

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

File Number:	A0276/17TEY	Zoning	RD (f12.0;d0.6) (x1430) & R1 Z0.6 (ZZC)
Owner(s):	GIORGIO MARIO RIVA AMANDA HOPE ARGYLE RIVA	Ward:	Toronto Centre-Rosedale (27)
Agent:	CHARLES GRANT BUNKER	Heritage:	Not Applicable
Property Address:	<b>296 INGLEWOOD DR</b>	Community:	Toronto
Legal Description:	PLAN 560E PT LOT 26 TO 28		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached dwelling by constructing a front one-storey addition.

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

**Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.6 times the area of the lot (277.72 m<sup>2</sup>).

The altered dwelling will have a floor space index equal to 0.651 times the area of the lot (301.21 m<sup>2</sup>).

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (277.72 m<sup>2</sup>).

The altered dwelling will have a residential gross floor area equal to 0.651 times the area of the lot (301.21 m<sup>2</sup>).

**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:	A0276/17TEY	Zoning	RD (f12.0;d0.6) (x1430) & R1 Z0.6 (ZZC)
Owner(s):	GIORGIO MARIO RIVA AMANDA HOPE ARGYLE RIVA	Ward:	Toronto Centre-Rosedale (27)
Agent:	CHARLES GRANT BUNKER	Heritage:	Not Applicable
Property Address:	<b>296 INGLEWOOD DR</b>	Community:	Toronto
Legal Description:	PLAN 560E PT LOT 26 TO 28		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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

File Number:	A0289/17TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT PAUL RICHARDSON DEBORAH ANNE WILSON	Ward:	Beaches-East York (32)
Agent:	JONATHAN HATCH	Heritage:	Not Applicable
Property Address:	<b>195 SILVER BIRCH AVE - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1064 LOT 131		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling on the north lot (Part 1), for which the consent was approved by OMB Decision PL160645.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (181.38 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to **0.89** times the area of the lot (**221.95 m<sup>2</sup>**).
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0.15 m from the north and **south** side lot line.
- Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (181.38 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to **0.89** times the area of the lot (**221.95 m<sup>2</sup>**).

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

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

**SIGNATURE PAGE**

File Number:	A0289/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT PAUL RICHARDSON DEBORAH ANNE WILSON	Ward:	Beaches-East York (32)
Agent:	JONATHAN HATCH	Heritage:	Not Applicable
Property Address:	<b>195 SILVER BIRCH AVE - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1064 LOT 131		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

File Number:	A0290/17TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT PAUL RICHARDSON DEBORAH ANNE WILSON	Ward:	Beaches-East York (32)
Agent:	JONATHAN HATCH	Heritage:	Not Applicable
Property Address:	<b>195 SILVER BIRCH AVE – PART 2</b>	Community:	Toronto
Legal Description:	PLAN 1064 LOT 131		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

### PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling on the south lot (Part 2), for which the consent was approved by OMB Decision PL160645.

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

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

The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (181.38 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to **0.89 times** the area of the lot (**269.04 m<sup>2</sup>**).
- Chapter 10.5.40.60.(7), By-law 569-2013**

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0.15 m from the north side lot line.
- Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (181.38 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to **0.89 times** the area of the lot (**269.04 m<sup>2</sup>**).
- Section 6(3) Part II 3.A(I), By-law 438-86**

The minimum required setback from a flanking street is 4.32 m.  
The new detached dwelling will be located 1.09 m from the south flanking street (Pine Avenue).



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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0290/17TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ROBERT PAUL RICHARDSON DEBORAH ANNE WILSON	Ward:	Beaches-East York (32)
Agent:	JONATHAN HATCH	Heritage:	Not Applicable
Property Address:	<b>195 SILVER BIRCH AVE – PART 2</b>	Community:	Toronto
Legal Description:	PLAN 1064 LOT 131		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0335/17TEY	Zoning	RD (f12.0;a370; d0.4)(x1199) & R1 (ZZC)
Owner(s):	JORDAN GROSMAN	Ward:	St. Paul's (21)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	<b>96 CHILTERN HILL RD</b>	Community:	York
Legal Description:	PLAN M578 LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 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:**

- Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The new two-storey detached dwelling will have a building length of 22.25 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The new two-storey detached dwelling will have a building depth of 22.25 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.4 times the area of the lot (222.52 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (412.95 m<sup>2</sup>).
- Chapter 10.20.40.70.(2)(B), By-law 569-2013**  
The minimum required rear yard setback is 9.14 m.  
The new detached dwelling will be located 7.75 m from the west rear lot line.
- Chapter 10.20.40.70.(6)(A), By-law 569-2013**  
The minimum required side yard setback for a corner lot is 3.0 m.  
The new detached dwelling will be located 1.23 m from the north side lot line.

**6. Chapter 10.5.40.60.(1)(E), 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 is permitted to encroach a maximum of 1.5 m into the required side yard setback, if it is no closer to a side lot line than 0.3 m.

The platform will project 1.02 m into the required side yard setback and will be located 0.23 m from the north side lot line.

**7. Chapter 10.5.80.40.(3)(B), By-law 569-2013**

Vehicle access to a parking space on a corner lot is required to be from a flanking street that is not a major street.

In this case, the vehicle access to the parking space will be from two major streets.

**1. Section 7.(3)(i), By-law 1-83**

The maximum permitted floor space index is 0.4 times the area of the lot (222.52 m<sup>2</sup>).

Minor Variance Decision A571/03M permits a floor space index equal to 0.54 times the area of the lot (300.44 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (412.95 m<sup>2</sup>).

**2. Section 3.4.7(a)(1), By-law 1-83**

An unenclosed platform, verandah, deck or balcony is permitted provided it is constructed in the front, side or rear yard of a property provided that it shall not project within a required side yard setback.

The side yard porch will project 1.02 m from the north main wall, and will project into the required side yard setback.

**3. Section 3.4.7.(a)(5), By-law 1-83**

An unenclosed platform is permitted to be constructed in the rear yard of a property provided that the sum of the floor area of all platforms excluding the floor area within 2.4 m of the main walls of the house, shall not exceed a maximum floor space index of 0.4 times the area of the lot (222.52 m<sup>2</sup>).

The new detached dwelling will have a floor space index including the rear platform 0.75 times the area of the lot (418.46 m<sup>2</sup>).

**1. Section 7.3.(b), By-law 3623-97**

The maximum permitted floor space index is 0.53 times the area of the lot (296.52 m<sup>2</sup>).

Minor Variance Decision A571/03M permits a floor space index equal to 0.54 times the area of the lot (300.44 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (412.95 m<sup>2</sup>).

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

The driveway leading to the parking space, including the portion located totally on private property shall be paved with semi-permeable paving materials, to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

**SIGNATURE PAGE**

File Number:	A0335/17TEY	Zoning	RD (f12.0;a370; d0.4)(x1199) & R1 (ZZC)
Owner(s):	JORDAN GROSMAN	Ward:	St. Paul's (21)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	<b>96 CHILTERN HILL RD</b>	Community:	York
Legal Description:	PLAN M578 LOT 5		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0342/17TEY	Zoning:	R (f5.0; d1.0) (x860) & R3 Z1.0 (ZZC)
Owner(s):	WENDY WACHTER	Ward:	Toronto Centre-Rosedale (27)
Agent:	DREW STEPHEN ADAMS	Heritage:	Designated
Property Address:	<b>23 BERRYMAN ST</b>	Community:	Toronto
Legal Description:	PLAN 327 PT LOT 11		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey semi-detached dwelling by constructing a third storey and a rear three-storey addition with rear decks on the second and third floors.

**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 the side lot lines will be 9.53 m.

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

The maximum permitted building depth for a semi-detached dwelling is 17.0 m.  
The altered semi-detached dwelling will have a depth of 18.0 m.

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

The maximum permitted floor space index is 1.0 times the area of the lot (221.0 m<sup>2</sup>),  
The altered semi-detached dwelling will have a floor space index equal to 1.13 times the area of the lot (249.93m<sup>2</sup>).

**4. Chapter 10.10.40.70.(4), By-law 569-2013**

The minimum required side yard setback for a semi-detached dwelling is 0.45 m when there are no openings in that side of the building.  
The altered semi-detached dwelling will be located 0.135 m from the east side lot line.

**5. Chapter 10.5.40.60.(5)(B)(ii), By-law 569-2013**

A chimney breast on a building may encroach into a required building setback a maximum of 0.6 m, if it is no closer to a lot line than 0.3 m.

In this case, the chimney will encroach 0.9 m into the required east side yard setback and will be 0.0 m from the east side lot line.

**6. Chapter 900.2.10 (860), By-law 569-2013**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where the building or structure has a depth greater than 17.0 m.

In this case, the altered semi-detached dwelling will have a building depth of 18.0.

**7. Chapter 900.2.10 (860), By-law 569-2013**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where the height of the building or structure is greater than 7.0 m, exclusive of a deck fence and other rooftop elements permitted by Section 4(2)(a)(i), for any portion of the building or structure having a depth greater than 14.0 m

In this case, the altered semi-detached dwelling will have a building height of 9.34 m for the portion of the building having a depth greater than 14.0 m.

**8. Chapter 900.2.10 (860), By-law 569-2013**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where in the case of a semi-detached house or the end unit in a series of row houses, on a lot with a front lot line width of 5.5 m or greater, any part of the unattached side of the building or structure beyond a depth of 12 m is closer than 1.2 m to a side lot line.

In this case, the unattached side of the building beyond a depth of 12 m will be 0.0 m from the east side lot line.

**1. Section 12(2) 322. (ii)(a), By-law 438-86**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where the building or structure has a depth greater than 17.0 m.

In this case, the altered semi-detached dwelling will have a depth of 18.0 m.

**2. Section 12(2) 322.(ii)(b), By-law 438-86**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where the height of the building or structure is greater than 7.0 m exclusive of a deck fence and other rooftop elements permitted by Section 4(2)(a)(i), for any portion of the building or structure having a depth greater than 14.0 m

In this case, the altered semi-detached dwelling will have a building height of 9.34 m for the portion of the building having a depth greater than 14.0 m.

**3. Section 12(2) 322.(ii)(c)B, By-law 438-86**

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, Webster Avenue or the south side of Berryman Street where in the case of a semi-detached house or the end unit in a series of row houses, on a lot with a front lot line width of 5.5 m or greater, any part of the unattached side of the building or structure beyond a depth of 12 m is closer than 1.2 m to a side lot line.

In this case, the unattached side of the building beyond a depth of 12 m will be 0.0 m from the east side lot line.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (221.0 m<sup>2</sup>).

The altered semi-detached dwelling will have a residential gross floor area equal to 1.21 times the area of the lot (267.26 m<sup>2</sup>).

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

The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.

The east side wall of the altered semi-detached dwelling will be located 0.135 m from the east side lot line.

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

The minimum required side lot line setback of a semi-detached dwelling is 0.9 m, where the side wall contains openings.

The altered semi-detached dwelling will be located 0.72 m from the east side lot line.

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

The maximum permitted depth of a semi-detached house is 17.0 m.

The altered semi-detached house will have a depth of 18.0 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager of Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

## SIGNATURE PAGE

File Number:	A0342/17TEY	Zoning	R (f5.0; d1.0) (x860) & R3 Z1.0 (ZZC)
Owner(s):	WENDY WACHTER	Ward:	Toronto Centre-Rosedale (27)
Agent:	DREW STEPHEN ADAMS	Heritage:	Designated
Property Address:	<b>23 BERRYMAN ST</b>	Community:	Toronto
Legal Description:	PLAN 327 PT LOT 11		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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](http://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
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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](http://www.omb.gov.on.ca).

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

File Number:	A0343/17TEY	Zoning	RD (f15.0; d0.65) (x1321) & R1 Z0.6 (ZZC)
Owner(s):	LESLIE JOY RICHMOND	Ward:	St. Paul's (21)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	<b>405 GLENAYR RD</b>	Community:	Toronto
Legal Description:	PLAN 2509 PT LOT B PT LOT C		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height is 11.0 m.  
The new dwelling will have a height of **11.96 m**.
- 2. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The new dwelling will have a building length equal to 28.17 m (measured from the main front basement wall to the rear basement main wall).
- 3. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The new dwelling will have a building depth equal to 28.17 m (measured from the main front basement wall to the rear basement main wall).
- 4. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.65 times the area of the lot (612.11 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.795 times the area of the lot (748.90 m<sup>2</sup>).
- 5. 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 m<sup>2</sup>.  
In this case, the area of the rear platform at the second storey will be 9.56 m<sup>2</sup> and the area of the side platform at the third storey will be 5.28 m<sup>2</sup>.

6. **Chapter 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front lot line setback is 7.13 m.  
The new dwelling will be located 1.66 m from the front lot line (measured from the front basement main wall).
7. **Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The new dwelling will be located 1.22 m from the north side lot line and 1.23 m to the south side lot line.
8. **Chapter 10.5.50.10.(1)(C), By-law 569-2013**  
A minimum of 60% of the front yard must be maintained as landscaping (99.84 m<sup>2</sup>).  
The front yard landscaping area will be equal to 37.0% (61.60 m<sup>2</sup>).
9. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**  
A minimum of 75% of the required front yard landscaping must be maintained as soft landscaping (74.88 m<sup>2</sup>).  
The front yard soft landscaping area will be equal to 53% (52.90 m<sup>2</sup>).
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 (565.02 m<sup>2</sup>).  
The new dwelling will have a gross floor area equal to 0.795 times the area of the lot (748.90 m<sup>2</sup>).
2. **Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front lot line setback is 7.13 m.  
The new dwelling will be located 6.56 m from the front lot line.
3. **Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding 17.0 m in depth is 7.5 m.  
The new dwelling will be located 1.22 m to the north side lot line and 1.23 m to the south side lot line for the portion of the building exceeding 17.0 m in depth.
4. **Section 6(3) Part IV 3(II), By-law 438-86**  
The by-law does not permit an integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line. In this case, the front integral garage is below grade.
5. **Section 6(3) Part III 3(d)(i) C, By-law 438-86**  
A minimum of 60% of the front yard must be maintained as landscaping (99.84 m<sup>2</sup>).  
The front yard landscaping area will be equal to 37.0% (61.60 m<sup>2</sup>).

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

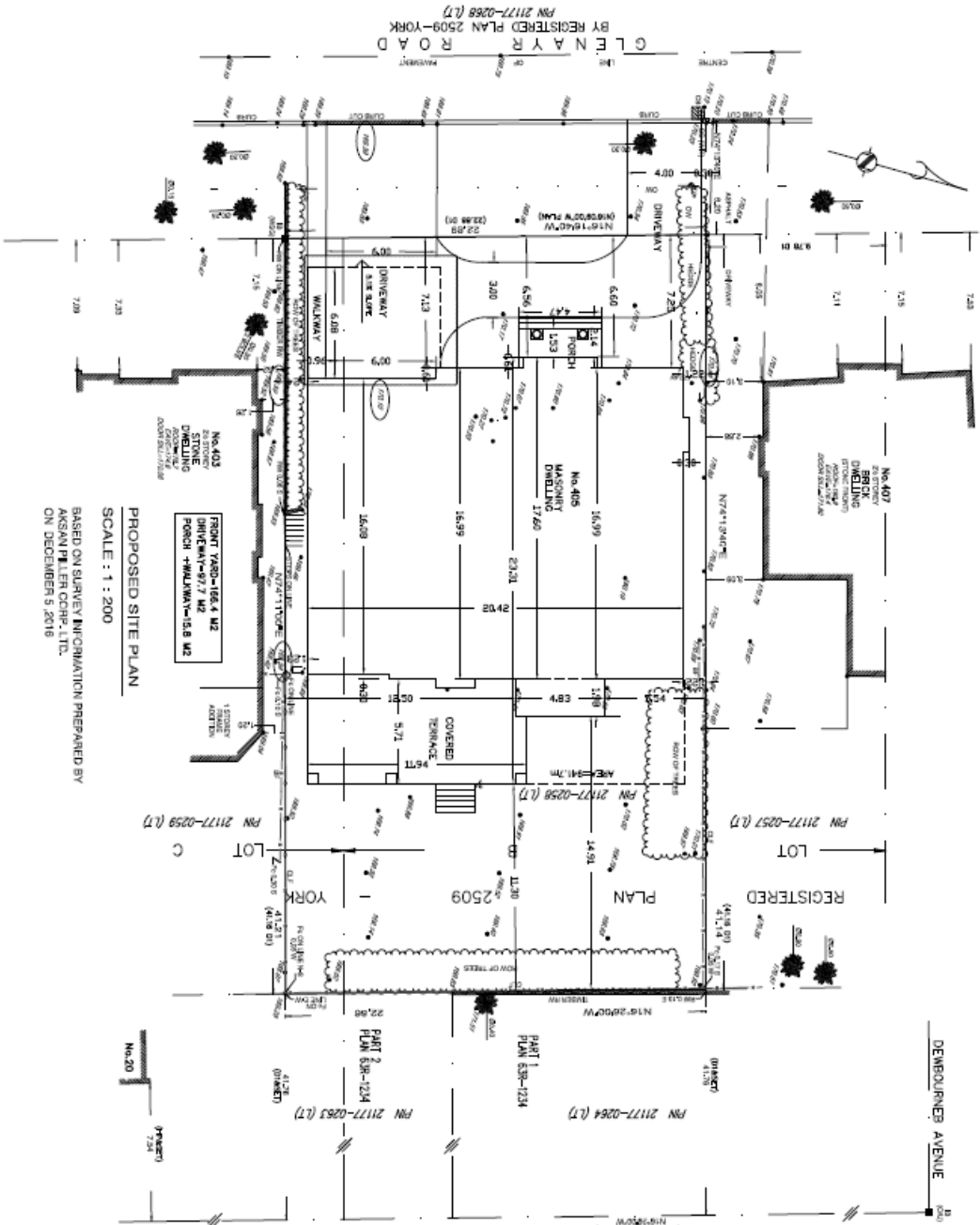
This decision is subject to the following condition(s):

- (1) The above and below grade dwelling lengths shall be constructed as illustrated on the site plan filed with the Committee of Adjustment. Any other variances that may appear on this site plan that are not listed in the written decision are NOT authorized.
- (2) The driveway leading to the parking space located totally on private property shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.



405 GLENAYR RD.  
TORONTO, ONTARIO  
PROJECT # 16-41

SURVEYOR'S REAL PROPERTY REPORT  
PART 1: OF PART OF LOTS B & C  
REGISTERED PLAN 2509-YORK  
CITY OF TORONTO



PROPOSED SITE PLAN  
SCALE: 1 : 200  
BASED ON SURVEY INFORMATION PREPARED BY  
AKSANI PILLER CORP. LTD.  
ON DECEMBER 5, 2016

LORNE  
ROSE  
REGISTERED  
1641 - SURV & CAD-R1  
June 9, 2017

**SIGNATURE PAGE**

File Number:	A0343/17TEY	Zoning	RD (f15.0; d0.65) (x1321) & R1 Z0.6 (ZZC)
Owner(s):	LESLIE JOY RICHMOND	Ward:	St. Paul's (21)
Agent:	LORNE ROSE	Heritage:	Not Applicable
Property Address:	<b>405 GLENAYR RD</b>	Community:	Toronto
Legal Description:	PLAN 2509 PT LOT B PT LOT C		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

File Number:	A0346/17TEY	Zoning	R (d1.0)(x853) Policy Area 1 & R3 Z1.0 (ZPR)
Owner(s):	TORONTO SCHOOL OF ART 2016 INC	Ward:	Trinity-Spadina (20)
Agent:	JOSEPH GUZZI	Heritage:	Not Applicable
Property Address:	<b>24 RYERSON AVE</b>	Community:	Toronto
Legal Description:	CON 1 FTB PT PRK LOT 18 PLAN M200 BLK B TO D PT LANE PLAN D68 PT LOT 27 RP 66R21878 PARTS 1 TO 4		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing three-storey building by converting the existing office use on levels one, two and three of the building to an education use and commercial school use for a non-profit art school and by constructing a new rear exterior stair structure.

**REQUESTED PERMISSION:**

The property has lawful-nonconforming status under the *Planning Act*, as the commercial school use existed prior to the passing of the Zoning By-law, which does not permit the said use in the R (d1.0) (x835) & R3 Z1.0 zones. Any change of use, alterations or additions to the building requires the permission of the Committee of Adjustment.

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

- 1. Chapter 10.10.20.10.(1), By-law 569-2013**  
An education use is not permitted in the Residential (R) Zone.  
In this case, the building will contain an education use.
- 1. Section 6(1), By-law 438-86**  
A commercial school use is not permitted in the Residential (R3) Zone.  
In this case, the building will contain a commercial school use.
- 2. Section 6(3) Part II 5(I), By-law 438-86**  
The maximum permitted depth of a building is 14 m.  
The altered building will have a depth of 33.56 m, measured to the new rear exterior stair structure.

**3. Section 4(14)(A), By-law 438-86**

The minimum required setback of a building or structure from the centre line of a public lane is 2.5 m.

The altered building will be located 1.52 m from the centerline of the public lane (Linda Griffith's Lane).

**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.
- The requirements of subsections 45(2)(a)(i)(ii) of the Planning Act have been met.

## SIGNATURE PAGE

File Number:	A0346/17TEY	Zoning	R (d1.0)(x853) Policy Area 1 & R3 Z1.0 (ZPR)
Owner(s):	TORONTO SCHOOL OF ART 2016 INC	Ward:	Trinity-Spadina (20)
Agent:	JOSEPH GUZZI	Heritage:	Not Applicable
Property Address:	<b>24 RYERSON AVE</b>	Community:	Toronto
Legal Description:	CON 1 FTB PT PRK LOT 18 PLAN M200 BLK B TO D PT LANE PLAN D68 PT LOT 27 RP 66R21878 PARTS 1 TO 4		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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## 8. 43 BURTON ROAD

File Number:	A0350/17TEY	Zoning	RD (f18.0;d0.5)(x1422) & R1 Z0.5 (ZZC)
Owner(s):	LYNN ROCHELLE EZER	Ward:	St. Paul's (21)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	<b>43 BURTON RD</b>	Community:	Toronto
Legal Description:	PLAN M543 PT LOT 11		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

### **PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with a integral two-car garage and a rear second storey deck.

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

**1. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index is 0.5 times the area of the lot (297.96 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.79 times the area of the lot (470.3 m<sup>2</sup>).

**2. Chapter 10.20.40.50.(1)(B), By-law 569-2013**

The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The area of each platform at the second storey will be 29.25 m<sup>2</sup>.

**3. Chapter 10.20.40.70.(1), By-law 569-2013**

The minimum required front yard setback is 6.68 m.  
The new detached dwelling will be located 4.99 m from the north front lot line.

**4. Chapter 10.20.40.70.(2)(A), By-law 569-2013**

The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 7.10 m from the south rear lot line.

