39 sq m
WALKWAY	3.15 sq m

INFORMATION TAKEN FROM BUILDING LOCATION SURVEY OF PART OF LOT 179 REGISTERED PLAN No 1301 CITY OF TORONTO AS PREPARED BY W. J. PROBERT o.l.s. DATED JULY 3rd 1990

SITE PLAN

SCALE 1/16" = 1'-0"

REVISED DEC 23, 2016

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. <i>Patrick E. McQuillan</i> B.C.I.N. 2 2 2 1 8 RESIDENTIAL DRAFTING SERVICES Ltd B.C.I.N. 2 8 6 5 4	RESIDENTIAL DRAFTING SERVICES Ltd 89 HARTER AVENUE, TORONTO ONTARIO M1L 3A8 PHONE: 416 759-1418 FAX: 416 759-0058 CELL: 947 885-3808 email: rdsl@sympatico	PROJECT SITE PLAN
	ADDITION to 644 RHODES AVENUE TORONTO ONTARIO	DATE JUNE 9, 2016 DRAWN BY AS NOTED

SIGNATURE PAGE

File Number:	A0834/16TEY	Zoning	R(d0.6) (x736) & R2 Z0.6 (Waiver)
Owner(s):	GAUTAM PAUL	Ward:	Toronto-Danforth (30)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	644 RHODES AVE	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 179		

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, MARCH 28, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A0883/16TEY	Zoning	RD(f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	BIN HE	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	99 LANKIN BLVD	Community:	East York
Legal Description:	PLAN 3357 PT LOT 43 PT LOT 44 PLAN 3357 N15FT OF W92FT LOT 43 S19FT OF W92FT LOT 44		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition, an integral garage, a rear two-storey addition, new covered front porch and stairs, and a rear ground floor deck.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (101.67 m²).
The lot coverage will be equal to 37% of the lot area (107.36 m²).
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.98 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (130.72 m²).
The altered detached dwelling will have a floor space index equal to 0.704 times the area of the lot (205.12 m²).
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.97 m.
The altered detached dwelling will be located 4.87 m from the front lot line.

5. Chapter 10.5.40.60.(1)(C) By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 m if it is no closer to a side lot line than 1.56 m.

The rear deck will be located 0.66 m from the south side lot line.

6. Chapter 10.20.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.

The height of the side exterior main walls facing a side lot line will be 7.62 m.

7. Chapter 10.20.40.10.(6), By-law 569-2013

The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.

The first floor of the altered detached dwelling will have a height of 2.44 m above established grade.

1. Section 7.2.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (101.67 m²).

The lot coverage will be equal to 37% of the lot area (107.36 m²).

2. Section 7.2.3, By-law 6752

The maximum permitted building height is 8.5 m.

The altered detached dwelling will have a height of 8.98 m.

3. Section 7.2.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (130.72 m²).

The altered detached dwelling will have a floor space index equal to 0.99 times the area of the lot (288.8 m²), which includes the basement as less than half of the basement floor-to-ceiling height is located below grade.

4. Section 7.2.3, By-law 6752

The minimum required front yard setback is 6.0 m.

The altered detached dwelling will be located 4.87 m from the front lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0883/16TEY	Zoning	RD(f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	BIN HE	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	99 LANKIN BLVD	Community:	East York
Legal Description:	PLAN 3357 PT LOT 43 PT LOT 44 PLAN 3357 N15FT OF W92FT LOT 43 S19FT OF W92FT LOT 44		

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

DECLARED INTEREST

Carl Knipfel

Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

File Number:	A0957/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	ANTHONY DIXON ASHLEY RICHARDS	Ward:	Toronto-Danforth (29)
Agent:	TREVOR KEIR	Heritage:	Not Applicable
Property Address:	62 FERRIER AVE	Community:	Toronto
Legal Description:	PLAN 1410 LOT 91		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear three-storey addition.

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

- 1. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.88 m.
- 2. Chapter 10.10.40.10.(7), By-law 569-2013**
Floor levels within an addition, extension or enlargement to the rear of a residential building may not be higher than the uppermost floor level in the existing building.
The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.
- 3. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (160.25 m²).
The altered dwelling will have a floor space index equal to 0.86 times the area of the lot (200.26 m²).
- 4. Chapter 10.10.40.40.(2)(B), By-law 569-2013**
The minimum required side yard setback is 2.28 m.
The altered dwelling will be located 0.98 m from the south side lot line.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (160.25 m²).

The altered dwelling will have a gross floor area equal to 0.86 times the area of the lot (200.26 m²).

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided no floor level of an addition is higher than the uppermost floor level in the existing building.

The floor level of the rear three-storey addition will be higher than the uppermost floor level of the existing building.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house are permitted provided no part of the addition is located closer to the side lot line than 2.28 m.