**5. Chapter 10.5.40.60.(1)(D), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than 1.94 m.  
The platform will encroach 3.5 m into the south rear yard setback and will be located 1.8 m from the west side lot line.

**1. Section 6(3) Part II 4, By-law 438-876**

The minimum required rear yard setback is 7.5 m.  
The new detached dwelling will be located 7.10 m from the south rear lot line.

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

The minimum required front yard setback is 6.68 m.  
The new detached dwelling will be located 4.99 m from the north front lot line.



**3. Section 6(3) Part II 8 D, By-law 438-86**

An uncovered platform is permitted to project into the required setback to a maximum of 2.5 m from the front or rear wall.

The uncovered platform will project 3.66 from the rear wall, the ground floor rear deck including the stairs will project 4.88 m from the rear wall.

**4. Section 6(3) Part II 8 D(I), By-law 438-86**

The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.

The height of the uncovered platforms is 1.85 m above grade at the front of the dwelling and 3.45 m above grade at the rear.

**5. Section 6(3) Part II 8 F(III), By-law 438-86**

A roof over a platform or terrace is permitted to project into the required setback provided it does not extend beyond the side walls of the building as projected.

The roof extends beyond the side walls as projected.

**6. Section 6(3) Part IV 4(ii) A, By-law 438-86**

The maximum permitted driveway width is 6.0 m.

The driveway will have a width of 6.22 m measured wide.

**MOTION**

It was moved by Carl Knipfel, seconded by Alex Bednar and carried unanimously that the application be **deferred, for a maximum of 3 months.** The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with staff from City Planning, Urban Forestry and Development Engineering. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel B.**



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

File Number:	A0355/17TEY	Zoning	CR 6.0 (c1.0; r6.0) SS1 (x2397) & CR T6.0 C1.0 R6.0 (Waiver)
Owner(s):	1075 BAY ENTERPRISES LIMITED PARTNERSHIP	Ward:	Toronto Centre-Rosedale (27)
Agent:	CRAIG HUNTER	Heritage:	Not Applicable
Property Address:	<b>1075 BAY ST</b>	Community:	Toronto
Legal Description:	PLAN 439 LOT 1 9 TO 13PT LT 2 PLAN D3 PT LOT 87 88 RP 63R1016 PARTS 1 TO 4 RP 66R5468 PARTS 1 AND 2		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 13-storey office building by converting a portion of the ground floor commercial space in Unit B, into an eating establishment which will be combined with the existing ground floor eating establishment in Unit A.

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

**Chapter 40.10.20.100 (1), By-law 569-2013**

The maximum permitted total interior floor area of all eating establishments on a lot within 6.1 m of a lot in the Residential Zone category is 400.0 m<sup>2</sup>.

In this case, the eating establishment will have an interior floor area of 595 m<sup>2</sup>.

**Section 8(2) 7(b), By-law 438-86**

The maximum permitted aggregate non-residential gross floor area for a restaurant or entertainment facility is 400 m<sup>2</sup>.

In this case, the non-residential gross floor area for the restaurant use will be 595 m<sup>2</sup>.

**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:	A0355/17TEY	Zoning	CR 6.0 (c1.0; r6.0) SS1 (x2397) & CR T6.0 C1.0 R6.0 (Waiver)
Owner(s):	1075 BAY ENTERPRISES LIMITED PARTNERSHIP	Ward:	Toronto Centre-Rosedale (27)
Agent:	CRAIG HUNTER	Heritage:	Not Applicable
Property Address:	<b>1075 BAY ST</b>	Community:	Toronto
Legal Description:	PLAN 439 LOT 1 9 TO 13PT LT 2 PLAN D3 PT LOT 87 88 RP 63R1016 PARTS 1 TO 4 RP 66R5468 PARTS 1 AND 2		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

File Number:	A0357/17TEY	Zoning:	R(d1.0)(x324) & R2 Z1.0 (ZZC)
Owner(s):	ELIN RAUN-ROYER BLAKE ROYER	Ward:	Parkdale-High Park (14)
Agent:	KATHLEEN KURTIN	Heritage:	Not Applicable
Property Address:	<b>11 MELBOURNE AVE</b>	Community:	Toronto
Legal Description:	PLAN 418 BLK D PT LOT 5 PT LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter a three-storey semi-detached dwelling by constructing: a one-storey rear addition and an uncovered platform with enclosed garbage and accessory structure at the rear, and; by converting attic space into habitable space. Interior alterations will be completed throughout the dwelling.

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

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a semi-detached house is 17.0 m.  
The altered dwelling will have a building depth of 17.75 m.
- 2. Chapter 10.10.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (16.67 m<sup>2</sup>).  
The ancillary structures will have a total area of 11% of the lot area (35.7 m<sup>2</sup>).
- 1. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached house is 17.0 m.  
The altered building depth will be 17.75 m to the rear wall; and, 20.8 m to the portion of the uncovered platform containing garbage storage that is closest to the rear lot line.
- 2. Section 6(3) Part II 3(I), By-law 438-86**  
A building is required to be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings; and, 1.2 m to the side wall of an adjacent building that contains openings.  
The proposed building will be located 0.0 m from the adjacent building.

**3. Section 6(3) Part II 3.C(I), By-law 569-2013**

The required side lot line setback is 0.45 m where the side wall contains no openings.

The east side lot line setback will be 0.0 m.

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

An accessory structure less than 9.0 m<sup>2</sup> in floor area is required to have a minimum lot line setback of 3.0 m from all lot lines.

The accessory structure will be 14.21 m<sup>2</sup> in floor area and will be setback 0.3 m from the west, east and south lot lines.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

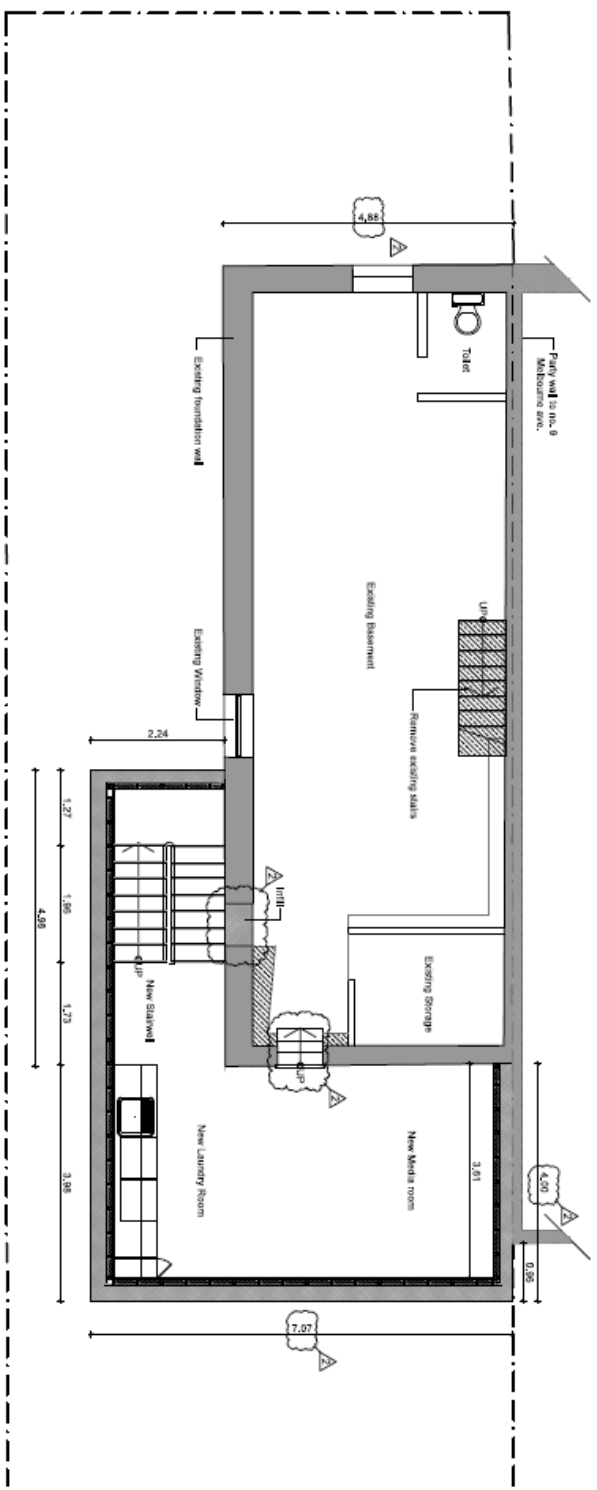
The 17.75 m building depth, excluding the rear uncovered platform, shall be limited to the first storey, as shown on the plans received by the Committee of Adjustment on April 20, 2017.





Consultant and client hereby acknowledge that the design and layout of the proposed project is subject to the approval of the relevant authorities. All the dimensions and specifications are subject to the approval of the relevant authorities. The design and layout of the proposed project is subject to the approval of the relevant authorities. All the dimensions and specifications are subject to the approval of the relevant authorities.

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY	2016.02	KK
02	ZONING REVIEW	2016.02	KK



11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1

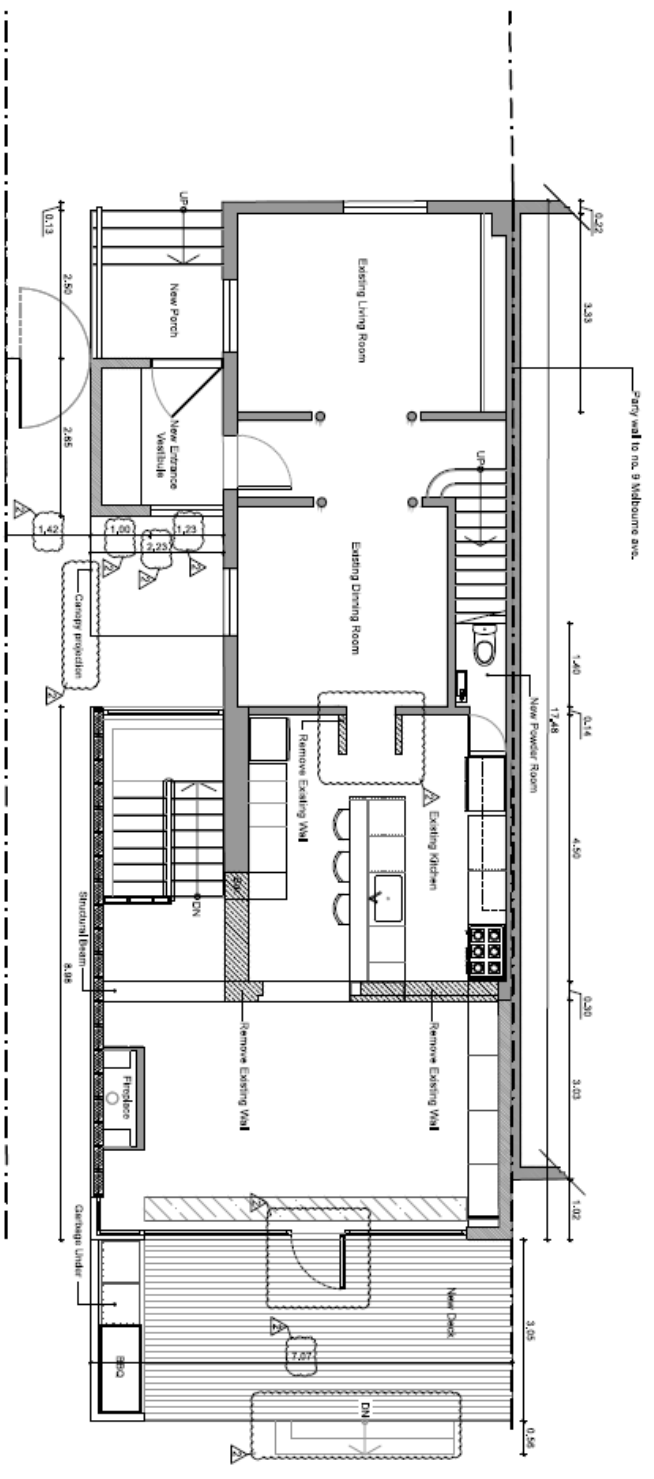
**Kathleen Kurth**  
Architect

1034 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-7777

SHEET TITLE	
PROPOSED	A110
BASEMENT	
SCALE	DATE
1:100	23.03.17
Drawn: KK	Checked: KK
FA	2016.02

Consultant and staff verify dimensions on the plan and report any discrepancies to the client. All dimensions are in millimeters unless otherwise specified. All dimensions are rounded to the nearest millimeter. All dimensions are in millimeters unless otherwise specified. All dimensions are rounded to the nearest millimeter. All dimensions are in millimeters unless otherwise specified. All dimensions are rounded to the nearest millimeter.

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY		
02	ZONING REVIEW	08/08/19	KK



11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1

N

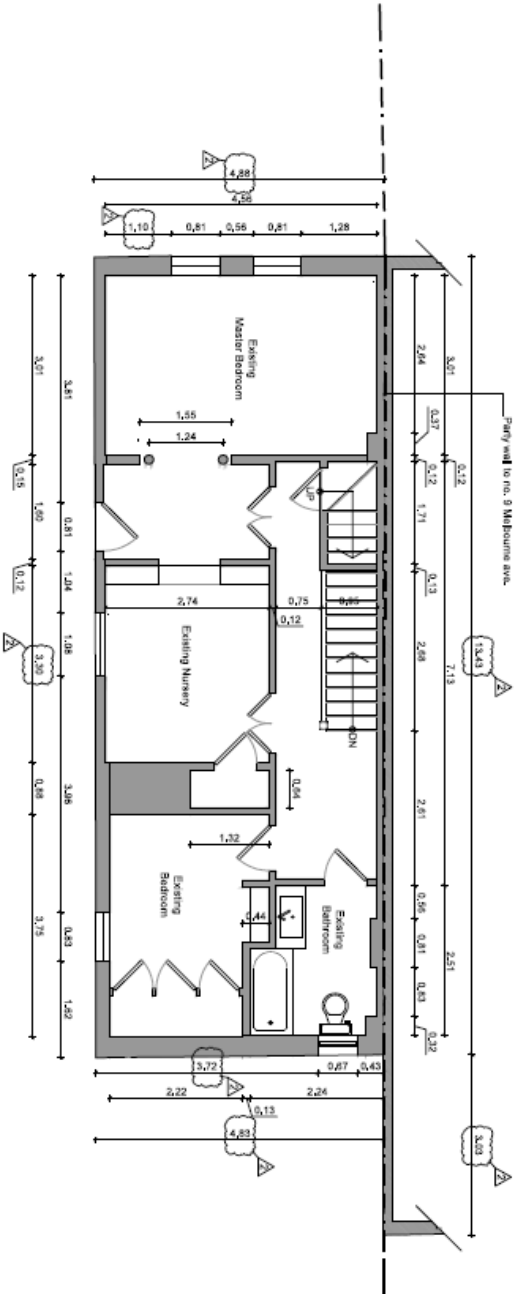
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**PROPOSED  
GROUND FLOOR**

SCALE: 1:100  
DATE: 23.03.17  
DRAWN: J. C. / J. C.  
FA: KK / KK  
2016.02

A111

Kathleen  
Kurth  
Architect

1024 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-7777



11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1

**Kathleen Kurth**  
Architect

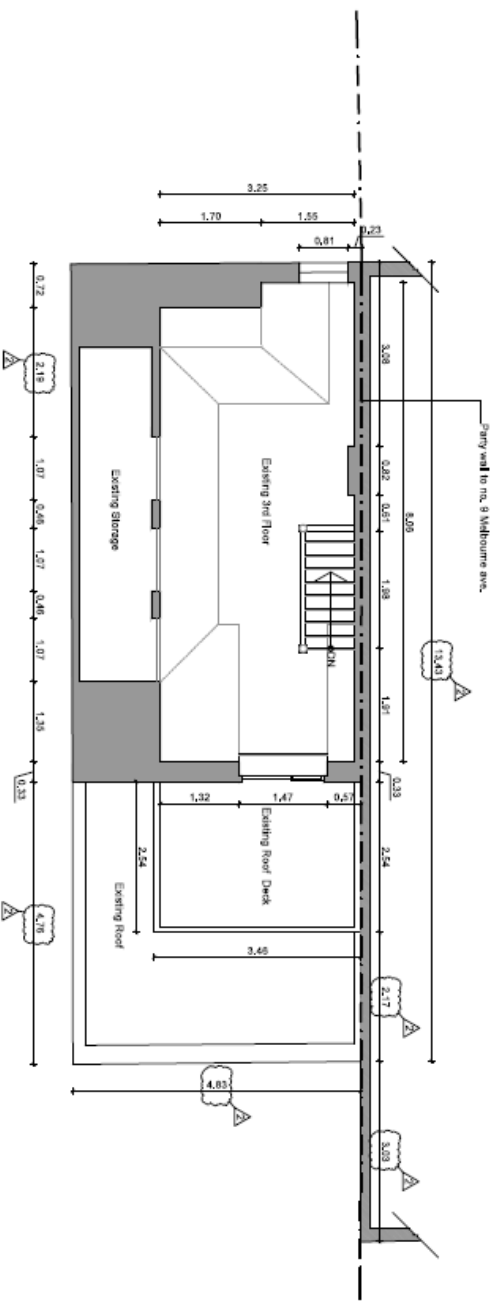
1034 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-9777

SHEET TITLE	
PROPOSED SECOND FLOOR PLAN	
SCALE	DATE
1:100	23.03.17
Drawn/Checked	Drawn/Checked
FA / KK	2016.02
A112	

<small>         Considered not valid if: <b>1</b> Dimensions are not fully supported by <b>2</b> All the drawings are reproduction and transmission of electronic files and not original drawings. <b>3</b> The drawings are not signed by the architect. <b>4</b> Drawings to be used for construction and those signed by the architect.       </small>			
NO.	DESCRIPTION	DATE	BY
01	ZONING REVIEW	05/03/16	KK
02	ZONING REVIEW	06/03/16	KK

Consultant and client hereby acknowledge that the design and construction of this project is subject to the approval of the City of Toronto. The design and construction of this project is subject to the approval of the City of Toronto. The design and construction of this project is subject to the approval of the City of Toronto.

NO.	DESCRIPTION	DATE	BY
01	ZONING REVIEW	05/03/19	KK
02	ZONING REVIEW	08/08/19	KK



**Kathleen Kurth**  
Architect

1034 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-9777

**11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1**

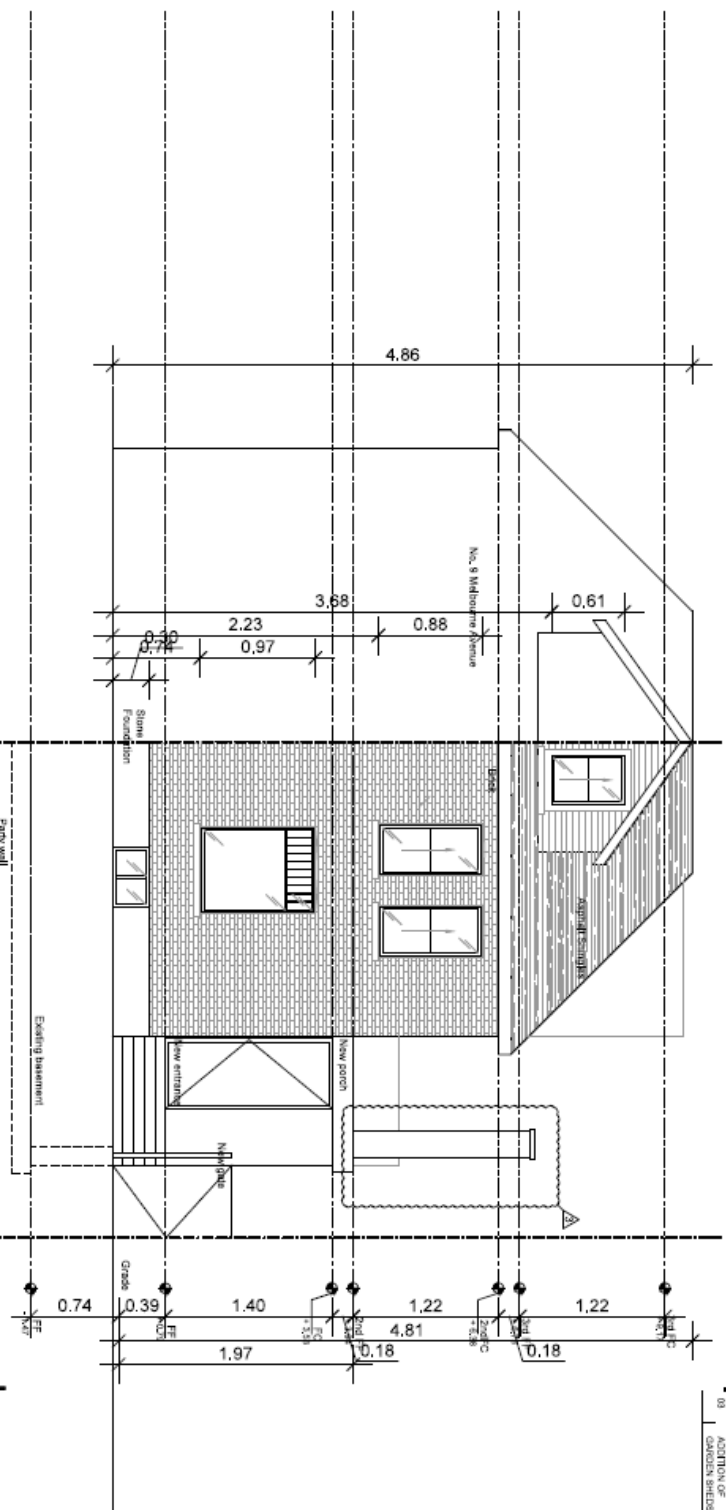
**PROPOSED  
THIRD FLOOR PLAN**

SCALE	DATE	<b>A113</b>
1:100	23.03.17	
DESIGN	DATE	
FA	2016.02	

Consultant or not, every drawing is the property of the firm and requires the design and construction of the building to be in accordance with the drawings and specifications and to be subject to the approval of the City of Toronto. No part of the drawings or specifications shall be reproduced or used in any way without the written consent of the firm.

© All drawings to be used for construction shall be signed by the architect.

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY		KK
02	ZONING REVIEW	08/08/19	KK
03	ADDITION OF COUNCIL SERVICES	11/20/19	BM



11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1

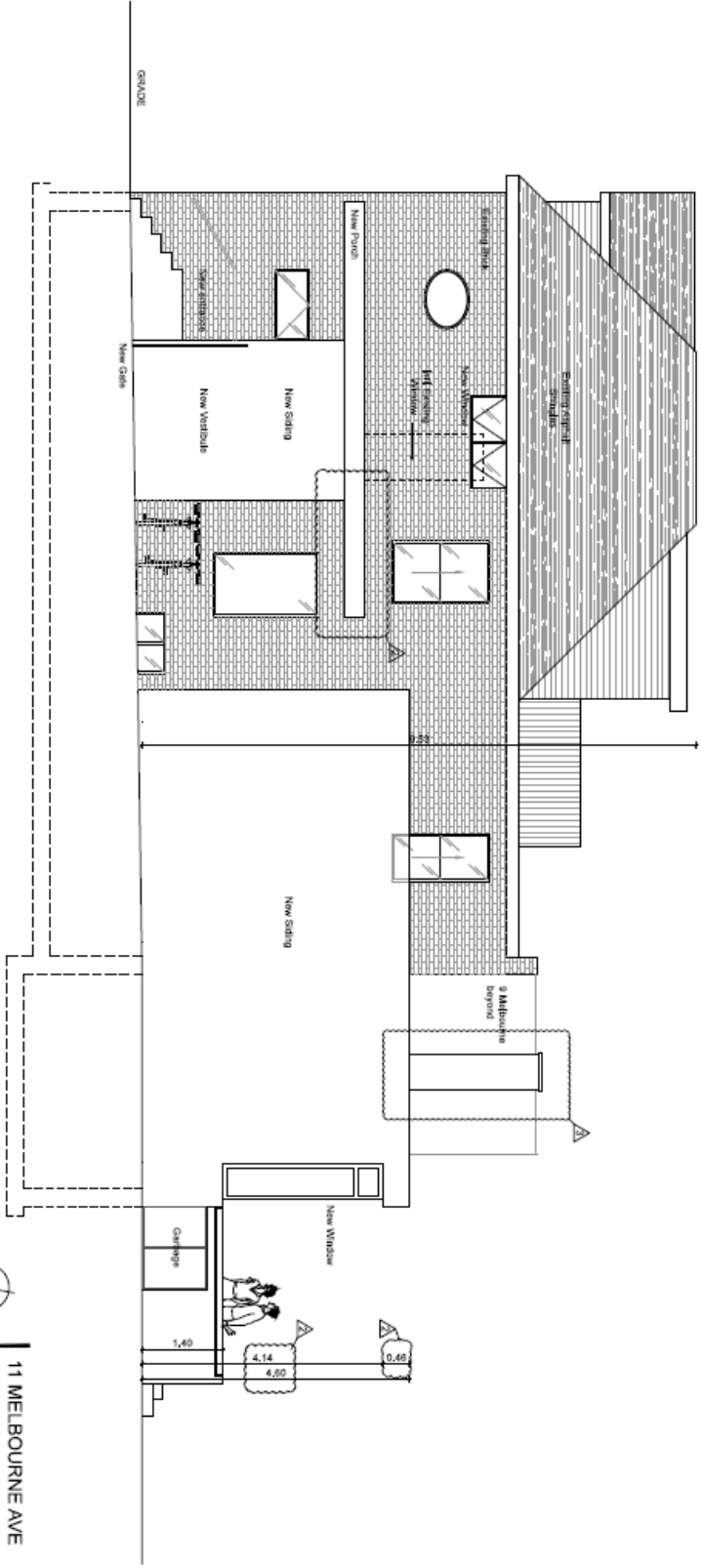
SHEET TITLE	
PROPOSED NORTH ELEVATION	
SCALE	DATE
1:100	23.03.17
ISSUED	DESIGN
FA	KK
2016.02	
A211	

1024 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-7777

**Kathleen Kurth**  
Architect

Consultant and/or client hereby acknowledges that the design and layout of this drawing are preliminary and are subject to change and modification and that the design and layout of this drawing are preliminary and are subject to change and modification and that the design and layout of this drawing are preliminary and are subject to change and modification.

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY	2016.02	KK
02	REVISION	2016.02	KK
03	REVISION	2016.02	KK



**Kathleen Kurth Architect**  
 1024 Queen St. W.  
 Toronto, Ontario  
 Canada, M6J 1R8  
 (416) 594-7777

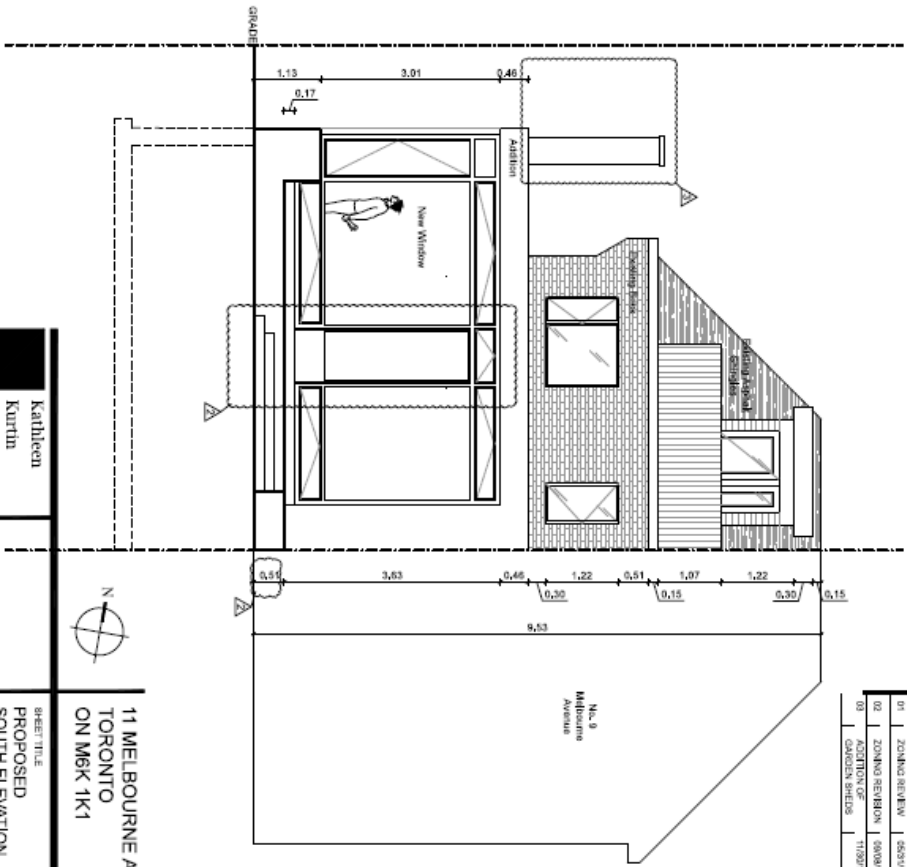
**11 MELBOURNE AVE  
 TORONTO  
 ON M6K 1K1**

SCALE	DATE
1:100	23.03.17
FA	2016.02

**A212**

Consultant or not, every drawing is the property of the client and copyright of the consultant. All drawings are the property of the consultant and shall remain the property of the consultant. All drawings are the property of the consultant and shall remain the property of the consultant. All drawings are the property of the consultant and shall remain the property of the consultant.

NO.	DESCRIPTION	DATE	BY
01	PRELIMINARY	2016.02	KK
02	ZONING REVIEW	2016.02	KK
03	ADDITION OF	2016.02	KK
04	CORRECTIONS	2016.02	KK



1024 Queen St. W.  
Toronto, Ontario  
Canada, M6J 1R8  
(416) 594-9777

**Kathleen Kurth**  
Architect

11 MELBOURNE AVE  
TORONTO  
ON M6K 1K1

SHEET TITLE	
PROPOSED SOUTH ELEVATION	
SCALE	DATE
1:100	23.03.17
ISSUED FOR	DATE
FA	2016.02
KK	
<b>A213</b>	

**SIGNATURE PAGE**

File Number:	A0357/17TEY	Zoning	R(d1.0)(x324) & R2 Z1.0 (ZZC)
Owner(s):	ELIN RAUN-ROYER BLAKE ROYER	Ward:	Parkdale-High Park (14)
Agent:	KATHLEEN KURTIN	Heritage:	Not Applicable
Property Address:	<b>11 MELBOURNE AVE</b>	Community:	Toronto
Legal Description:	PLAN 418 BLK D PT LOT 5 PT LOT 6		

---

Alex Bednar (signed)

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Carl Knipfel (signed)

---

Lisa Valentini (signed)

---

Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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
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### **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](http://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.

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

File Number:	A0358/17TEY	Zoning	RD (f12.0; a370: d0.4) HT 11.0 ST 3 & R1 (ZZC)
Owner(s):	GILLIAN ELIAHOO	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>54 CLAXTON BLVD</b>	Community:	York
Legal Description:	PLAN M367 W PT LOT 239		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.40.10.(6)(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The height of the first floor above established grade is 1.6 m.
- 2. Chapter 10.20.40.20.(2)(C), By-law 569-2013**  
The maximum permitted building length is 19.0 m provided the extension of the building is located 3.0 m from each side lot line.  
The new dwelling will be located 0.76 m to the west side lot line.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.4 times the area of the lot (151.48 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.72 times the area of the lot (272.3 m<sup>2</sup>).
- 4. Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.53 m.  
The new dwelling will be located 8.56 m to the front lot line.
- 5. Chapter 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.76 m to the west side lot line and 0.9 m to the east side lot line.

**1. Section 3(f), By-law 1-83**

The minimum building setback shall be such that the building does not project in front of a line drawn between the nearest front corners of the main wall of the nearest building on each side. In this case, the front yard setback will not be in accordance with the established building setback as required.

**2. Section 3(I), By-law 1-83**

The maximum permitted floor space index is 0.4 times the area of the lot (151.4 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.72 times the area of the lot (272.3 m<sup>2</sup>).

**3. Section 3(b), By-law 3623-97**

The maximum permitted floor space index is 0.59 times the area of the lot (223.32 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.72 times the area of the lot (272.3 m<sup>2</sup>).

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

The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.76 m to the west side lot line and 0.9 m to the east side lot line.

**5. Section 3(d), By-law 3623-97**

A minimum of 75% of the front yard shall be maintained as soft landscaping (43.3 m<sup>2</sup>).  
In this case, 67% of the front yard will be maintained as soft landscaping (38.9 m<sup>2</sup>).

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

The driveway leading to the parking space located totally on private property shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

**SIGNATURE PAGE**

File Number:	A0358/17TEY	Zoning	RD (f12.0; a370: d0.4) HT 11.0 ST 3 & R1 (ZZC)
Owner(s):	GILLIAN ELIAHOO	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>54 CLAXTON BLVD</b>	Community:	York
Legal Description:	PLAN M367 W PT LOT 239		

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Alex Bednar (signed)

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Carl Knipfel (signed)

---

Lisa Valentini (signed)

---

Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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)

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### **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](http://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.

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

File Number:	A0359/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	SCOTT FREEMAN MANICOM	Ward:	Toronto-Danforth (30)
Agent:	SCOTT FREEMAN MANICOM	Heritage:	Not Applicable
Property Address:	<b>311 PAPE AVE</b>	Community:	Toronto
Legal Description:	PLAN 549 PT LOT 1 RP 66R26626 PART 2		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing one-storey two-car rear detached garage by constructing a second storey greenhouse addition, a second storey deck, and an exterior staircase.

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

- 1. Chapter 10.5.60.20.(11), By-law 569-2013**  
The minimum required side yard setback for a platform, such as a deck or similar structure, attached to an accessory structure is 3.2 m on each side.  
The second storey deck of the altered rear detached garage will be located 0.47 m from the north and south side lot lines.
- 2. Chapter 10.5.60.20.(4), By-law 569-2013**  
The minimum required setback of an ancillary building or structure from the original centreline of a lane is 2.5 m.  
The altered rear detached garage will be located 2.42 m from the original centreline of the lane abutting the east rear lot line.
- 3. Chapter 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary building is 4 m.  
The altered rear detached garage will have a height of 6.06 m.
- 4. Chapter 10.5.60.40.(3), By-law 569-2013**  
An ancillary building or structure is permitted a maximum height of one storey.  
The altered rear detached garage will have a height of two storeys.

5. **Chapter 10.5.60.40.(5)(A), By-law 569-2013**  
A platform, such as a deck or similar structure may not be located on top of any ancillary building. In this case, the second storey deck of the altered rear detached garage will be located on top of the one storey portion of the ancillary building.
6. **Chapter 10.5.60.40.(5)(B), By-law 569-2013**  
A platform, such as a deck or similar structure may not be attached to an ancillary building or structure containing a parking space if the platform is more than 1.2 m above ground at any point below the platform.  
In this case, the second storey deck of the altered rear detached garage will be located 3.2 m above ground.
7. **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 m<sup>2</sup>.  
In this case, the total floor area of all ancillary buildings or structures on the lot will be 65.58 m<sup>2</sup>.
8. **Chapter 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required rear yard setback for an ancillary building or structure containing a parking space is 1 m.  
The altered rear detached garage will be located 0.87 m from the east rear lot line.
9. **Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**  
The required parking space must have a minimum width of 3.2 m.  
In this case, the two parking spaces will each measure 2.75 m in width.
1. **Section 4(2)(d)(i), By-law 438-86**  
The maximum permitted height of an accessory structure is 4 m.  
The altered rear detached garage will have a height of 6.06 m.
2. **Section 4(14)(A), By-law 438-86**  
The minimum required setback of an accessory building from the centreline of a public lane is 2.5 m.  
The altered rear detached garage will be located 2.42 m from the centreline of the public lane abutting the east rear lot line.
3. **Section 6(3) Part I 2, By-law 438-86**  
An accessory building is permitted a maximum floor area no greater than 5% of the lot area (13.26 m<sup>2</sup>).  
The altered rear detached garage will have a gross floor area equal to 24.73% of the lot area (65.58 m<sup>2</sup>).
4. **Section 6(3) Part II 7(I), By-law 438-86**  
The minimum required setback of an accessory building is 3 m from all lot lines.  
The altered rear detached garage will be located 0.87 m from the east rear lot line, 0.22 m from the north side lot line, and 0.43 m from the south side lot line.
5. **Section 4(17)(a), By-law 438-86**  
The minimum required width of a parking space is 3.2 m.  
In this case, the two parking spaces will each measure 2.75 m in width.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

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



**SIGNATURE PAGE**

File Number:	A0359/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	SCOTT FREEMAN MANICOM	Ward:	Toronto-Danforth (30)
Agent:	SCOTT FREEMAN MANICOM	Heritage:	Not Applicable
Property Address:	<b>311 PAPE AVE</b>	Community:	Toronto
Legal Description:	PLAN 549 PT LOT 1 RP 66R26626 PART 2		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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- \$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).

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\*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.



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

File Number:	A0360/17TEY	Zoning:	CR T2.0 C2.0 R1.5 (Waiver)
Owner(s):	115 DUPONT HOLDINGS LIMITED	Ward:	Trinity-Spadina (20)
Agent:	CALVIN LANTZ	Heritage:	Not Applicable
Property Address:	<b>115 DUPONT ST</b>	Community:	Toronto
Legal Description:	PLAN M52 LOT 53 & 54 NOW 66R19613 PART 13-35		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a five-storey office building, containing four office units and 10 parking spaces.

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

- Chapter 40.10.40.1(2)(A), By-law 569-2013**  
The first storey is required to be within 0.2 m of the ground measured at the lot line abutting the street directly opposite each pedestrian entrance.  
In this case, the first floor level of the first storey of the office building will be within 1.3 m of the ground measured at the lot line abutting Dupont Street.
- Chapter 40.10.40.10(2), By-law 569-2013**  
The maximum permitted height of a building or structure on the lot is 14.0 m.  
The new office building will have a building height of 20.0 m, measured to the top of the parapet.
- Chapter 40.10.40.10.(5), By-law 569-2013**  
The minimum required height of the first storey is 4.5 m.  
The height of the first storey of the new office building will be 4.0 m.
- Chapter 40.10.40.40.(1), By-law 569-2013**  
The maximum permitted floor space index for non-residential uses is 2.0 times the area of the lot (636.14 m<sup>2</sup>).  
The new office building will have a floor space index equal to 2.8 times the area of the lot (844.0 m<sup>2</sup>).

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

A minimum of 75% of the main wall of the building facing a front lot line is required to be at or between the front lot line and a maximum of 3.0 m from the front lot line.

In this case, 0% of the main wall of the building facing Dupont Street will be located at or between the Dupont Street lot line and maximum of 3.0 m from the Dupont Street lot line.

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

Where the rear lot line abuts a lane the minimum required setback from the lot line of the lot abutting the lane on the other side of the lane is 7.5 m.

The new office building will be located 5.5 m from the lot line of the lot on the opposite side of Designers Walk Lane.

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

Where the main wall of a building has windows or openings, the main wall is required to be setback a minimum of 5.5 m from a side lot line that is not adjacent to a street or lane, otherwise no building setback is required.

In this case, the main wall of the building has windows and will be located 4.2 m from the north side lot line abutting the townhouses.

**7. Chapter 200.5.10.1, By-law 569-2013**

A maximum of six parking spaces are permitted to be provided.

In this case, 10 parking spaces will be provided.

**8. Chapter 200.5.10.1.(2)(A) & (B), By-law 569-2013**

A parking space is required to have minimum dimensions of 5.6 m for length, 2.6 m for width and 2.0 m for vertical clearance.

In this case the 10 parking spaces will have dimensions of 2.6 m for width, 5.3 m for length and 1.6 m for vertical clearance.

A parking space accessed by a drive aisle with a width of less than 6.0 m requires minimum dimensions of 5.6 m for length, 2.9 m for width and 2.0 m for vertical clearance.

In this case the 10 parking spaces will have dimensions of 2.6 m for width, 5.3 m for length and 1.6 m for vertical clearance.

**9. Chapter 200.5.1.10.(2)(D), By-law 569-2013**

The minimum width of parking space is required to be increased by 0.3 m if one or both sides of the parking space is obstructed by a fixed object, such as a wall, column, bollard, fence or pipe, situated:

- (i) Within 0.3 m of the side of the parking space, measured at right angles; and
- (ii) More than 1.0 m from the front or rear of the parking space.

The minimum width of the parking spaces that will be obstructed by one or both sides of the space will be increased by 0.0 m.

**10. Chapter 40.10.100.10.(1)(C), By-law 569-2013**

A maximum of one vehicle access is permitted.

In this case, two vehicle accesses will be provided.

**1. Section 8(3) Part XI 2(i), By-law 438-86**

The main floor is required to be located within 0.2 m of the sidewalk level directly opposite the door to every commercial unit.

The main floor of the new five-storey office building (facing the direction of Dupont Street) will be located within an elevation of 1.3 m of the sidewalk level along Dupont Street directly opposite the building entrance facing Designers Walk Lane and the main floor of the building (facing the direction of Designers Walk Lane) will be located within an elevation of 1.0 m of the level of Designers Walk Lane opposite the building entrance facing Designers Walk Lane.

**2. Section 8(3) Part XI 2(ii), By-law 438-86**

The main floor level of a commercial building is required to have a minimum depth of 7.5 m measured from the main front wall of the building and a minimum width of 60% of any street frontage.

The new office building will have main floor level depth of 0.0 m measured from Designers Walk Lane.

**3. Section 4(2)(a)(i)C, By-law 438-86**

The maximum permitted width of certain elements (stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements), including the width of an enclosure located within 6.0 m of a lot line, that is a street line, is 20% of the width of the main wall of the building facing the lot line, provided the width is to be measured parallel to the lot line.

The width of the enclosure on the roof will be 40% of the width of the main wall facing Designers Walk Lane.

**4. Section 4(5)(b), By-law 438-86**

A maximum of six parking spaces are permitted to be provided.

In this case, 10 parking spaces will be provided.

**5. Section 4(17)(a) & (b), By-law 438-86**

A parking space accessed by a one-way or two-way drive aisle with a width of more than 6.0 m requires minimum dimensions of 5.6 m for length, 2.6 m for width and 2.0 m for height.

In this case the 10 parking spaces will have dimensions of 2.6 m for width, 5.3 m for length and 1.6 m for vertical clearance.

A parking space accessed by a one-way or two-way drive aisle with a width of less than 6.0 m requires minimum dimensions of 5.6 m for length, 2.6 m for width and 3.0 m for height.

In this case the 10 parking spaces will have dimensions of 2.6 m for width, 5.3 m for length and 1.6 m for vertical clearance.

**6. Section 4(17)(e), By-law 438-86**

The minimum width of parking space is required to be increased by 0.3 m if one or both sides of the parking space are obstructed by a fixed object, such as a wall, column, bollard, fence or pipe, situated:

- (i) Within 0.3 m of the side of the parking space, measured at right angles; and
- (ii) More than 1.0 m from the front or rear of the parking space.

The minimum width of the parking spaces that will be obstructed by one or both sides of the space will be increased by 0.0 m.

**7. Section 4(5)(i)(ii), By-law 438-86**

Ingress and egress to parking facilities shall be provided by driveways or passageways providing access to a public highway and having a minimum width of 3.5 m for one-way operation and a minimum width of 5.5 m for two-way operation.

The two driveways provide access to Designers Walk Lane and the southerly driveway will be 5.3 m measured wide.

**8. Section 4(10)(a), By-law 438-86**

The lateral boundaries of the driveways and motor vehicles passageways are to be constructed at right angles to Designers Walk Lane.

The lateral boundaries of the two proposed driveways are not at right angles to Designers Walk Lane.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

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

**SIGNATURE PAGE**

File Number:	A0360/17TEY	Zoning	CR T2.0 C2.0 R1.5 (Waiver)
Owner(s):	115 DUPONT HOLDINGS LIMITED	Ward:	Trinity-Spadina (20)
Agent:	CALVIN LANTZ	Heritage:	Not Applicable
Property Address:	<b>115 DUPONT ST</b>	Community:	Toronto
Legal Description:	PLAN M52 LOT 53 & 54 NOW 66R19613 PART 13-35		

**DISSENTED**

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini

**ABSTAINED**

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Donald Granatstein

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario Municipal Board (OMB) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

File Number:	A0363/17TEY	Zoning	R(d0.6)(x290) & R2 Z0.6 (Waiver)
Owner(s):	158 MARION INC	Ward:	Parkdale-High Park (14)
Agent:	SAVA MIOKOVIC	Heritage:	Not Applicable
Property Address:	<b>158 MARION ST</b>	Community:	Toronto
Legal Description:	PLAN 590 PT LOTS 22 & 23		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing three-storey detached dwelling containing four (4) dwelling units into a detached dwelling containing 6 dwelling units.

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

- 1. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (228.6 m<sup>2</sup>).  
The converted house will have a floor space index equal to 0.93 times the area of the lot (355.43 m<sup>2</sup>).
- 2. Chapter 150.10.40.40.(3), By-law 569-2013**  
The average floor area of the dwelling units in a building containing more than two dwelling units shall not be less than 65.0 m<sup>2</sup>.  
In this case, the average floor area of the 6 dwelling units in the building will be 58.3 m<sup>2</sup>.
- 3. Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of four (4) parking spaces are required to be provided.  
In this case, two (2) parking spaces will be provided.
- 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 (228.6 m<sup>2</sup>).  
The converted house will have a gross floor area equal to 1.15 times the area of the lot (437.0 m<sup>2</sup>).
- 2. Section 6(2)Q.1, By-law 438-86**  
The minimum required average floor area of the dwelling units in a building used as a converted house is 65.0 m<sup>2</sup>.  
In this case, the average floor area of the 6 dwelling units in the converted building is 58.3 m<sup>2</sup>.