The rear three-storey addition will be located 0.98 m from the south side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0957/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	ANTHONY DIXON ASHLEY RICHARDS	Ward:	Toronto-Danforth (29)
Agent:	TREVOR KEIR	Heritage:	Not Applicable
Property Address:	62 FERRIER AVE	Community:	Toronto
Legal Description:	PLAN 1410 LOT 91		

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

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

File Number:	A0793/16TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	KWAKU OSCI BONSU ANNA CATHERINE TYLER	Ward:	Davenport (18)
Agent:	DANIEL HALL	Heritage:	Not Applicable
Property Address:	313 SALEM AVE	Community:	Toronto
Legal Description:	P622 BLK T L18 PT L19 PT		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by replacing the existing rear one-storey addition with a rear two-storey addition and by constructing a front basement walkout, a secondary suite, and a rear two-storey detached garage.

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

- Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached garage will have a height of 4.85 m.
- Chapter 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure is permitted a maximum height of one storey.
The rear detached garage will have a height of two storeys.
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 51.18 m².
- Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.
The front basement walkout addition to the building will alter the front main wall that faces the street.

1. Section 6(2) 1(iii)(A), By-law 438-86

A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.

In this case, the front basement walkout addition will alter the front main wall of the dwelling.

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

The maximum permitted height of an accessory structure is 4.0 m.

The rear detached garage will have a height of 4.85 m.

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

A private garage is limited to one-storey

In this case, the rear detached private garage will have two storeys.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The rear two-storey ancillary building shall not contain any habitable space.
- (3) No plumbing or sewer connections shall be installed in the rear two-storey ancillary building; and
- (4) Access to the second floor storage area in the detached garage shall be by way of a pull-down staircase/ladder.

SIGNATURE PAGE

File Number:	A0793/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	KWAKU OSCI BONSU ANNA CATHERINE TYLER	Ward:	Davenport (18)
Agent:	DANIEL HALL	Heritage:	Not Applicable
Property Address:	313 SALEM AVE	Community:	Toronto
Legal Description:	P622 BLK T L18 PT L19 PT		

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein (signed)

DISSENTED

Carl Knipfel (signed)

Lisa Valentini

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

File Number:	A1068/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	GREGORY ELIAS HADDAD	Ward:	Beaches-East York (31)
Agent:	COLIN LIGHTBOURNE	Heritage:	Not Applicable
Property Address:	301 WOODMOUNT AVE	Community:	East York
Legal Description:	PLAN 3134 LOT 21		

Notice was given and a Public Hearing was held on **Wednesday, March 8, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing altered detached three-storey dwelling with rear second and third floor decks which was constructed beyond what was previously authorized.

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

- 1. Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.57 m.
The altered dwelling will be located 2.74 m to the front lot line (measured to the front first floor covered platform structure).
- 2. Chapter 10.5.50.10.(2)(B), By-law 569-2013**
The minimum required side yard soft landscaping area is 75% (5.59 m²).
The side yard soft landscaping area will be equal to 0% (0.0 m²).
- 3. Chapter 10.5.60.20.(6)(B), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line, is 6.0 m.
In this case, the ancillary building will be located 1.61 m to the south side lot line.
- 4. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0 m².
In this case, the total floor area of all ancillary buildings on the lot will be 42.22 m².

5. **Chapter 10.5.60.60.(1), By-law 569-2013**
The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
In this case, the eaves will encroach 0.46 m into the required south side yard setback, and will be located 0.03 m from the north side lot line.
6. **Chapter 10.5.60.70.(1), By-law 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10 % of the lot area (36.0 m²).
In this case, the ancillary buildings or structures will cover 11.73% of the lot area (42.22 m²).
7. **Chapter 10.5.80.40.(3)(B), By-law 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
In this case, vehicle access to a parking space is from a flanking street which is a major street (Cosburn Avenue).
8. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (126.02 m²).
In this case, the lot coverage will be equal to 41.84% of the lot area (150.64 m²).
9. **Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a height of 9.31 m.
10. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys is two.
The altered dwelling will contain three storeys.
11. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.45 times the area of the lot (144.03 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (278.68 m²).
12. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**
The maximum number of platforms at or above the second storey located on the rear wall is one.
In this case, two platforms will be located on the rear wall.
13. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.0 m².
In this case, the rear second storey platform will have an area equal to 14.9 m² and the rear third storey platform will have an area of 29.03 m².
1. **Section 7.2.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.31 m.
2. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index is 0.45 times the area of the lot (144.03 m²).
The altered dwelling will have a floor space index equal to 0.77 times the area of the lot (278.68 m²).

3. Section 7.2.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (126.02 m²).

The new lot coverage will be equal to 46.32% of the lot area (166.79 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to refuse 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:	A1068/16TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	GREGORY ELIAS HADDAD	Ward:	Beaches-East York (31)
Agent:	COLIN LIGHTBOURNE	Heritage:	Not Applicable
Property Address:	301 WOODMOUNT AVE	Community:	East York
Legal Description:	PLAN 3134 LOT 21		

DISSENTED

Alex Bednar (signed)

Michael Clark (signed)

Donald Granatstein

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **TUESDAY, MARCH 14, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **TUESDAY, MARCH 28, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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.