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

A minimum of four (4) parking spaces are required to be provided for on-site.

In this case, Two (2) parking spaces will be provided for on-site.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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

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

**SIGNATURE PAGE**

File Number:	A0363/17TEY	Zoning	R(d0.6)(x290) & R2 Z0.6 (Waiver)
Owner(s):	158 MARION INC	Ward:	Parkdale-High Park (14)
Agent:	SAVA MIOKOVIC	Heritage:	Not Applicable
Property Address:	<b>158 MARION ST</b>	Community:	Toronto
Legal Description:	PLAN 590 PT LOTS 22 & 23		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0367/17TEY	Zoning:	RS(f10.5, a325, d0.75) & R2A
Owner(s):	VAKHARIA SABIHA SARAH VAKHARIA HATHAL SHNYIN	Ward:	Beaches-East York (31)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>75 HOLBORNE AVE</b>	Community:	Toronto
Legal Description:	PLAN 2059 PT LOT 416,417 NOW RP 64R14868 PART 2		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.40.40.40.(1) (A), By-law 569-2013**  
The maximum permitted floor space index is 0.75 times the area of the lot (174.56 m<sup>2</sup>).  
The floor space index will be 0.94 times the area of the lot (217.78 m<sup>2</sup>).
- 2. Chapter 10.40.40.10.(2) (A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 9.4 m.
- 3. Chapter 10.40.40.10.(2) (A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.0 m.  
The height of the rear exterior main walls will be 8.65 m.
- 4. Chapter 10.40.40.10.(2) (B)(i), 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 8.63 m (both sides).
- 5. Chapter 10.40.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (81.46 m<sup>2</sup>).  
The lot coverage will be 44% of the lot area (103.31 m<sup>2</sup>).

6. **Chapter 10.40.40.10.(1)(A), By-law 569-2013**  
The maximum permitted height of a building or structure is 8.5 m.  
The height of the building/structure will be 10.31 m.
7. **Chapter 10.40.40.10.(4), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The height of the first floor above established grade will be 2.69 m.
8. **Chapter 10.40.40.50.(1)(A), By-law 569-2013**  
The maximum permitted number of platforms at or above the second storey located on the rear wall of a detached house is one.  
The number of platforms located on the rear wall will be two.
9. **Chapter 10.40.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m<sup>2</sup>.  
The area of each platform at or above the second storey is 8.05 and 6.04 m<sup>2</sup>.
10. **Chapter 10.40.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The east side yard setback will be 0.61 m.
11. **Chapter 10.5.40.60.(1)(D), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first storey of the building may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than 3.46 m.  
The lower platform will encroach 2.44 m into the required rear yard setback and the higher platform will project 1.83m and they both will be 0.94m from the west lot line.
12. **Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The eaves will be 0.25 m from the east lot line.
1. **Section 5.6., By-law 6752**  
The rear deck exceeds 1.2 m above the ground, it is permitted to project 2.5 m.  
The rear deck with stairs to grade will project 5.27 m to the bottom of the stairs.
2. **Section 7.5.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (81.46 m<sup>2</sup>).  
The lot coverage will be 46% of the lot area (107.5 m<sup>2</sup>).
3. **Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The building height will be 10.31 m.
4. **Section 7.5.3, By-law 6752**  
The maximum permitted building length is 16.75 m.  
The altered building length will be 16.98 m.

**5. Section 7.5.3, By-law 6752**

The maximum permitted floor space index is 0.75 times the lot area (174.56 m<sup>2</sup>).  
The floor space index will be 0.94 times the lot area (217.78 m<sup>2</sup>).

**6. Section 7.5.3, By-law 6752**

The minimum required rear yard setback is 9.0 m.  
The rear yard setback will be 7.66 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

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

**SIGNATURE PAGE**

File Number:	A0367/17TEY	Zoning	RS(f10.5, a325, d0.75) & R2A
Owner(s):	VAKHARIA SABIHA SARAH VAKHARIA HATHAL SHNYIN	Ward:	Beaches-East York (31)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>75 HOLBORNE AVE</b>	Community:	Toronto
Legal Description:	PLAN 2059 PT LOT 416,417 NOW RP 64R14868 PART 2		

**DISSENTED**

\_\_\_\_\_  
Alex Bednar

\_\_\_\_\_  
Carl Knipfel (signed)

\_\_\_\_\_  
Lisa Valentini (signed)

**ABSTAINED**

\_\_\_\_\_  
Donald Granatstein

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



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

File Number:	A0368/17TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	MICHELLE VASSILIOU FRANK SAKELLARIOU	Ward:	Toronto-Danforth (29)
Agent:	FRANK SAKELLARIOU	Heritage:	Not Applicable
Property Address:	<b>1265 BROADVIEW AVE</b>	Community:	East York
Legal Description:	CON 2FB PT LOT 14		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves are permitted to project 0.9 m provided they are no closer than 0.3 m to a lot line.  
In this case, the roof eaves will be located 0.0 m from the north side lot line.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the area of the lot (102.9 m<sup>2</sup>).  
The lot coverage will be equal to 44% of the area of the lot (129.59 m<sup>2</sup>).
- Chapter 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m if the required minimum lot frontage is 6.0 m to less than 12.0 m.  
The altered detached dwelling will be located 0.03 m from the north side lot line.
- Section 7.4.3, By-law 6752**  
The maximum permitted lot coverage of a dwelling is 35% of the lot area (102.9 m<sup>2</sup>).  
The lot coverage will be equal to 44% of the lot area (129.59 m<sup>2</sup>).
- Section 7.4.3, By-law 6752**  
The minimum required side yard setback is 0.6 m.  
The altered detached dwelling will be located 0.03 m from the north side lot line.

**3. Section 7.1.4 (1).(a), By-law 6752**

The minimum required driveway width is 2.6 m.

In this case, the driveway will have a width of 2.3 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

The lot coverage of the altered detached dwelling exclusive of any detached accessory structures shall not be greater than 35.8% of the lot area under Zoning By-law 6752 and 569-2013.

**SIGNATURE PAGE**

File Number:	A0368/17TEY	Zoning	RD (f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	MICHELLE VASSILIOU FRANK SAKELLARIOU	Ward:	Toronto-Danforth (29)
Agent:	FRANK SAKELLARIOU	Heritage:	Not Applicable
Property Address:	<b>1265 BROADVIEW AVE</b>	Community:	East York
Legal Description:	CON 2FB PT LOT 14		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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### **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
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**NOTICE OF DECISION**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

File Number:	A0373/17TEY	Zoning:	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	PANAGIOTA KORKONTZILAS	Ward:	Toronto-Danforth (29)
Agent:	ELLIAS KORKONTZILAS	Heritage:	Not Applicable
Property Address:	<b>101 INWOOD AVE</b>	Community:	East York
Legal Description:	PLAN 3337 LOT 39		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with a rear basement walkout, a rear ground floor deck, and an integral garage.

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

- 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 (174.39 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to **0.681**times the lot area (**264.14 m<sup>2</sup>**).
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.  
The roof eaves will be located 0.03 m from the north side lot line.
- Chapter 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.33 m from the north side lot line.
- Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 8.98 m.
- Chapter 10.20.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.  
The height of the side exterior main walls facing a side lot line will be 7.5 m.

1. **Section 7.2.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 8.98 m.
2. **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 (174.39 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to **0.681**times the lot area (**264.14 m<sup>2</sup>**).
3. **Section 7.2.3, By-law 6752**  
The minimum required front yard setback is 6 m.  
The new detached dwelling will be located 4.73 m from the west front lot line.
4. **Section 7.2.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (135.64 m<sup>2</sup>).  
The lot coverage will be equal to 36.4% of the lot area (141.02 m<sup>2</sup>).
5. **Section 7.2.3, By-law 6752**  
The minimum required side yard setback is 0.9 m.  
The new detached dwelling will be located 0.33 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 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:	A0373/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	PANAGIOTA KORKONTZILAS	Ward:	Toronto-Danforth (29)
Agent:	ELLIAS KORKONTZILAS	Heritage:	Not Applicable
Property Address:	<b>101 INWOOD AVE</b>	Community:	East York
Legal Description:	PLAN 3337 LOT 39		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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
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### **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](http://www.omb.gov.on.ca).

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

File Number:	A0374/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	PEDRAM MOHAMMADI ABDOLAH MOHAMMADI	Ward:	Toronto-Danforth (29)
Agent:	MANOUSH HAKIMI	Heritage:	Not Applicable
Property Address:	<b>7 DUSTAN CRES</b>	Community:	East York
Legal Description:	PLAN 2923 PT LOT 20 PT LOT 21		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- 1. Chapter 10.20.30.40.(1), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (108.29 m<sup>2</sup>).  
The lot coverage will be equal to 40% of the lot area (124.33 m<sup>2</sup>).
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (185.64 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (228.73 m<sup>2</sup>).
- 3. Chapter 10.20.40.70.(3), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new detached dwelling will be located 0.91 m from the east side lot line and 0.92 m from the west side lot line.
- 1. Section 7.3.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (108.29 m<sup>2</sup>).  
The lot coverage will be equal to 41% of the lot area (128.12 m<sup>2</sup>).

**2. Section 7.3.3, By-law 6752**

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (185.64 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.74 times the area of the lot (228.73 m<sup>2</sup>).

**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) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The portion of the private driveway, located within the Right of Way, rendered obsolete, shall be restored to soft (green) landscaped space, to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

## SIGNATURE PAGE

File Number:	A0374/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	PEDRAM MOHAMMADI ABDOLAH MOHAMMADI	Ward:	Toronto-Danforth (29)
Agent:	MANOUSH HAKIMI	Heritage:	Not Applicable
Property Address:	<b>7 DUSTAN CRES</b>	Community:	East York
Legal Description:	PLAN 2923 PT LOT 20 PT LOT 21		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

---

Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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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).

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

File Number:	A0376/17TEY	Zoning	R(d1.0)(x871) & R3 Z1.0 (ZZC)
Owner(s):	CASEY HOUSE HOSPICE INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	JEFF CHURCHILL	Heritage:	Not Applicable
Property Address:	<b>9 HUNTLEY ST &amp; 123 ISABELLA ST</b>	Community:	Toronto
Legal Description:	PLAN E80 LOT 1 & 2		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing three-storey hospice care facility containing 9 beds into a residential care facility for a transitional residence containing 20 rooms.

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

- Chapter 10.10.20.10.(1), By-law 569-2013**  
A residential care home is not a permitted use.  
In this case, the existing hospice care facility will be converted into a residential care home for a transitional residence.
- Section 2(1), By-law 438-86**  
A residential care facility is permitted to contain accommodation for a maximum of 10 persons.  
In this, the residential care facility for a transitional residence will contain accommodation for 20 persons.
- Section 6(2) 6(ii), By-law 438-86**  
A residential care facility is a permitted use provided it is at least 245 m from another residential care facility or crisis care facility.  
The residential care facility will be located less than 245 m from other residential care facilities and crisis care facilities.

**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:	A0376/17TEY	Zoning	R(d1.0)(x871) & R3 Z1.0 (ZZC)
Owner(s):	CASEY HOUSE HOSPICE INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	JEFF CHURCHILL	Heritage:	Not Applicable
Property Address:	<b>9 HUNTLEY ST &amp; 123 ISABELLA ST</b>	Community:	Toronto
Legal Description:	PLAN E80 LOT 1 & 2		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



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## 20. 2 MINTO STREET

File Number:	A0380/17TEY	Zoning	R(d1.0)(x418) & R4 Z1.0 (ZZC)
Owner(s):	2437299 ONTARIO INC.	Ward:	Beaches-East York (32)
Agent:	SALEEM SHAIKH	Heritage:	Not Applicable
Property Address:	2 MINTO ST	Community:	Toronto
Legal Description:	PLAN 633 LOT 26 AND PT LOT 25 RP 66R20546 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

### PURPOSE OF THE APPLICATION:

Proposed three-storey house with a second suite located in the basement. Previous use was a commercial body shop.

### 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 9.5 m.  
The height of the side exterior main walls facing a side lot line will be 10.8 m.

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

The maximum permitted floor space index is 1.0 times the area of the lot (262.7 m<sup>2</sup>).  
The floor space index will be 1.11 times the area of the lot (291.43 m<sup>2</sup>).

**3. Chapter 150.10.40.1.(1), By-law 569-2013**

A secondary suite is a permitted use provided that the entire building was constructed more than five years prior to the introduction of a secondary suite.  
The proposed secondary suite will be located within a new detached house.

**1. Section 6(3) Part III 4, By-law 438-86**

The width of a walkway located between the front lot line and any wall of the building facing the front lot line is restricted to 1.06 m.  
The new walkway will be 1.66 m wide.

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

A detached house is required to have a minimum side lot line setback of 7.5 m from the side lot line for that portion of the building exceeding 17.0 m in depth.  
The side lot line setback will be 0.45 m on the west side and 0.7 m on the east side.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (262.7 m<sup>2</sup>).  
The proposed residential gross floor area of the building will be 1.11 times the area of the lot (291.43 m<sup>2</sup>).

**4. Section (3) Part II 3(II), By-law 438-86**

A building is required be located no closer than 1.2 m to the portion of the side wall of an adjacent building that contains openings.  
The new building will be located approximately 0.77 m from the adjacent building to the east.

**5. Section 6(2)1.(ii), By-law 438-86**

A converted house is a permitted use provided that the whole of the building as it stands before conversion is at least five years old.

The whole of the building will be less than five years old upon conversion.

**MOTION**

It was moved by Alex Bednar, seconded by Carl Knipfel and carried unanimously that the application be **deferred, for a maximum of 3 months.** The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the residents in the abutting building at 2B Minto Street. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel B.**



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

File Number:	A0381/17TEY	Zoning	RD (f13.5; d0.6) (x1437) & R1 Z0.6 (ZZC)
Owner(s):	ATIF ZIA DALIA ZIA	Ward:	Toronto Centre-Rosedale (27)
Agent:	VANESSA KWAN	Heritage:	Designated
Property Address:	<b>15 DUNBAR RD</b>	Community:	Toronto
Legal Description:	PLAN E191 LOT C PLAN 433 PT LOT 22 RP 64R16319 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached dwelling by constructing a covered front porch and rear deck.

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

- Chapter 10.40.40.70.(3)(B), By-law 569-2013**  
The minimum required side lot line setback is 1.2 m.  
The altered dwelling will be located 0.0 m to the north side lot line measured from the rear deck.
- Chapter 10.5.40.60.(1)(E), 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 side yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 0.3 m.  
In this case, the front platform will be located 0.0 m from the north side lot line.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
In this case, the stairs will be located 0.36 m to the front lot line and 0.29 m to the north lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth is 0.9 m.  
The altered dwelling will be located 0.0 m to the north side lot line measured from the rear deck.

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

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

The altered dwelling will be located 0.0 m to the north side lot line and 1.79 m to the south side lot line measured from the rear deck.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager of Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

**SIGNATURE PAGE**

File Number:	A0381/17TEY	Zoning	RD (f13.5; d0.6) (x1437) & R1 Z0.6 (ZZC)
Owner(s):	ATIF ZIA DALIA ZIA	Ward:	Toronto Centre-Rosedale (27)
Agent:	VANESSA KWAN	Heritage:	Designated
Property Address:	<b>15 DUNBAR RD</b>	Community:	Toronto
Legal Description:	PLAN E191 LOT C PLAN 433 PT LOT 22 RP 64R16319 PART 1		

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Alex Bednar (signed)

---

Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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## 22. 165 GLENDALE AVE

File Number:	A0382/17TEY	Zoning	R (d0.6)(x290) & R2 Z0.6 (ZZC)
Owner(s):	TERESA DE PINTO ALIREZA KHANI	Ward:	Parkdale-High Park (14)
Agent:	ASH KHANI	Heritage:	Not Applicable
Property Address:	<b>165 GLENDALE AVE</b>	Community:	Toronto
Legal Description:	PLAN 772 BLK B PT LOT 10		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10 m.  
The altered semi-detached dwelling will have a height of 11.05 m.
- 2. Chapter 10.5.40.50.(3), By-law 569-2013**  
The level of the floor of a platform located at or above the second storey of a residential building is not permitted to be higher than the level of the floor of the storey from which it gains access.  
The fourth storey deck and green roof are higher than the level of the floor of the storey from which it gains access.
- 1. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 10 m.  
The altered semi-detached dwelling will have a height of 11.05 m.

### **MOTION**

It was moved by Alex Bednar, seconded by Lisa Valentini and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to post the Notice of Public Hearing Sign, as required by the *Planning Act*. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel B**.



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

File Number:	A0383/17TEY	Zoning:	R (d0.6)(x771) & R2 Z0.6 (ZZC)
Owner(s):	FANGBAI CAI	Ward:	Beaches-East York (32)
Agent:	LEWEI LI	Heritage:	Not Applicable
Property Address:	<b>102 BELLEFAIR AVE</b>	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 93		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with a front parking pad.

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

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

The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (133.98 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 1.0 times the area of the lot (223.24 m<sup>2</sup>).

**2. Chapter 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% (18.60 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 26% (6.57 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

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

A minimum of one parking space is required to be provided.

In this case, zero parking spaces will be provided.

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

The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (133.98 m<sup>2</sup>).

The altered detached dwelling will have a gross floor area equal to 1.0 times the area of the lot (223.24 m<sup>2</sup>).

**2. Section 6(3) Part III 3(d)(i)(d), By-law 438-86**

A minimum of 75% (28.46 m<sup>2</sup>) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 26% (6.57 m<sup>2</sup>) of the required front yard landscaped open space will be in the form of soft landscaping.

**3. Section 4(5)(b), By-law 438-86**

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

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

**4. Section 6(3) Part III 4, By-law 438-86**

The maximum permitted width of a walkway located between the front lot line and any wall of the building facing the front lot line is 1.06 m.

The front walkway will have a width of 3.18 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

1. Variance Request 2, By-law 569-2013 and Variance Requests 2 and 4, By-law 438-86 with respect to front yard landscaping and the width of the front walkway be **refused**; and
2. All other Variance Requests outlined above are **approved, subject to the following conditions**:
  - (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
  - (2) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

**REASON**

It is the opinion of the Committee of Adjustment that, **subject to the conditions**, the request:

- (i) maintains the general intent and purpose of the Official Plan;
- (ii) maintains the general intent and purpose of the Zoning By-law;
- (iii) represents desirable and appropriate development of the land; and,
- (iv) is minor.

**SIGNATURE PAGE**

File Number:	A0383/17TEY	Zoning	R (d0.6)(x771) & R2 Z0.6 (ZZC)
Owner(s):	FANGBAI CAI	Ward:	Beaches-East York (32)
Agent:	LEWEI LI	Heritage:	Not Applicable
Property Address:	<b>102 BELLEFAIR AVE</b>	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 93		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

File Number:	A0387/17TEY	Zoning	R(d1.0)(x7)12.0 M & Z1.0 max H 12.0 m (ZZC)
Owner(s):	QUOC TRAN MINH QUOC TRAN	Ward:	St. Paul's (21)
Agent:	MARTA SERDYNSKA	Heritage:	Not Applicable
Property Address:	<b>635 CHRISTIE ST</b>	Community:	Toronto
Legal Description:	PLAN 119 PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter a three-storey semi-detached dwelling containing two dwelling units by constructing a third floor addition and a rear third floor deck.

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

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

The maximum permitted floor space index is 1.0 times the area of the lot (176.51 m<sup>2</sup>).

The floor space index will be 1.1 times the area of the lot (194.93 m<sup>2</sup>).

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

The maximum permitted the residential gross floor area is 1.0 times the area of the lot (176.51 m<sup>2</sup>).

The residential gross floor area of the building will be 194.93 m<sup>2</sup>.

**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:	A0387/17TEY	Zoning	R(d1.0)(x7)12.0 M & Z1.0 max H 12.0 m (ZZC)
Owner(s):	QUOC TRAN MINH QUOC TRAN	Ward:	St. Paul's (21)
Agent:	MARTA SERDYNSKA	Heritage:	Not Applicable
Property Address:	<b>635 CHRISTIE ST</b>	Community:	Toronto
Legal Description:	PLAN 119 PT LOT 36		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0388/17TEY	Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1584) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	LISA KLAPSTOCK	Ward:	Davenport (18)
Agent:	SCOTT CAIRNS	Heritage:	Not Applicable
Property Address:	<b>1518 DUNDAS ST W</b>	Community:	Toronto
Legal Description:	PLAN 665 PT LOT 4		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing rear two-storey garage located behind a three-storey mixed used building containing ground floor commercial and two dwelling units above by constructing a third floor and converting the second and third floors of the garage into a dwelling unit. A total of three dwelling units will exist on the property.

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

- 1. Chapter 5.10.20.1(2), By-law 569-2013**  
The use of an ancillary building is permitted provided it is for a use ancillary to the permitted use on the same lot.  
In this case, the use of the ancillary building will be for a dwelling unit.
- 2. Chapter 40.5.1.20.(1), By-law 569-2013**  
An ancillary building may not be used for living accommodation.  
In this case, the ancillary building will be used for living accommodation.
- 3. Chapter 40.10.20.40 (1), By-law 569-2013**  
A dwelling unit is permitted in a permitted building type.  
In this case, the dwelling unit will be located in an ancillary building which is not listed as a permitted building type.
- 4. Chapter 40.10.40.1 (3), By-law 569-2013**  
A building with a dwelling unit may not be located so that another building is between any main wall of the building and the street on which the building fronts.  
In this case, the building with a dwelling unit will be located so that another building is between the main wall of the building and the street on which the building fronts.



5. **Chapter 40.10.40.80 (2)(A), By-law 569-2013 (Development Standard Sets 2 and 3)**  
The minimum above ground distance between any main wall of a building with windows to another main wall with windows on the same lot is 11.0 m.  
In this case, the distance between main walls will be 8.09 m.
6. **Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013 (Development Standard Set 2)**  
Where the rear lot line abuts a lane, the minimum building setback from the lot line of the lot abutting the lane on the opposite side of the lane is 7.5 m.  
The ancillary building will be located 5.97 m from the lot line of the lot abutting the lane on the opposite side of the lane.
1. **Section 2(1), By-law 438-86**  
One principal building is permitted to be located on a lot.  
In this case, more than one principal building will be permitted on the lot.
2. **Section 8(3), Part II 4(A), By-law 438-86**  
The minimum required set back from a lot in a Residential or Park District is 7.5 m.  
The ancillary building will be set back 5.97 m from the abutting Residential District.
3. **Section 4(11)(B), By-law 438-86**  
No person shall erect or use a residential building in the rear of another building.  
The ancillary building will be located to the rear of another building.
4. **Section 4(11)(C), By-law 438-86**  
A building shall not be located to the front of a residential building creating a condition of having a residential building to the rear of another building.  
In this case, the existing mixed-use building will be located in front of the ancillary building containing a dwelling unit.
5. **Section 4(3)(A), By-law 438-86**  
The minimum depth of a parking facility on a lot is 6 m, measured from a point equal to or greater than the required setback of 3.5 m from the centre line of the public lane.  
In this case, the parking facility will be located 2.98 m from the centre line of the public lane.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

- (1) The height of the ancillary building shall not exceed 10 m.
- (2) The owner shall submit, to the satisfaction of the Executive Director, Engineering & Construction Services, the following:
  - (a) A revised site plan illustrating:
    - (i) Only the accepted waste route strategy 1;
    - (ii) A separate designated refuse storage area within private property labelled 'Non-Residential Refuse Storage' along with the notation "Non-residential refuse must not be stored with the residential refuse"; and
    - (iii) The following notations:

"Non-Residential Unit must apply to the City for the City's Yellow Tag Program"; and "Staff have reviewed this application on the understanding it will comprise a single parcel of land, under one owner, upon completion. If any party, including the applicant or any subsequent owner, submits an application for severance, part-lot control, subdivision, condominium approval or any other form of land division for this development not in accordance with this assumption, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the City at the sole cost to that applicant."
  - (b) An application for the "Yellow-Tag Program" for City refuse collection of the non-commercial refuse.

**SIGNATURE PAGE**

File Number:	A0388/17TEY	Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1584) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	LISA KLAPSTOCK	Ward:	Davenport (18)
Agent:	SCOTT CAIRNS	Heritage:	Not Applicable
Property Address:	<b>1518 DUNDAS ST W</b>	Community:	Toronto
Legal Description:	PLAN 665 PT LOT 4		

**DISSENTED**

\_\_\_\_\_  
Alex Bednar

\_\_\_\_\_  
Carl Knipfel (signed)

\_\_\_\_\_  
Lisa Valentini (signed)

\_\_\_\_\_  
Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0389/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	PAUL FUGACCIA CHRISTINE SMITHERS	Ward:	Beaches-East York (32)
Agent:	PAUL FUGACCIA	Heritage:	Not Applicable
Property Address:	<b>268 LEE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1215 PT BLK A NOW 64R16995 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached dwelling by converting the garage into habitable space and adding a basement secondary suite.

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

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

A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street. In this case, the alterations will be performed on a wall which faces a street.

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

A converted house is a permitted use provided there is no exterior alteration to the front of the detached house.

In this case, the conversion of the integral garage into living space will alter the front of the house.

**2. Section 6(2)1.(iv), By-law 438-86**

A converted house is permitted if there is no substantial change in the appearance of the dwelling house as the result of the conversion.

In this case, the conversion of the integral garage will result in a substantial change in the appearance of the dwelling house.

**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:	A0389/17TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	PAUL FUGACCIA CHRISTINE SMITHERS	Ward:	Beaches-East York (32)
Agent:	PAUL FUGACCIA	Heritage:	Not Applicable
Property Address:	<b>268 LEE AVE</b>	Community:	Toronto
Legal Description:	PLAN 1215 PT BLK A NOW 64R16995 PART 1		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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## 27. 27 SOUTH DRIVE

File Number:	A0390/17TEY	Zoning	RD (f15.0; d0.6)(x1435) & R1 Z0.6 (ZZC)
Owner(s):	ARMAND REALE	Ward:	Toronto Centre-Rosedale (27)
Agent:	RAYMOND MURAKAMI	Heritage:	Designated
Property Address:	<b>27 SOUTH DR</b>	Community:	Toronto
Legal Description:	PLAN 104Y PT VILLA LOT 20 RP 64R16438 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

### **PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached dwelling by constructing a rear ground floor addition, a new rear ground floor deck, and a new rear two-car detached garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17 m.  
The altered detached dwelling will have a building length of 22.93 m.
  - 2. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19 m.  
The altered detached dwelling will have a depth of 22.15 m, measured from the required front yard setback.
  - 3. 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 setback 2.5 m if it is no closer to a side lot line than 1.6 m.  
In this case, the new rear ground floor deck will encroach 4.22 m into the required setback and will be located 0.21 m from the north side lot line.
  - 4. Chapter 10.5.60.20.(6) & Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback for a detached private garage in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.  
The new rear detached garage will be located 0.1 m from the south side lot line.
- 1. Section 6(3) Part VI 1(V), 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 depth of the residential building including the addition or additions does not exceed 17 m.  
The altered detached dwelling will have a depth of 22.93 m.
  - 2. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The new rear ground floor deck will have a height of 1.6 m above grade.

**3. Section 6(3) Part II 8 D(II), By-law 438-86**

An uncovered platform is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building.

The new rear ground floor deck will project beyond the side walls of the building.

**4. Section 6(3) Part II 8 D, By-law 438-86**

The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.5 m from the front or rear wall.

The new rear ground floor deck will project 4.22 m from the rear wall.

**MOTION**

It was moved by Carl Knipfel, seconded by Lisa Valentini and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the Ward Councillor and area residents. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel B**.

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

File Number:	A0391/17TEY	Zoning	R (f10.5;d1.0) & R2 Z1.0 (ZZC)
Owner(s):	SHANNON FARRAH GOTFRIT JASON RICHARD GALBRAITH	Ward:	Trinity-Spadina (20)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	<b>153 ADMIRAL RD</b>	Community:	Toronto
Legal Description:	PLAN 310E PT LOTS 21 & 22		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey semi-detached dwelling by constructing a rear two-storey addition.

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

- 1. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17.0 m.  
The altered dwelling will have a building depth of 19.38 m.
- 2. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 1.0 times the area of the lot (281.20 m<sup>2</sup>).  
The altered semi-detached dwelling will have a floor space index equal to 1.07 times the area of the lot (302.37 m<sup>2</sup>).
- 3. Chapter 10.10.40.70.(2), By-law 569-2013**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 4.13 m from the east rear lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is 0.6 times the area of the lot (281.20 m<sup>2</sup>).  
The altered dwelling will have a residential gross floor area equal to 1.07 times the area of the lot (302.37 m<sup>2</sup>).
- 2. Section 6(3) Part II 3.C(I), By-law 438-86**  
The minimum required side lot line setback is 0.45 m, where the side wall contains no openings.  
The altered dwelling will be located 0.0 m from the south side lot line.

**3. Section 6(3) Part II 4, By-law 438-86**

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 4.13 m from the east rear lot line.

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

The maximum permitted building depth is 17.0 m.

The altered dwelling will have a building depth of 19.38 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

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

## SIGNATURE PAGE

File Number:	A0391/17TEY	Zoning	R (f10.5;d1.0) & R2 Z1.0 (ZZC)
Owner(s):	SHANNON FARRAH GOTFRIT JASON RICHARD GALBRAITH	Ward:	Trinity-Spadina (20)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	<b>153 ADMIRAL RD</b>	Community:	Toronto
Legal Description:	PLAN 310E PT LOTS 21 & 22		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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:

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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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### **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
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**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

File Number:	A0394/17TEY	Zoning	RD(f15.0; d0.35) & R1 Z0.35 (ZZC)
Owner(s):	RODRIGO DOMINGUES NICOL DOMINGUES	Ward:	St. Paul's (22)
Agent:	RICHARD WENGLE	Heritage:	Not Applicable
Property Address:	<b>159 DUNVEGAN RD</b>	Community:	Toronto
Legal Description:	PLAN 2240 LOT 9		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling.

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

- Chapter 10.20.40.20.(1)(A), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 23.57 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19.0 m.  
The new detached dwelling will have a depth of 21.44 m.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (378.88 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.7499 times the area of the lot (811.75 m<sup>2</sup>).
- Chapter 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 10.39 m.  
The new detached dwelling will be located 8.26 m from the front lot line.
- Chapter 10.20.40.70.(3)(D), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
The new detached dwelling will be located 1.2 m from the south side lot line.

6. **Chapter 10.5.100.1.(2)(B), By-law 569-2013**  
The maximum permitted driveway width is 6.0 m.  
In this case, the driveway width will be **8.84 m**.
7. **Chapter 10.5.50.10.(2)(A), By-law 569-2013**  
On a corner lot, a minimum of 60% (23.26 m<sup>2</sup>) of the side yard abutting a street is required to be landscaping.  
In this case, 32% (12.41 m<sup>2</sup>) of the side yard abutting a street will be maintained as landscaping.
1. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (378.88 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.7499 times the area of the lot (811.75 m<sup>2</sup>).
2. **Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front yard setback is 10.39 m.  
The new detached dwelling will be located 8.26 m from the front lot line.
3. **Section 6(3) Part II 3.A(II), By-law 438-86**  
The minimum required setback from a flanking street is 6.0 m.  
The new detached dwelling will be located 1.88 m from the north flanking street (Hillholm Road).
4. **Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The 6.57 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.20 m from the south side lot line.
5. **Section 6(3) Part IV 4(B), By-law 438-86**  
The maximum permitted driveway width is 6.0 m.  
In this case, the driveway width will be **8.84 m**.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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



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

The driveway leading to the parking space located totally on private property and within te Right of Way, shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

**SIGNATURE PAGE**

File Number:	A0394/17TEY	Zoning	RD(f15.0; d0.35) & R1 Z0.35 (ZZC)
Owner(s):	RODRIGO DOMINGUES NICOL DOMINGUES	Ward:	St. Paul's (22)
Agent:	RICHARD WENGLE	Heritage:	Not Applicable
Property Address:	<b>159 DUNVEGAN RD</b>	Community:	Toronto
Legal Description:	PLAN 2240 LOT 9		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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### **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).

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### 30. 15 CHARLES STREET EAST

File Number:	A0395/17TEY	Zoning	CR 3.0 (c2.0; r3.0) SS1 (x1387) & CR T3.0 C2.0 R3.0 (ZPR)
Owner(s):	NORTHAMPTON INNS (WHITBY) INC	Ward:	Toronto Centre-Rosedale (27)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	15 CHARLES ST E	Community:	Toronto
Legal Description:	PLAN D1 PART OF UNNUMBERED LOT RP 66R-16284 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

#### **PURPOSE OF THE APPLICATION:**

To alter the existing 11-storey hotel with ground floor restaurant and ancillary place of assembly (second floor meeting room), by constructing new ancillary commercial units on the ground floor (café and barbershop), outdoor patios in the front and rear yards servicing the restaurant, and an east side outdoor patio on the second floor servicing the place of assembly.

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

**1. Chapter 220.5.10.1.(9), By-law 569-2013**

A minimum of one Type "B" loading space and one Type "C" loading space are required to be provided.

In this case, zero loading spaces will be provided.

**2. Chapter 40.5.40.70.(1)(A), By-law 569-2013**

A building or structure must be no closer than 3.0 m from the original centerline of a lane if the lot abutting the other side of the lane is not in the Residential Zone Category or Open Space Zone category.

The proposed structures associated with the rear outdoor patio will be located 2.37 metres from the original centreline of a lane.

**3. Chapter 40.10.20.100.(21)(B), By-law 569-2013**

An outdoor patio must not be greater than 30% of the interior floor area of the premises it is associated with. The maximum permitted area of the outdoor patios associated with the restaurant is 164.90 m<sup>2</sup> and the maximum permitted area of the outdoor patio associated with the meeting room is 35.09 m<sup>2</sup>.

The front and rear yard outdoor patios associated with the restaurant will be 30.25% of the interior floor area of the restaurant (166.30 m<sup>2</sup>) within the property boundaries, and 39.73 % of the interior floor area including the portion of the patio within the Charles Street East Boulevard (218.39 m<sup>2</sup>). The outdoor patio associated with the place of assembly will be 131.83 % of the interior floor area of the place of assembly (154.21 m<sup>2</sup>).

**4. Chapter 40.10.20.100.(21)(C), By-law 569-2013**

An outdoor patio is a permitted use provided it is set back a minimum of 30.0 m from a lot in the Residential Zone or Residential Apartment Zone category.

In this case, the rear ground floor outdoor patio will be located 20.68 m from a lot in the Residential Zone category to the east.

**5. Chapter 40.10.20.100.(21)(E), By-law 569-2013**

An outdoor patio is a permitted use provided that if it is located above the first storey of the building, it is setback a minimum of 40.0 m from a lot line in the Residential Zone category or Residential Apartment Zone category.

In this case, the east side second floor outdoor patio will be located 20.68 m from a lot in the Residential Zone Category to the east.

**6. Chapter 40.10.40.1.(2)(B), By-law 569-2013**

A commercial use must have a pedestrian access from a public sidewalk.

In this case, the ancillary commercial uses on the east side will gain pedestrian access from the adjacent lot to the east.

**7. Chapter 40.10.40.70.(1)(B), By-law 569-2013**

The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a side lot line that is not adjacent to a street or lane.

The east side main wall with new openings will be located 0 m from the east side lot line.

**1. Section 4(8)(B), By-law 438-86**

A minimum of three Type "B" loading spaces are required to be provided.

In this case, no Type "B" loading space will be provided.

**2. Section 4(14)(A), By-law 438-86**

The minimum required setback from the original centre line of a public lane is 3.0 m.

The proposed structures associated with the rear outdoor patio will be located 2.37 metres from the original centreline of a lane.

**3. Section 8(2)7(a)(i), By-law 438-86**

No person shall use any portion of the lot located between the rear wall of the building and the rear lot line for the purpose of a patio.

In this case, a rear yard outdoor patio will be located between the rear wall of the building the rear lot line.

No person shall use any part of the roof of a building for the purpose of a patio.

In this case, the east side second floor outdoor patio servicing the place of assembly will be located on a roof.

**4. Section 8(2)7(b), By-law 438-86**

The maximum permitted non-residential gross floor area for a restaurant or take-out restaurant use is 400 m<sup>2</sup>.

In this case, the altered restaurant will have a gross floor area of 667.62 m<sup>2</sup>.

**5. Section 8(3) Part II 4(a), By-law 438-86**

The minimum required set back from a lot in a residential or park district is 3 m.

The altered building will be located 0 m from the east side lot line abutting a lot in a residential district.

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

All exterior commercial entrance doors must be directly accessible from the sidewalk.

In this case, the east side entrances will be accessible from the east adjacent lot.

**MOTION**

It was moved by Alex Bednar, seconded by Carl Knipfel and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the application in more detail with staff from Transportation Services and Parks and Recreation. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel B**.



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A0397/17TEY	Zoning	MCR T2.0 C1.0 R2.0 & Site-Specific By-law 1075- 2014(OMB) (WAIVER)
Owner(s):	TWO HUNDRED INC QUEEN EAST PROPERTIES INC	Ward:	Beaches-East York (32)
Agent:	CRAIG HUNTER	Heritage:	Not Applicable
Property Address:	<b>1878-1882 QUEEN E &amp; 196-200 WOODBINE AVE</b>	Community:	Toronto
Legal Description:	PLAN 816 PT LOT 27		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the redevelopment plan approved under Site Specific By-Law 1075-2014(OMB) and Minor Variance Decision A0617/15TEY for a six-storey mixed use building by introducing a grocery store use on the ground floor.

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

**Section 1(h), By-law 1075-2014(OMB)**

No individual commercial use shall exceed an area of 325 m<sup>2</sup> unless used for the purposes of a branch of a bank or financial institution.

The grocery store on the ground floor will have an area of 646.73 m<sup>2</sup>.

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

A minimum of fifteen parking spaces are required to be provided for the grocery store. In this case, there will be two parking spaces provided for the grocery store.

**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:	A0397/17TEY	Zoning	MCR T2.0 C1.0 R2.0 & Site-Specific By-law 1075-2014(OMB) (WAIVER)
Owner(s):	TWO HUNDRED INC QUEEN EAST PROPERTIES INC	Ward:	Beaches-East York (32)
Agent:	CRAIG HUNTER	Heritage:	Not Applicable
Property Address:	<b>1878-1882 QUEEN E &amp; 196-200 WOODBINE AVE</b>	Community:	Toronto
Legal Description:	PLAN 816 PT LOT 27		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0398/17TEY	Zoning	IC D3 N1.5 (ZZC)
Owner(s):	LIBERTY MARKET BUILDING INC	Ward:	Trinity-Spadina (19)
Agent:	ROB WELLS	Heritage:	Not Applicable
Property Address:	<b>171 EAST LIBERTY ST</b>	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 11 RP 66R19577 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To correct technical errors in the Site Specific By-law, to properly recognize the reviewed and approved plans associated with the Rezoning (File No.12 246860 STE 19 OZ) and Site Plan Applications (File No. 14 266871 STE 19 SA) for the redevelopment of a portion of the site, known as the Liberty Market Building, with a 28-storey mixed-use building containing residential units, office and retail space. There will be three-levels of underground parking; including, bicycle parking spaces. The variances being sought through this minor variance application are internal to the building and will not affect the exterior configuration of the 28-storey mixed-use building.

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

- Section 1.(c), By-law 1050-2008 (as amended by Section 1.(f), By-law 1045-2015)**  
The maximum permitted combined non-residential gross floor area and residential gross floor area on the lot is 57,800.0 m<sup>2</sup>.  
The combined density will be 58,121.82 m<sup>2</sup>.
- Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)**  
The height of any building or structure within Area A and having 17 storeys or more shall have a minimum of one storey having a total floor plate which does not exceed a maximum of 680.0 m<sup>2</sup>.  
All of the storeys will have a floor plate exceeding 680.0 m<sup>2</sup>.
- Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)**  
The height of any building or structure within Area A and having 17 storeys or more shall have a minimum of seven storeys having a total floor plate which does not exceed a maximum of 770.0 m<sup>2</sup>.  
Only the 28th floor will have a maximum floor plate which does not exceed 770.0 m<sup>2</sup>.

4. **Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 1045-2015)**  
The height of any building or structure within Area A, above and inclusive of the ninth storey shall have a maximum of 12 storeys with a total floor plate which does not exceed a maximum of 789.0 m<sup>2</sup>.  
Only the 28th floor has a floor plate which does not exceed 789.0 m<sup>2</sup>.
5. **Section 1.(c), By-law 1050-2008 (as amended by Section 1.(f),By-law 1045-2015)**  
The maximum residential gross floor area shall not exceed 18,050.0 m<sup>2</sup> and shall only be permitted in Area A, within which a maximum of 283 dwelling units are permitted.  
In this case, 18,464.9 m<sup>2</sup> of residential gross floor area is proposed.
6. **Section 1.(h), By-law 1150-2008 (as amended by Section 1.(j), By-law 045-2015)**  
The height of any building or structure within Area A shall not exceed a maximum height of 28 storeys.  
A portion of the building within Area A will have a height of 29 storeys inclusive of the mechanical penthouse.

**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:	A0398/17TEY	Zoning	IC D3 N1.5 (ZZC)
Owner(s):	LIBERTY MARKET BUILDING INC	Ward:	Trinity-Spadina (19)
Agent:	ROB WELLS	Heritage:	Not Applicable
Property Address:	<b>171 EAST LIBERTY ST</b>	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 11 RP 66R19577 PART 3		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A0399/17TEY	Zoning	I1 D2, Site-Specific By-laws 221-2014 & 222-2014 (OMB)(WAIVER)
Owner(s):	METRO ONTARIO REAL ESTATE LIMITED	Ward:	Davenport (18)
Agent:	DAVID STEVENSON	Heritage:	Not Applicable
Property Address:	<b>1230 QUEEN ST W</b>	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT PARK LOT 28 AND PLAN D137 PT LANE RP 66R25937 PART 1 RP 66R26895 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the development plan for the mixed-use development, approved under Site-Specific By-laws 221-2014 & 222-2014 (OMB), by reducing the number of unreserved parking spaces within the commercial parking garage, allocated to the retail supermarket (Metro).

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

**Section 13(c), Site-Specific By-law 222-2014 (OMB)**

A minimum of 62 unreserved parking spaces shall be provided for non-residential uses within a commercial parking garage on the lot or at 20 Gladstone Avenue.  
In this case, the altered mixed-use development will contain 40 unreserved parking spaces for non-residential uses within a commercial parking garage on the lot or at 20 Gladstone Avenue.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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

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



**SIGNATURE PAGE**

File Number:	A0399/17TEY	Zoning	I1 D2, Site-Specific By-laws 221-2014 & 222-2014 (OMB)(WAIVER)
Owner(s):	METRO ONTARIO REAL ESTATE LIMITED	Ward:	Davenport (18)
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Legal Description:	YORK CON 1 FTB PT PARK LOT 28 AND PLAN D137 PT LANE RP 66R25937 PART 1 RP 66R26895 PART 3		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0401/17TEY	Zoning	R (d2.0) (x811) B1 & R3 Z2.0 (ZZC)
Owner(s):	ICILDA TATE	Ward:	Parkdale-High Park (14)
Agent:	ICILDA TATE	Heritage:	Not Applicable
Property Address:	<b>149 TYNDALL AVE</b>	Community:	Toronto
Legal Description:	PLAN 431 PT LOTS 5 TO 8 RP 63R2624 PARTS 1 2 4 AND 5		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing three-storey semi-detached rooming house containing 9 dwelling rooms into a rooming house containing 15 dwelling rooms.

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

**1. Chapter 150.25.20.2 (1)(A)(iii), By-law 569-2013**

A rooming house is a permitted use provided the minimum interior floor area for each room used as living accommodation for a single occupant is 9.0 m<sup>2</sup>, and a minimum of 7.0 m<sup>2</sup> per occupant in each room with two or more occupants.

In this case, four rooms for a single occupant on the second and third floors will have interior floor areas of less than 9.0 m<sup>2</sup> (7.89 m<sup>2</sup>, 7.94 m<sup>2</sup>, 8.80 m<sup>2</sup> & 8.67 m<sup>2</sup>).

One room for two occupants on the third floor will have an interior floor area of less than 7.0 m<sup>2</sup> per occupant (6.94 m<sup>2</sup>).

**2. Chapter 150.25.30.2(1), By-law 569-2013**

The maximum permitted number of rooms used for living accommodations in a rooming house is 6 dwelling rooms.

In this case, there will be 15 dwelling rooms in the rooming house.

**1. Section 6(2) 5(a)(i), By-law 438-86**

A rooming house is a permitted use provided the minimum floor area for each room used as living accommodation for a single occupant is 9.0 m<sup>2</sup>, and a minimum of 7.0 m<sup>2</sup> per occupant in each room with two or more occupants.

In this case, four rooms for a single occupant on the second and third floors will have floor areas of less than 9.0 m<sup>2</sup> (7.89 m<sup>2</sup>, 7.94 m<sup>2</sup>, 8.80 m<sup>2</sup> & 8.67 m<sup>2</sup>).

One room for two occupants on the third floor will have a floor area of less than 7.0 m<sup>2</sup> per occupant (6.94 m<sup>2</sup>).

**2. Section 6(2) 5, By-law 438-86**

A maximum of 6 dwelling rooms are permitted in the rooming house.

In this case, there will be 15 dwelling rooms in the rooming house.

**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:	A0401/17TEY	Zoning	R (d2.0) (x811) B1 & R3 Z2.0 (ZZC)
Owner(s):	ICILDA TATE	Ward:	Parkdale-High Park (14)
Agent:	ICILDA TATE	Heritage:	Not Applicable
Property Address:	<b>149 TYNDALL AVE</b>	Community:	Toronto
Legal Description:	PLAN 431 PT LOTS 5 TO 8 RP 63R2624 PARTS 1 2 4 AND 5		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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

File Number:	A0402/17TEY	Zoning:	R (d2.0) (x811) B1 & R3 Z2.0 (ZZC)
Owner(s):	ICILDA TATE NELCIN TATE	Ward:	Parkdale-High Park (14)
Agent:	ICILDA TATE	Heritage:	Not Applicable
Property Address:	<b>151 TYNDALL AVE</b>	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 6 PT LOT 7 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing three-storey semi-detached rooming house containing 7 dwelling rooms into a rooming house containing 12 dwelling rooms.

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

**1. Chapter 150.25.20.2 (1)(A)(iii)(a), By-law 569-2013**

A rooming house is a permitted use provided the minimum interior floor area for each room used as living accommodation for a single occupant is 9.0 m<sup>2</sup>, and a minimum of 7.0 m<sup>2</sup> per occupant in each room with two or more occupants.

In this case, one room for a single occupant on the second floor will have an interior floor area of less than 9.0 m<sup>2</sup> per occupant (8.55 m<sup>2</sup>).

**2. Chapter 150.25.30.2(1), By-law 569-2013**

The maximum permitted number of rooms used for living accommodations in a rooming house is 6 dwelling rooms.

In this case, there will be 12 dwelling rooms in the rooming house.

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

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

In this case, two parking spaces will be provided.

**1. Section 6(2) 5(a)(i), By-law 438-86**

A rooming house is a permitted use provided the minimum floor area for each room used as living accommodation for a single occupant is 9.0 m<sup>2</sup>, and a minimum of 7.0 m<sup>2</sup> per occupant in each room with two or more occupants.

In this case, one room for a single occupant on the second floor will have an interior floor area of less than 9.0 m<sup>2</sup> per occupant (8.55 m<sup>2</sup>).

**2. Section 6(2) 5(b), By-law 438-86**

The maximum permitted number of rooms used for living accommodations in a rooming house is six dwelling rooms.

In this case, there will be 12 dwelling rooms in the rooming house.

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

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

In this case, two parking spaces will be provided.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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:	A0402/17TEY	Zoning	R (d2.0) (x811) B1 & R3 Z2.0 (ZZC)
Owner(s):	ICILDA TATE NELCIN TATE	Ward:	Parkdale-High Park (14)
Agent:	ICILDA TATE	Heritage:	Not Applicable
Property Address:	<b>151 TYNDALL AVE</b>	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 6 PT LOT 7 PT LOT 8		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0403/17TEY	Zoning	
Owner(s):	ANDREA MINACS	Ward:	St. Paul's (22)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	<b>230 RUSSELL HILL RD</b>	Community:	
Legal Description:	PLAN 1324Y LOT 55 & PT LOTS 54 & 56		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 2½-storey detached dwelling by constructing a rear ground floor addition, a rear ground floor deck and a rear second storey balcony.

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

- 1. Chapter 10.20.40.20(1), By-law 569-2013**  
The maximum permitted building length is 17.0 m.  
The altered dwelling will have a building length of 25.38 m.
- 2. Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19.0 m.  
The altered dwelling will have a building depth will be 26.36 m.
- 3. Chapter 10.20.40.50.(1)(A), By-law 569-2013**  
The maximum permitted number of platforms at or above the second storey located on the rear wall of a detached house is one.  
The altered dwelling will have two platforms located on the rear wall.
- 4. Chapter 10.5.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 12.28 m.  
The altered dwelling will be located 5.15 m from the east front lot line.
- 5. Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (195.21 m<sup>2</sup>) of the rear yard shall be maintained as soft landscaping.  
In this case, 23.48% 991.69 m<sup>2</sup>), of the rear yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 2(II), By-law 438-86**  
The minimum required front yard setback is 12.28 m.  
The altered dwelling will be located 5.15 m from the east front lot line.

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

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

The portion of the dwelling exceeding a building depth of 17.0 m will be located 5.99 m from the south side lot line and 1.19 m from the north side lot line.

**3. Section 6(3) Part III 3(d)(i)(D), By-law 438-86**

A minimum of 75% of the front yard not covered by a permitted driveway shall be provided and maintained as soft landscaping (133.23 m<sup>2</sup>).

In this case, 71.7% (127.54 m<sup>2</sup>) of the front yard not covered by a permitted driveway will be provided and maintained as soft landscaping.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

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.
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- In the opinion of the Committee, the variance(s) is minor.

**SIGNATURE PAGE**

File Number:	A0403/17TEY	Zoning	
Owner(s):	ANDREA MINACS	Ward:	St. Paul's (22)
Agent:	ANDREW DEANE	Heritage:	Not Applicable
Property Address:	<b>230 RUSSELL HILL RD</b>	Community:	
Legal Description:	PLAN 1324Y LOT 55 & PT LOTS 54 & 56		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0406/17TEY	Zoning	CR 2.5(C1.0, r2.0)SS2(x2224) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	TIDESTONES INC.	Ward:	Toronto-Danforth (30)
Agent:	JAMES MACGILLIVRAY	Heritage:	Not Applicable
Property Address:	<b>1042 QUEEN ST E</b>	Community:	Toronto
Legal Description:	PLAN 519 LOT 7 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the use of the building from supermarket and hydroponic vegetable growing use to a restaurant and beer brewing use.

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

- 1. Chapter 40.10.40.40(1)(B), By-law 569-2013**  
The maximum permitted non-residential floor space index is 1.0 times the lot area (620.4 m<sup>2</sup>).  
The non-residential floor space index will be 1.64 times the area of the lot (1017.66 m<sup>2</sup>).
- 2. Chapter 40.10.20.100.(1), By-law 569-2013**  
An eating establishment is a permitted use provided that the total interior floor area on a lot within 6.1 m of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400.0 m<sup>2</sup>.  
The proposed total interior floor area will be 942.72 m<sup>2</sup>.
- 3. Chapter 40.10.40.70.(2) (B)(ii), By-law 569-2013**  
Where the rear lot line abuts a lane a building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.  
The building will be setback 3.59 m from the lot line of the lot abutting the lane on the opposite side of the lane.

**4. Chapter 40.10.40.70.(2) (E)(ii), By-law 569-2013**

If a lot abuts an O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, then every building on the lot in the CR Zone may not penetrate a 45 degree angular plane projected over a deep lot, along the entire required rear yard setback, starting at a height of 7.5 m above the average elevation of the ground along the rear lot line.

The building will penetrate the angular plane.

**1. Section 8(3) Part II 4(A), By-law 438-86**

A building is required to be set back a distance of at least 7.5 m from a lot in a residential or park district.

In this case, the building will be set back 3.59 m from a lot in a residential district.

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

The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (620.4 m).

The non-residential gross floor area of the building will be 1.68 times the area of the lot (1034.26 m<sup>2</sup>).

**3. Section 8(2) 7(B), By-law 438-86**

The by-law limits the aggregate amount of non-residential gross floor area of a building that can be used for an entertainment facility, restaurant, or take-out restaurant to a maximum of 400 m<sup>2</sup> if the lot abuts, or is separated from, a lot in a residential district by a lane by a distance of 10.0 m.

The non-residential gross floor area for entertainment uses will be 1034.26 m<sup>2</sup>.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

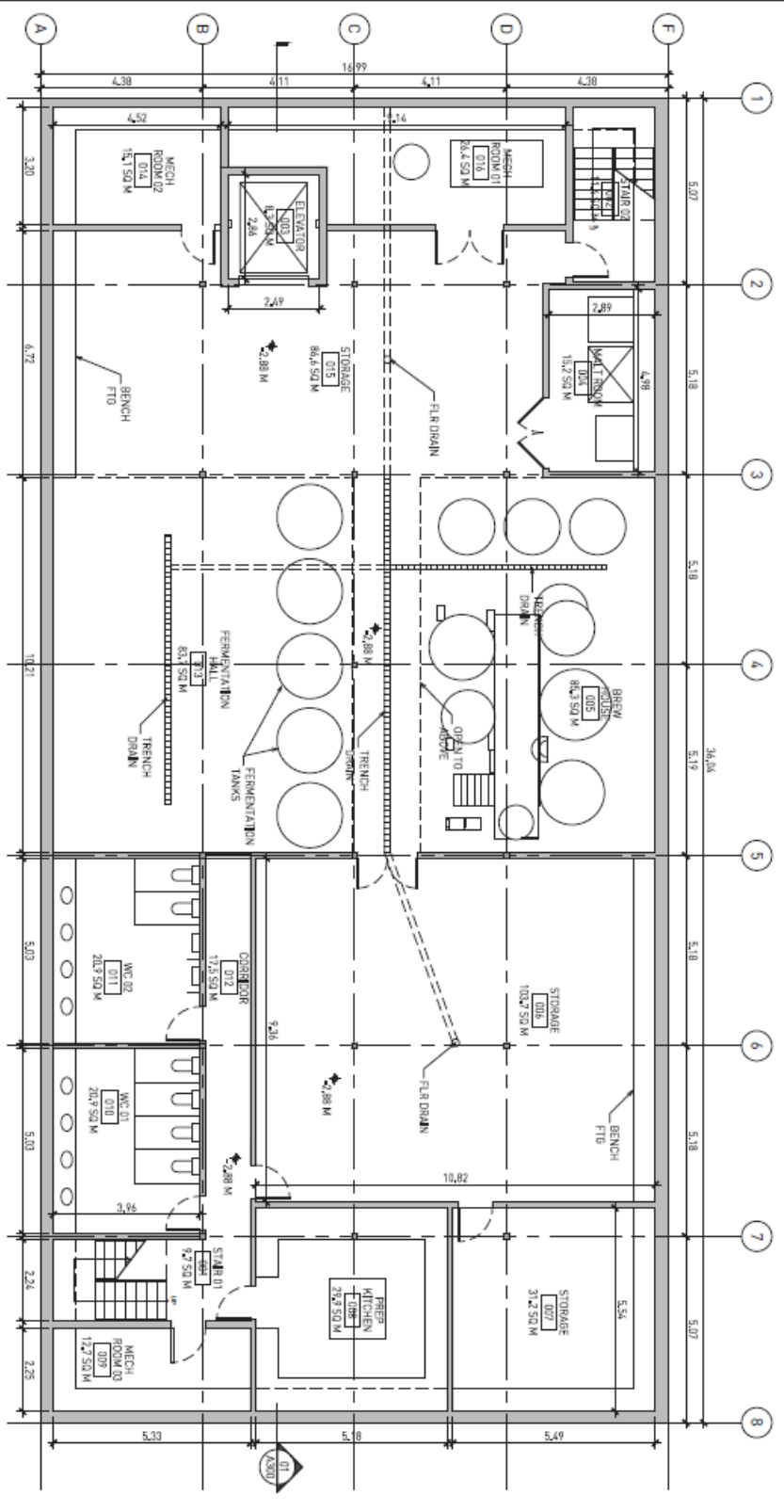
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

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

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

- (1) The restaurant, bar, kitchens and restrooms, as shown on drawings A100 and A101 received by Committee of Adjustment on July 19, 2017.
- (2) No bar/restaurant use shall be permitted on the roof level, as shown on drawing A102 received by Committee of Adjustment on July 19, 2017.





BASEMENT LEVEL PROPOSED PLAN  
SCALE: 1:100/01

**LAMAS**

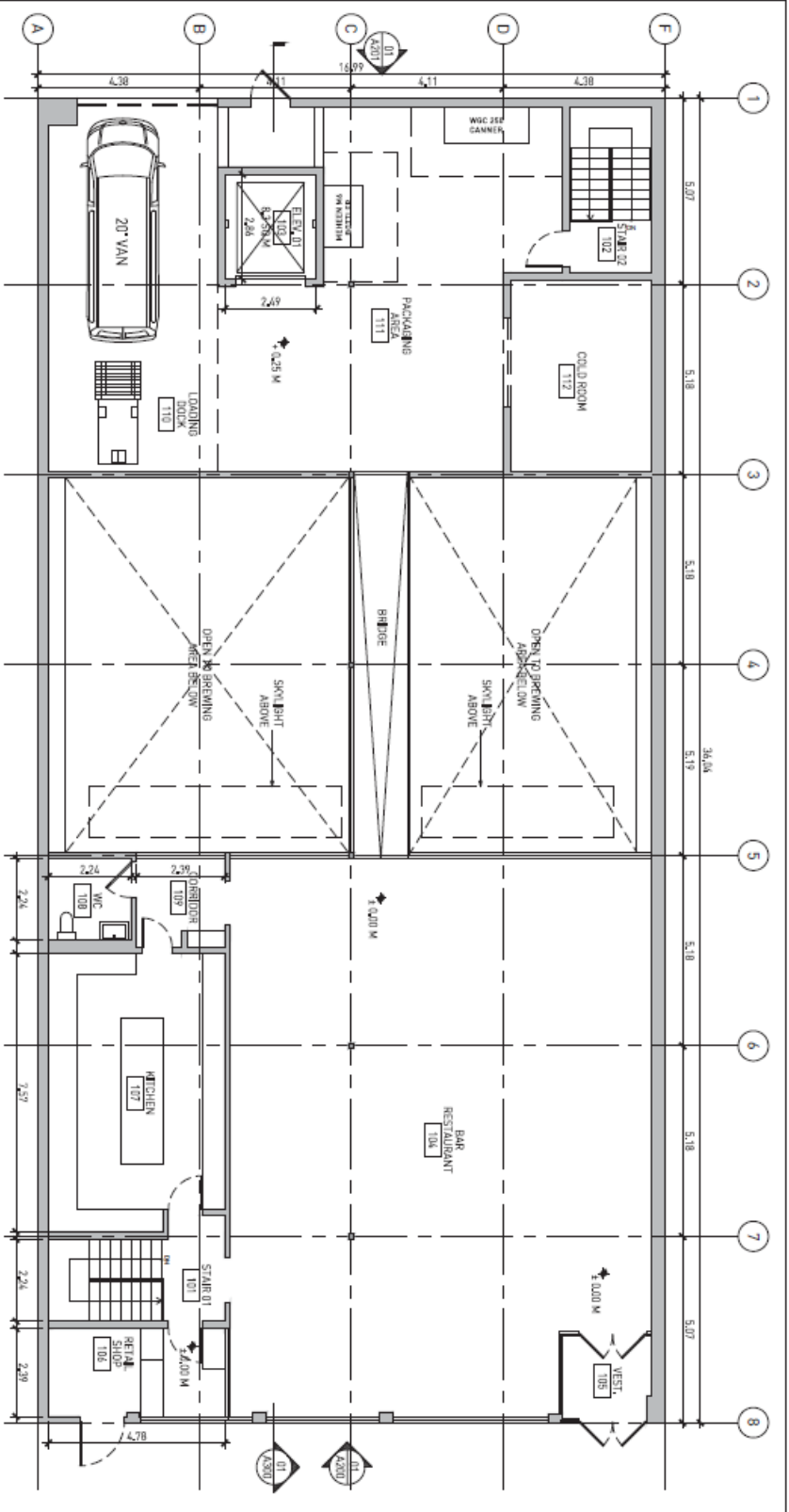
LAMAS INC.  
192 SPADINA AVE #311  
TORONTO, ON M5T 2C2  
email: office@lamas.ca  
tel: 447.818.2002

PROJECT  
**QUEEN BREWERY**  
100 QUEEN STREET EAST  
TORONTO, ON M4M 1A6

NO.	DATE/DESCRIPTION	BY	REVISION
01	2017/03/01	PRELIMINARY PROJECT REVIEW	
		FINAL LAYOUT	
		FINAL E.D.	
		CHANGES BY	Y.L.

PROJECT NO. 1430 SHEET NAME  
**BASEMENT LEVEL PROPOSED PLAN**

DRAWING NUMBER  
**A100**



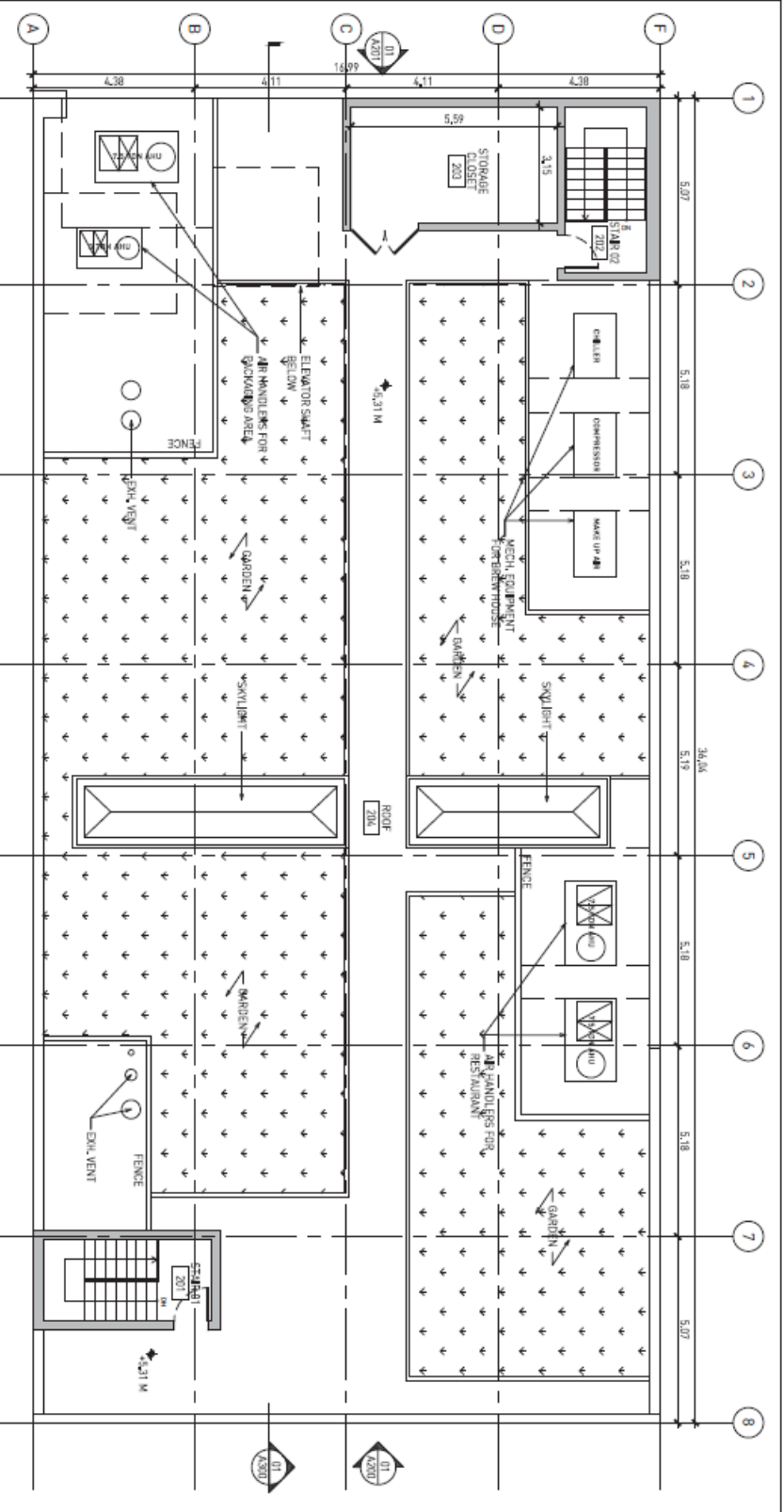
**LAMAS**  
 LAMAS INC.  
 1925 SPADINA AVE #311  
 TORONTO, ON M5T 2C2  
 email: office@lamas.ca  
 tel: (416) 597-2202

PROJECT  
**QUEEN BREWERY**  
 1142 QUEEN STREET EAST  
 TORONTO, ON M4M 1A4

NO.	DATE/INITIALS/REV	DESCRIPTION	PROJECT NO.	1:400	SHEET NAME
01	2/17/2021	PRELIMINARY PROJECT REVIEW			GROUND LEVEL PROPOSED PLAN
		PROJECT MANAGER			
		SCALE 1:1000			
		DESIGNED BY			
		CHECKED BY			

DRAWING NUMBER  
**A101**

GROUND LEVEL PROPOSED PLAN  
 SCALE 1:1000



**LAMAS**  
 LAMAS INC.  
 1925 SPADINA AVE #311  
 TORONTO, ON M5T 2Z2  
 email: office@lamas.ca  
 tel: (416) 918-2202

PROJECT  
**QUEEN BREWERY**  
 1142 QUEEN STREET EAST  
 TORONTO, ON M4M 1K4

NO.	DATE/INITIALS	DESCRIPTION	PROJECT NO.	L.A.D.	SHEET NAME
01	2017/01/01	PRELIM PROJECT REVIEW			ROOF LEVEL PROPOSED PLAN
		PROJECT INITIATION			
		DATE: 2017/01/01		JAM	
		DRAWN BY: JAM			
		CHECKED BY: V.L.			

ROOF LEVEL PROPOSED PLAN  
 SCALE 1:1000

DRAWING NUMBER  
**A102**

**SIGNATURE PAGE**

File Number:	A0406/17TEY	Zoning	CR 2.5(C1.0, r2.0)SS2(x2224) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	TIDESTONES INC.	Ward:	Toronto-Danforth (30)
Agent:	JAMES MACGILLIVRAY	Heritage:	Not Applicable
Property Address:	<b>1042 QUEEN ST E</b>	Community:	Toronto
Legal Description:	PLAN 519 LOT 7 PT LOT 8		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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](http://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](http://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.



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

File Number:	A0414/17TEY	Zoning	R (d1.0) & R3 Z1.0 (ZPR)
Owner(s):	2521909 ONTARIO INC	Ward:	Toronto-Danforth (30)
Agent:	JOANNE LAM	Heritage:	Not Applicable
Property Address:	<b>180 MUNRO ST</b>	Community:	Toronto
Legal Description:	PLAN 374 PT LOTS 130 AND 131 W MUNRO ST		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached duplex with a rear second storey deck.

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

- Chapter 200.5.10.1, By-law 569-2013**  
A minimum of two parking spaces are required to be provided.  
In this case, zero parking spaces will be provided.
- Chapter 10.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 9.5 m.  
The height of the front exterior main walls will be 10.9 m.  
  
The maximum permitted height of all rear exterior main walls is 9.5 m.  
The height of the rear exterior main walls will be 10.9 m.
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**  
The maximum permitted depth of a duplex is 14.0 m.  
The new duplex will have a depth of **20.95 m**.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a duplex is 1.0 times the area of the lot (362.25 m<sup>2</sup>).  
The new duplex will have a floor space index equal to 1.04 times the area of the lot (375.1 m<sup>2</sup>).
- Chapter 10.10.40.70.(3)(B)(i), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new duplex will be located 0.645 m from the north side lot line, and 0.918 m from the south side lot line.

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

A two-unit residential dwelling that does not meet the definition of a duplex as it is not constructed so as to provide horizontal division for the whole of the building, is not permitted in the R3 Zone. In this case, the new residential dwelling will have two dwelling units that are divided from each other vertically rather than horizontally.

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

The minimum required side lot line setback is 1.2 m where the side wall contains openings. The new two unit residential dwelling will be located 0.645 m from the north side lot line, and 0.918 m from the south side lot line.

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

The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.

The new two-unit residential dwelling will be located 0.645 m from the side wall of the north adjacent building at 182 Munro Street.

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

The maximum permitted depth is 14.0 m.

The new two-unit residential dwelling will have a depth of **20.95 m**.

**5. Section 4(3), By-law 438-86**

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

In this case, zero parking spaces will be provided.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0414/17TEY	Zoning	R (d1.0) & R3 Z1.0 (ZPR)
Owner(s):	2521909 ONTARIO INC	Ward:	Toronto-Danforth (30)
Agent:	JOANNE LAM	Heritage:	Not Applicable
Property Address:	<b>180 MUNRO ST</b>	Community:	Toronto
Legal Description:	PLAN 374 PT LOTS 130 AND 131 W MUNRO ST		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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**DISSENTED**

Donald Granatstein

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario Municipal Board (OMB) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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- \$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).

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\*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.



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

File Number:	B0039/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots and to create a new easement/right-of-way.

**Conveyed – Parts 2 & 3, Draft R-Plan**

**Address to be assigned**

Parts 2 & 3 have a frontage of 6.91 m and an area of 247.39 m<sup>2</sup>. A new three-storey semi-detached dwelling will be constructed.

Part 3 will be subject to an easement/right-of-way for the purpose of pedestrian and vehicular access in favour of the owners of the retained parcel identified as Part 1, Draft R-Plan.

**Retained – Part 1, Draft R-Plan**

**Address to be assigned**

Part 1 has a frontage of 6.822 m and an area of 242.56 m<sup>2</sup>. A new three-storey semi-detached dwelling will be constructed.

**Applications B0039/17TEY, A00485/17TEY, and A0486/17TEY were considered jointly.**

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (4) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

**SIGNATURE PAGE**

File Number:	B0039/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, SEPTEMBER 5, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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
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### ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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- \$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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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

File Number:	A0485/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD – PART 1</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling on the retained lot described in consent application B0039/17TEY.

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

- Chapter 10.10.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 10.5 m.  
The frontage of the retained lot will be 6.82 m.
- Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The new semi-detached dwelling will have a height of 12.8 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (242.56 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.31 times the area of the lot (317.17 m<sup>2</sup>).
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**  
A minimum of 50% (45.34 m<sup>2</sup>) of the rear yard must be maintained as soft landscaping.  
In this case, 43% (38.83 m<sup>2</sup>) of the rear yard will be maintained as soft landscaping.
- Chapter 10.5.40.60.(5)(B)(i), By-law 569-2013**  
A chimney breast may encroach into a required building setback 0.6 m if it is no wider than 2.0 m.  
The chimney breast will be 2.407 m wide.

6. **Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 8.01 m.  
The new semi-detached dwelling will be located 7.449 m from the front lot line.
7. **Chapter 10.10.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.7 m.
8. **Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, zero parking spaces will be provided.
1. **Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a lot is 10.7 m.  
In this case, the retained lot will have frontage of 6.82 m.
2. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (242.56 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.31 times the area of the lot (317.17 m<sup>2</sup>).
3. **Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 8.011 m.  
The new semi-detached dwelling will be located 7.449 m from the front lot line.
4. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.7 m.
5. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted length of a chimney breast which projects into the required setback is 2.0 m.  
The chimney breast will be 2.406 m wide.
6. **Section 4(5)(b), By-law 438-86**  
A minimum of one parking space is required to be provided for on-site.  
In this case, there will be zero parking spaces provided for on-site.
7. **Section 12(2)280 (i), By-law 438-86**  
No person shall use or erect a building or structure on an inside lot unless the lot frontage is at least the average of the lot frontages of the existing lots on either side.  
The retained lot on which a new-semidetached dwelling will be erected will have a 6.82 m lot frontage which is less than the average of the lot frontages of the existing lots on either side.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

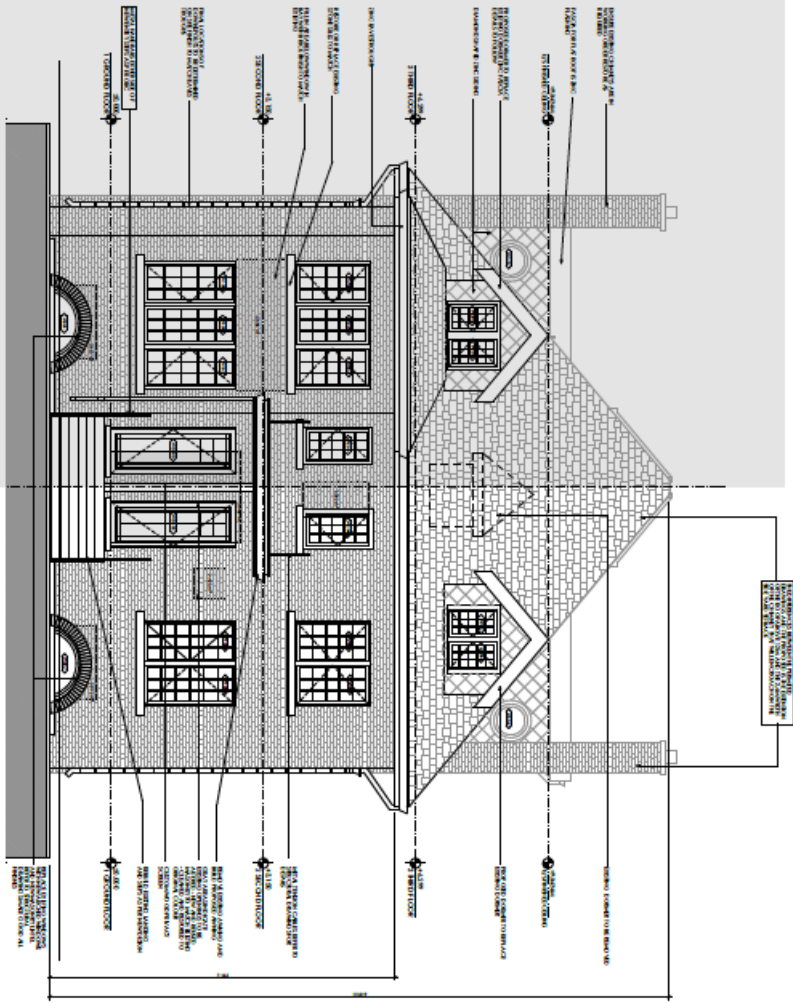
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

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

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

- (1) The dwelling shall be constructed substantially in accordance with elevation A31 filed with the Committee of Adjustment. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
- (2) 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.
- (3) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.





STONE'S THROW DESIGN INC.

11400 114th St  
 Richmond, BC V6V 2G9  
 604-273-1140  
 www.stonesthrowdesign.com  
 17800 178th Avenue, Surrey, BC V4N 1V2  
 604-273-1140  
 www.stonesthrowdesign.com



NANNING HOUSEN

94 JOZORLAD  
 TORONTO, ONTARIO

ZONING PERMIT / CONSENT

EAST BERNARD

1/2" = 1'-0"

A3.1

Wednesday, May 17, 2017

**SIGNATURE PAGE**

File Number:	A0485/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD – PART 1</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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)

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### **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](http://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.

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

File Number:	A0486/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD - PART 2</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling on the conveyed lot described in consent application B0039/17TEY.

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

- Chapter 10.10.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 10.5 m.  
The frontage of the retained lot will be 6.91 m.
- Chapter 10.10.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 12.0 m.  
The new semi-detached dwelling will have a height of 12.8 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a semi-detached dwelling is 1.0 times the area of the lot (247.39 m<sup>2</sup>).  
The new semi-detached dwelling will have a floor space index equal to 1.25 times the area of the lot (308.35 m<sup>2</sup>).
- Chapter 10.5.40.60.(5)(B)(i), By-law 569-2013**  
A chimney breast may encroach into a required building setback 0.6 m if it is no wider than 2.0 m.  
The chimney breast will be 2.406 m wide.
- Chapter 10.10.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.90 m.  
The new semi-detached dwelling will be located 7.842 m from the front lot line.

6. **Chapter 10.10.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.5 m.
7. **Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, zero parking spaces will be provided.
1. **Section 6(3) Part VII 1(II), By-law 438-86**  
The minimum required frontage of a lot is 10.7 m.  
In this case, the retained lot will have frontage of 6.91 m.
2. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (247.39 m<sup>2</sup>).  
The new semi-detached dwelling will have a gross floor area equal to 1.25 times the area of the lot (308.35 m<sup>2</sup>).
3. **Section 6(3) Part II 2 (II), By-law 438-86**  
The minimum required front yard setback of a building on an inside lot is 7.9 m.  
The new semi-detached dwelling will be located 7.842 m from the front lot line.
4. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.5 m.
5. **Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted length of a chimney breast which projects into the required setback is 2.0 m.  
The chimney breast will be 2.406 m wide.
6. **Section 4(5)(b), By-law 438-86**  
A minimum of one parking space is required to be provided for on-site.  
In this case, there will be zero parking spaces provided for on-site.
7. **Section 12(2)280 (i), By-law 438-86**  
No person shall use or erect a building or structure on an inside lot unless the lot frontage is at least the average of the lot frontages of the existing lots on either side.  
The retained lot on which a new-semidetached dwelling will be erected will have a 6.91 m lot frontage which is less than the average of the lot frontages of the existing lots on either side.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

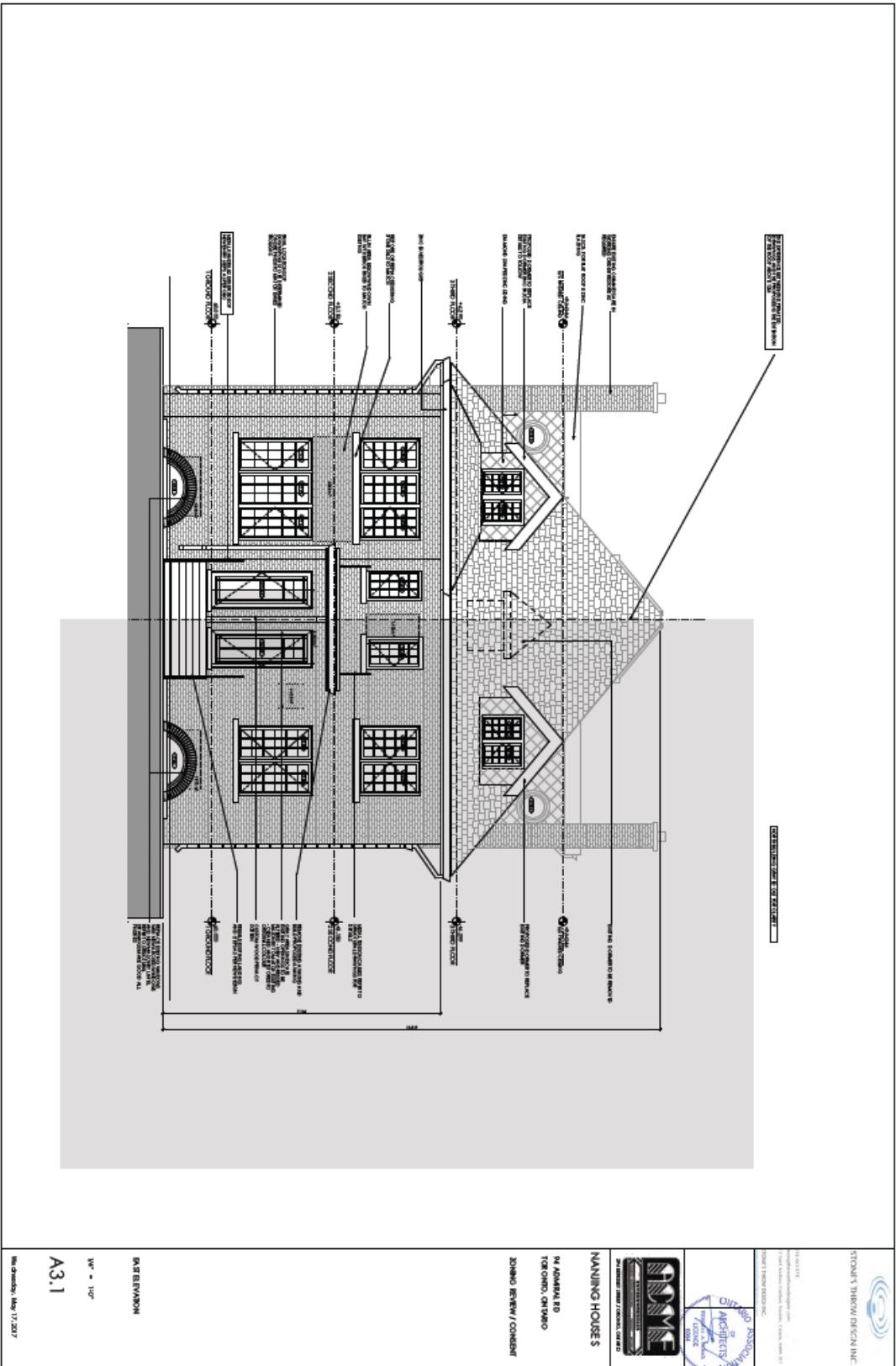
**The Minor Variance Application is Approved on Condition**

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

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

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

- (1) The dwelling shall be constructed substantially in accordance with elevation A31 filed with the Committee of Adjustment. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
- (2) 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.
- (3) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.



STONIA'S THROW DESIGN INC.

10/20/17  
 111 East Superior Street, Suite 1000, Chicago, Illinois 60602  
 (773) 462-1111  
 STONIA'S THROW DESIGN INC.



MANAGING HOUSES

94 ANDREWS RD  
 TICECROFT, OHIO 43080

DESIGN REVIEW / COMMENT

DATE REVISION

1/8" = 1'-0"

A3.1

10/20/17

**SIGNATURE PAGE**

File Number:	A0486/17TEY	Zoning	R(d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	KATHERINE CHU	Ward:	Trinity-Spadina (20)
Agent:	TERRELL WONG	Heritage:	Not Applicable
Property Address:	<b>94 ADMIRAL RD - PART 2</b>	Community:	Toronto
Legal Description:	PLAN E310 PT LOT 4 PT LOT 5		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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



## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario Municipal Board (OMB) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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

File Number:	B0043/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	NADA MARUTA ANNA CAMARDA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two lots.

**Retained- Part 2, Draft R-Plan**

**175 Highbourne Road**

The lot frontage is 7.62 m and the lot area is 302.17 m<sup>2</sup>.

A new two-storey detached dwelling will be constructed and requires variances to the Zoning By-law as outlined in application A0520/17TEY.

**Conveyed- Part 1, Draft R-Plan**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 301.94 m<sup>2</sup>.

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0519/17TEY.

**File Numbers B0043/17TEY, A0519/17TEY, A0520/17TEY were considered jointly.**

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (4) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

**SIGNATURE PAGE**

File Number:	B0043/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	NADA MARUTA ANNA CAMARDA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, SEPTEMBER 5, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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**NOTE:** Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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

File Number:	A0519/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	ANNE CAMARDA NADA MARUTA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage, a rear ground floor deck, a rear basement walkout, and a front porch on the conveyed lot as described in Consent Application B0043/17TEY.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**  
A minimum of 10.0 m<sup>2</sup> of the first floor must be within 4.0 m of the front main wall.  
In this case, 5.0 m<sup>2</sup> of the first floor will be within 4.0 m of the front main wall.
- Chapter 10.10.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 9.0 m.  
The new detached dwelling will have a height of 10.20 m.
- Chapter 10.10.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 9.0 m.  
The frontage of the retained lot will be 7.62 m.
- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7.0 m.  
The height of the front exterior main walls will be 9.49 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**  
The maximum permitted height of all rear exterior main walls is 7.0 m.  
The height of the rear exterior main walls will be 9.13 m.

- 6. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.  
The height of the side exterior main walls facing a side lot line will be 7.83 m.
- 7. Chapter 10.10.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.  
The first floor of the new detached dwelling will have a height of 1.43 m above established grade.
- 8. Chapter 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 17.0 m.  
The new detached dwelling will have a depth of 17.07 m.
- 9. Chapter 10.10.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (181.15 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.69 times the area of the lot (207.2 m<sup>2</sup>).
- 1. Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (181.15 m<sup>2</sup>).  
The new detached dwelling will have a gross floor area equal to 0.69 times the area of the lot (207.2 m<sup>2</sup>).
- 2. Section 6(3) Part VII 1(i), By-law 438-86**  
The minimum required frontage of a lot is 9.0 m.  
In this case, the retained lot will have frontage of 7.62 m.
- 3. Section 4(2)(a), By-law 438-86**  
The maximum permitted building height is 9.0 m.  
The new detached dwelling will have a height of 9.57 m.
- 4. Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.9 m from the north side lot line, and 0.6 m from the south side lot line.
- 5. Section 6(3) Part II 8 D(I), By-law 438-86**  
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.  
The front porch will have a height of 1.76 m above grade, and the rear deck will have a height of 3.28 m above grade.

**6. Section 6(3) Part II 8 D, By-law 438-86**

The projection of an uncovered platform into the required setbacks is restricted to a maximum of 2.50 m from the front or rear wall.

The rear deck will project 3.5 m from the rear wall measured to the edge of the landings, and 7.06 m from the rear wall measured to the edge of the exterior last step of the stairs.

**7. Section 6(3) Part II 8 I(I), By-law 438-86**

A bay window is permitted to project into the required setbacks provided the width of the bay window does not exceed 3.0 m.

The front bay window width will be 3.05 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (3) The driveway entrance within the Right of Way, leading to the parking space shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.
- (4) The rear deck shall be constructed with opaque privacy screening or fencing that is permanent, located on the north and south edges of the deck, and a minimum height of 1.8 m, measured from the floor of the deck.



**SIGNATURE PAGE**

File Number:	A0519/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	ANNE CAMARDA NADA MARUTA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD - PART 1</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

File Number:	A0520/17TEY	Zoning:	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	ANNE CAMARDA NADA MARUTA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD - PART 2</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with a rear ground floor deck, and front and north side porches on the retained lot as described in Consent Application B0043/17TEY.

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

- Chapter 10.10.30.20.(1)(A), By-law 569-2013**  
The minimum required lot frontage is 9 m.  
The frontage of the retained lot will be 7.62 m.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**  
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.  
The north side porch will be located 0 m from the north side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**  
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.  
The roof eaves will be located 0 m from the north side lot line.
- Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of one parking space is required to be provided.  
In this case, there will be zero parking spaces provided.

1. **Section 4(5)(b), By-law 438-86**  
A minimum of one parking space is required to be provided.  
In this case, there will be zero parking spaces provided.
2. **Section 6(3) Part VII 1(i), By-law 438-86**  
The minimum required frontage of a lot is 9 m.  
In this case, the retained lot will have frontage of 7.62 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (3) The driveway entrance within the Right of Way, leading to the parking space shall be paved with semi-permeable paving materials to the satisfaction of the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

**SIGNATURE PAGE**

File Number:	A0520/17TEY	Zoning	R (f9.0; d0.6) (x731) & R2 Z0.6 (ZZC)
Owner(s):	ANNE CAMARDA NADA MARUTA JOHN CAMARDA	Ward:	St. Paul's (22)
Agent:	KRISTINA KOSTADINOVIC	Heritage:	Not Applicable
Property Address:	<b>175 HIGHBOURNE RD - PART 2</b>	Community:	Toronto
Legal Description:	PLAN 1568 PT LOT 36		

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Alex Bednar (signed)

---

Carl Knipfel (signed)

---

Lisa Valentini (signed)

---

Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario 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](http://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](http://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.



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

File Number:	A0745/16TEY	Zoning:	CR2.5 (c2.5; r1.0) SS2 (x1163) & C (ZZC)
Owner(s):	RENA VAVOUGIOS JOANNA VAVOUGIOS	Ward:	Toronto-Danforth (29)
Agent:	JOANNA VAVOUGIOS	Heritage:	Not Applicable
Property Address:	<b>302 O'CONNOR DR</b>	Community:	East York
Legal Description:	PLAN M444 LOT 353		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing two-storey mixed-use building by constructing a second and third-storey residential addition with rooftop amenity space, above the west one-storey portion of the building.

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

- Chapter 200.5.10.1.(1), By-law 569-2013**  
A minimum of six commercial parking spaces and four residential parking spaces are required to be provided.  
In this case, the six existing commercial parking spaces will be maintained and zero residential parking spaces will be provided.
- Chapter 230.5.10.1.(5)(A), By-law 569-2013**  
A minimum of 1.0 bicycle parking spaces for each dwelling unit, are required to be provided on site.  
In this case, 0 long term bicycle parking spaces for each dwelling unit, will be provided on site.
- Chapter 40.10.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of a building on a lot subject to Development Standard Set 2 (SS2) is 10.5 m.  
The altered building will have a height of 12.85 m (four storeys).
- Chapter 40.10.40.70.(2)(C), By-law 569-2013**  
The main wall of a building containing windows or openings must be set back at least 5.5 m from a lot line that is not adjacent to a street or lane.  
In this case, the main wall will be setback 1.63 m from the west side lot line.

1. **Section 8.4.1 and 8.4.4, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The altered dwelling will be located 0.47 m from the south front lot line.
2. **Section 8.4.3 and 8.4.4, By-law 6752**  
The minimum required rear yard setback is 7.5 m.  
The altered dwelling will be located 6.03 m from the north rear lot line.
3. **Section 8.5.1, By-law 6752**  
A minimum of 40 commercial parking spaces and 4 residential parking spaces are required to be provided.  
In this case, the six existing commercial parking spaces will be maintained and zero residential parking spaces will be provided.
4. **Section 8.1.2.(a), By-law 6752**  
The maximum permitted building height is three storeys.  
The altered dwelling will have a height of four 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**

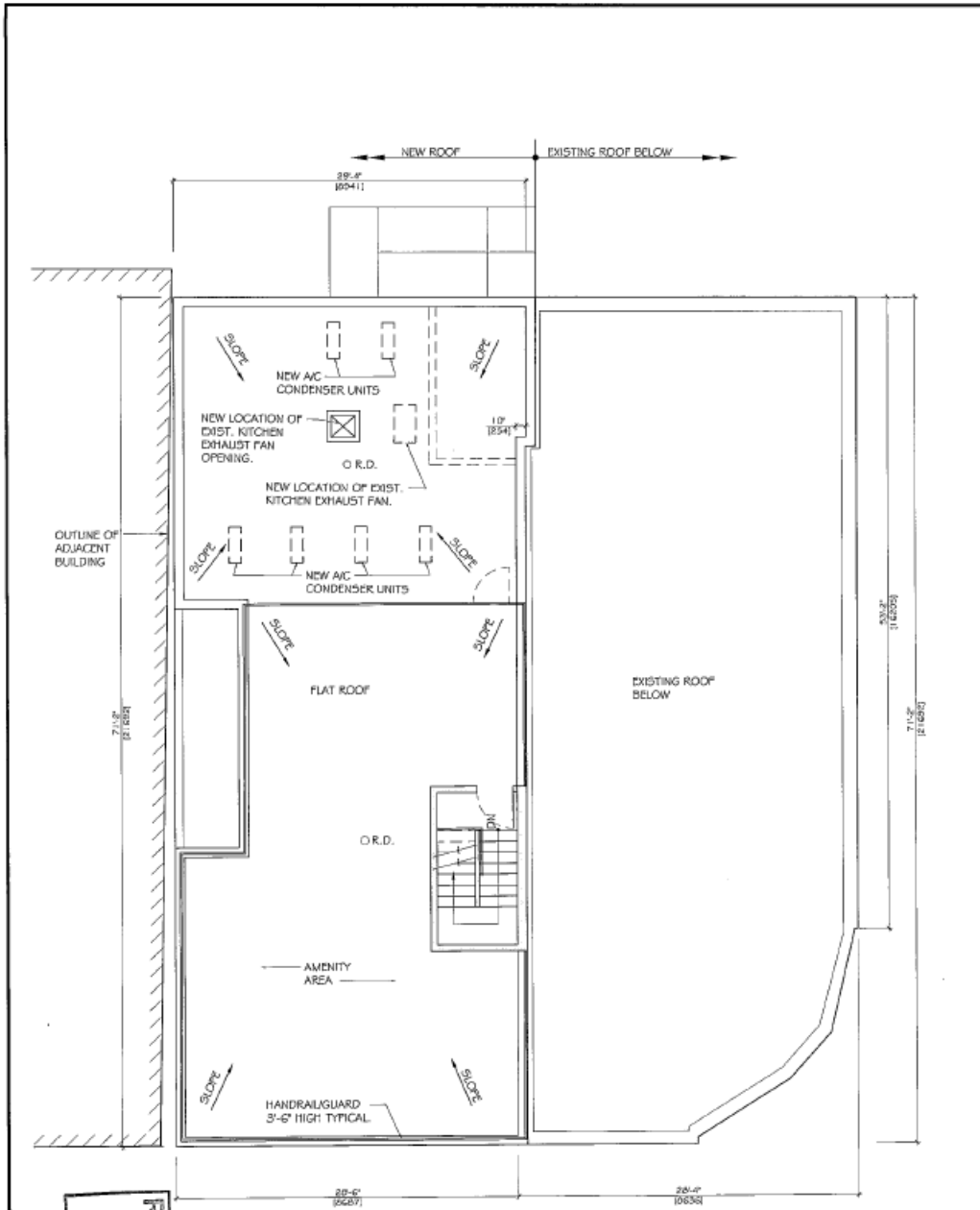
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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) The fourth storey shall only consist of a covered structure for staircase access to the rooftop amenity space, as shown on drawings A6, A7, A8, A9 and A10 on plans received by the Committee of Adjustment date stamped December 3, 2015 and shall not be used for habitable space.
- (2) The owner shall lease four parking spaces off-site surplus to the requirements of the Zoning By-law for the donor site, to the satisfaction of the Manager, Traffic Planning, Transportation Services, Toronto and East York District.





**RECEIVED**  
 DEC 3 0 2015  
 COMMITTEE OF  
 ADJUSTMENT

**A**  
**AG** NEW ROOF PLAN  
 SCALE: 1/8" = 1'-0"

ISSUED FOR COMMITTEE OF ADJUSTMENT	NOV. 16/2015	
ISSUED FOR PRELIMINARY PLAN REVIEW	JUNE 2015	
No.	REVISION	DATE BY

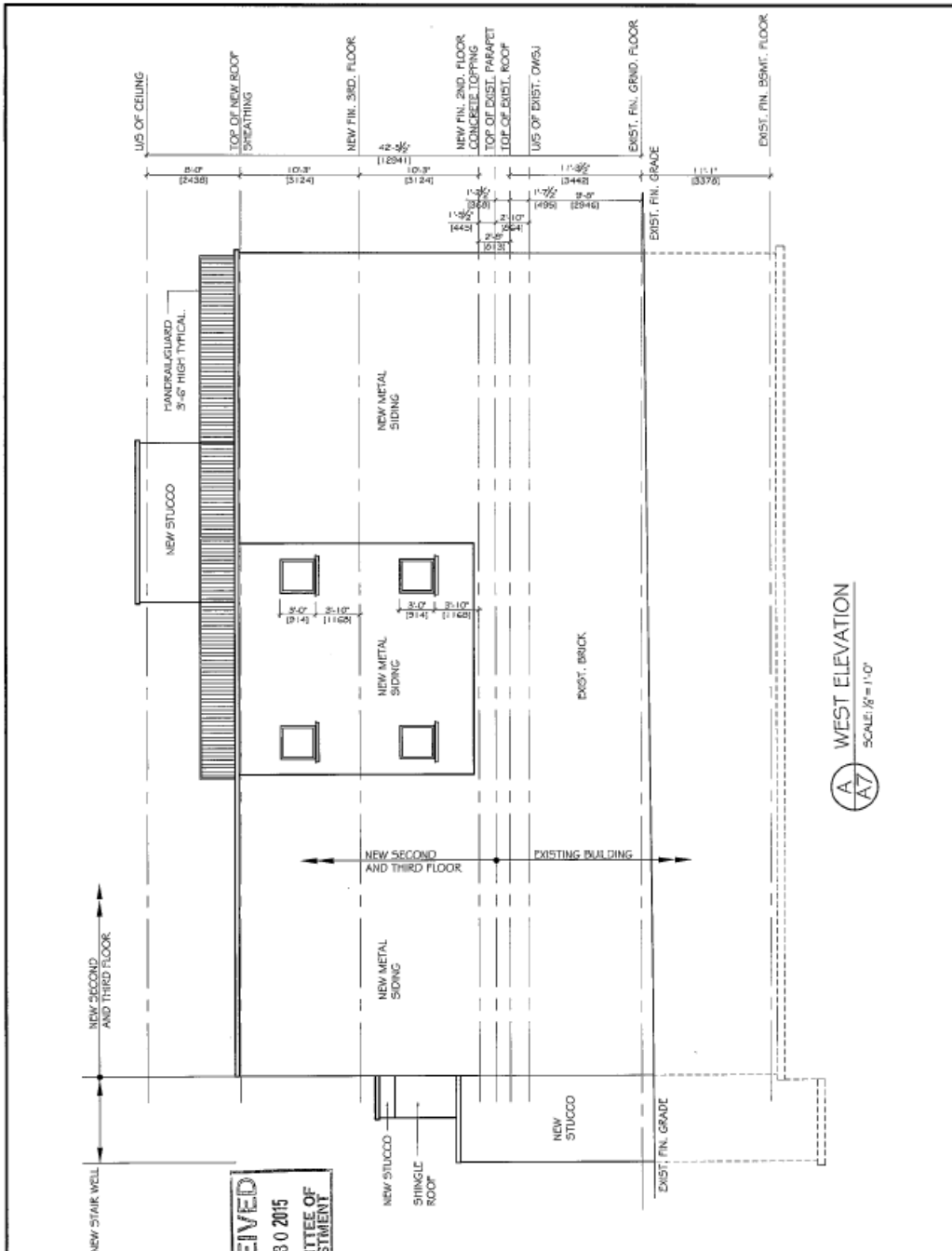
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ETC. ON SITE AND SHALL BE RESPONSIBLE FOR SAME RESPECTING ALL DISCREPANCIES TO THE ARCHITECT.  
 PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.  
 PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

**PROJECT:**  
 PROPOSED SECOND AND THIRD FLOOR ADDITION  
 302 O'CONNOR DRIVE  
 TORONTO, ONTARIO  
**DRAWING:**  
 EXISTING LOW FLAT ROOF AND NEW ROOF PLAN



**BATTAGLIA ARCHITECT INC.**  
 8888 KEELE ST., UNIT B TEL: (905) 308-2168  
 VAUGHAN, ONT., L4K 2N2 FAX: (416) 848-7967

DATE:	JUNE 2015	DWG. No.	A6
SCALE:	AS NOTED		



A  
A7  
 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

**RECEIVED**  
 DEC 30 2015  
 COMMITTEE OF  
 ADJUSTMENT

ISSUED FOR COMMITTEE OF ADJUSTMENT	NOV. 19/2015
ISSUED FOR PRELIMINARY PLAN REVIEW	JUNE 5/2015
No.      REVISION	DATE      BY

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ETC. ON SITE AND SHALL BE RESPONSIBLE FOR SAME REPORTING ALL DISCREPANCIES TO THE ARCHITECT.  
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**PROJECT:**  
 PROPOSED SECOND AND  
 THIRD FLOOR ADDITION  
 302 O'CONNOR DRIVE  
 TORONTO, ONTARIO  
**DRAWING:**  
 WEST ELEVATION



**BATTAGLIA ARCHITECT INC.**  
 6888 KEELE ST., UNIT 8 TEL: (905) 508-2168  
 VAUGHAN, ONT., L4K 2N2 FAX: (416) 848-7967

DATE: JUNE 5/2015	DWS. No. A7
SCALE: AS NOTED	



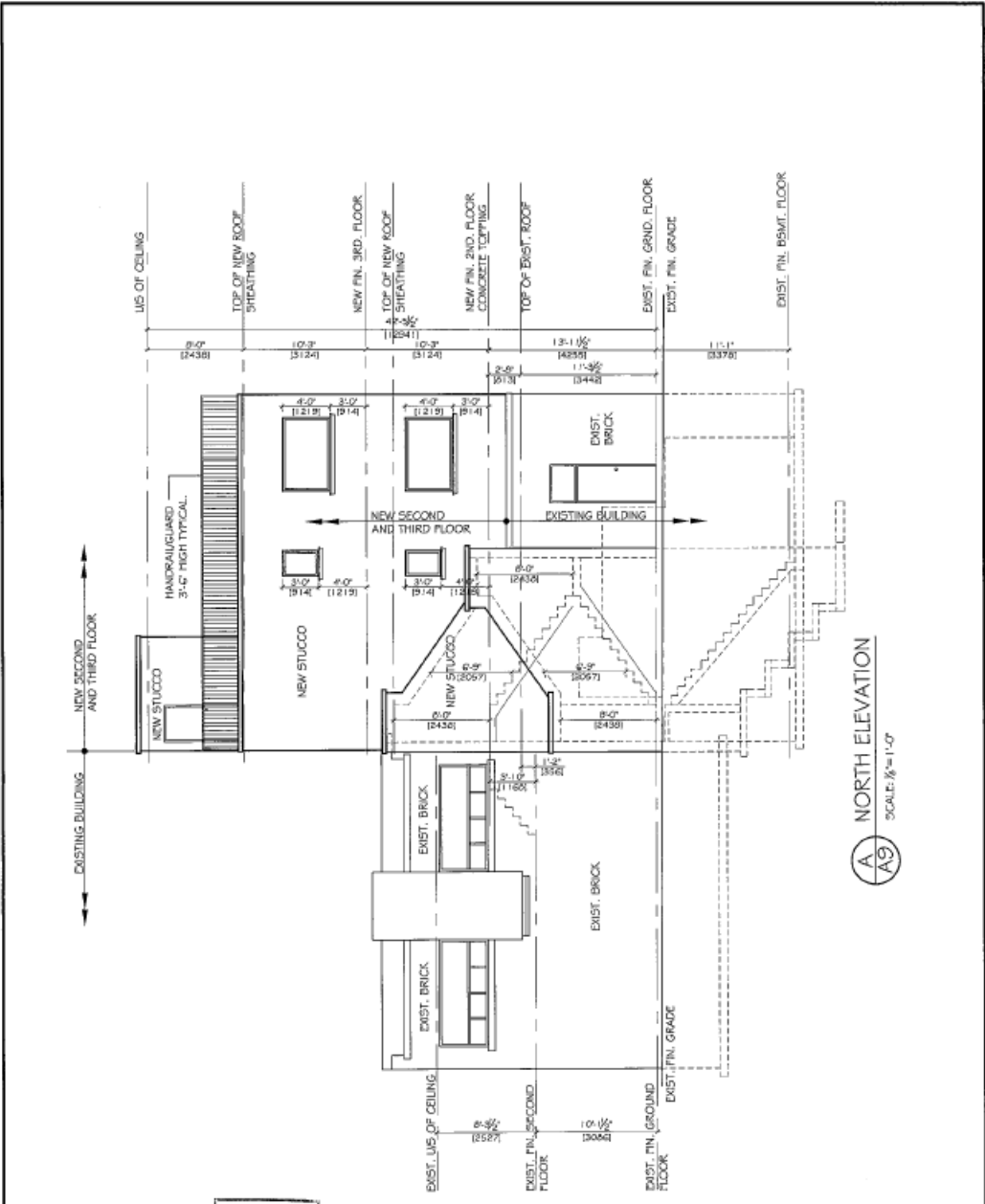
RECEIVED  
DEC 30 2015  
COMMITTEE OF ADJUSTMENT

ISSUED FOR COMMITTEE OF ADJUSTMENT	NOV. 16/2015	
ISSUED FOR PRELIMINARY PLAN REVIEW	JUNE 2015	
No.	REVISION	DATE BY



THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ETC. ON SITE AND SHALL BE RESPONSIBLE FOR SAME. REPORTING ALL DISCREPANCIES TO THE ARCHITECT.  
PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.  
PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

DATE:	JUNE 2015	DWG. No.	A8
SCALE:	AS NOTED		



**A NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**RECEIVED**  
DEC 30 2015  
COMMITTEE OF ADJUSTMENT

▲	ISSUED FOR COMMITTEE OF ADJUSTMENT	NOV. 16/2015	
▲	ISSUED FOR PRELIMINARY PLAN REVIEW	JUNE 20/2015	
No.	REVISION	DATE	BY

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ETC. ON SITE AND SHALL BE RESPONSIBLE FOR SAME REPORTING ALL DISCREPANCIES TO THE ARCHITECT. PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

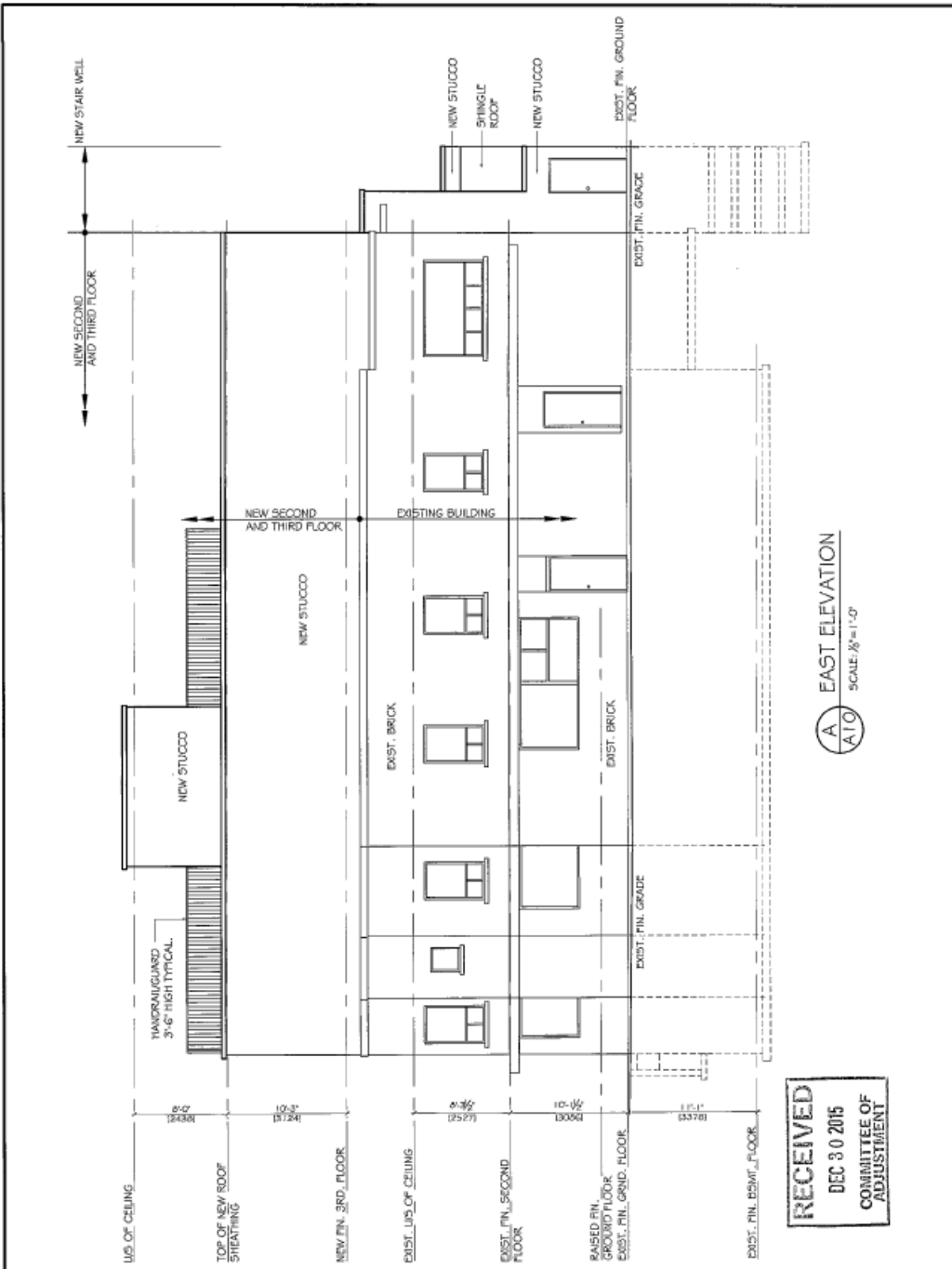
PROJECT:  
**PROPOSED SECOND AND THIRD FLOOR ADDITION**  
322 O'CONNOR DRIVE  
TORONTO, ONTARIO

DRAWING:  
**NORTH ELEVATION**



**BATTAGLIA ARCHITECT INC.**  
8888 KEELE ST., UNIT 8 TEL: (905) 508-2168  
VAUGHAN, ONT., L4K 2N2 FAX: (416) 848-7967

DATE: JUNE 20/2015  
SCALE: AS NOTED  
DWG. No. **A9**



**A EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**RECEIVED**  
DEC 30 2015  
COMMITTEE OF ADJUSTMENT

ISSUED FOR COMMITTEE OF ADJUSTMENT	NOV. 15/2015	
ISSUED FOR PRELIMINARY PLAN REVIEW	JUNE 15/2015	
No.	REVISION	DATE BY

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ETC. ON SITE AND SHALL BE RESPONSIBLE FOR SAME. REPORTING ALL DISCREPANCIES TO THE ARCHITECT. PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT:  
**PROPOSED SECOND AND THIRD FLOOR ADDITION**  
302 O'CONNOR DRIVE  
TORONTO, ONTARIO

DRAWING:  
**EAST ELEVATION**



**BATTAGLIA ARCHITECT INC.**  
8888 KEELE ST., UNIT 8 TEL: (905) 509-2168  
VAUGHAN, ONT., L4K 2N2 FAX: (416) 848-7967

DATE:	JUNE 15/2015	DWG. No.	A10
SCALE:	AS NOTED		

**SIGNATURE PAGE**

File Number:	A0745/16TEY	Zoning	CR2.5 (c2.5; r1.0) SS2 (x1163) & C (ZZC)
Owner(s):	RENA VAVOUGIOS JOANNA VAVOUGIOS	Ward:	Toronto-Danforth (29)
Agent:	JOANNA VAVOUGIOS	Heritage:	Not Applicable
Property Address:	<b>302 O'CONNOR DR</b>	Community:	East York
Legal Description:	PLAN M444 LOT 353		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

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- \$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)

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### **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).

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\*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.



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

File Number:	A1287/16TEY	Zoning	RD(f12.0; d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):	OSKAR HAROLD W JOHANSSON CRYSTAL BASSETT JOHANNSSON	Ward:	St. Paul's (22)
Agent:	PETER HIGGINS	Heritage:	Not Applicable
Property Address:	<b>197 POPLAR PLAINS RD</b>	Community:	Toronto
Legal Description:	PLAN 826 PT BLK D PT LOT 24		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral two-car garage and two accessory structures.

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

- Chapter 10.20.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 10.0 m.  
The new detached dwelling will have a height of 12.13 m.
- Chapter 10.20.40.10.(2)(A(i)&(ii)), By-law 569-2013**  
The maximum permitted height of all front and rear exterior main walls is 7.5 m.  
The height of the front and rear exterior main walls will be 8.44 m.
- 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 7.5 m.  
The height of the side exterior main walls facing a side lot line will be 8.44 m.
- Chapter 10.20.40.20.(1)(A), By-law 569-2013**  
The maximum permitted building length for a detached dwelling is 17.0 m.  
The new detached dwelling will have a building length of 22.55 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted depth of a detached dwelling is 19.0 m.  
The new detached dwelling will have a depth of 24.9 m.



**6. Chapter 10.20.40.40.(1)(A), By-law 569-2013**

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (558.84 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.73 times the area of the lot (678.97 m<sup>2</sup>).

**7. Chapter 10.20.40.70.(3)(C), By-law 569-2013**

The minimum required side yard setback is 1.2 m.

The new detached dwelling will be located 0.93 m from the north side lot line, and 0.91m from the south side lot line.

**8. Chapter 10.5.100.1.(1)(C)(ii), By-law 569-2013**

The maximum permitted driveway width is 5.80 m.

In this case, the driveway width will be 5.99 m.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (558.84 m<sup>2</sup>).

The new detached dwelling will have a gross floor area equal to 0.9 times the area of the lot (837.8 m<sup>2</sup>).

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

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

The 7.9 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.93 m to 4.09 m from the north side lot line, and 1.22 m to 6.75 m from the south side lot line.

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

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

The north accessory structure will be located 0.76 m from the north side lot line, measured from the main wall, and 0.48 m from the north side lot line, measured from the roof projection.

The south accessory structure will be located 0.76 m from the south side lot line, measured from the main wall, and 0.48 m from the south side lot line, measured from the roof projection.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

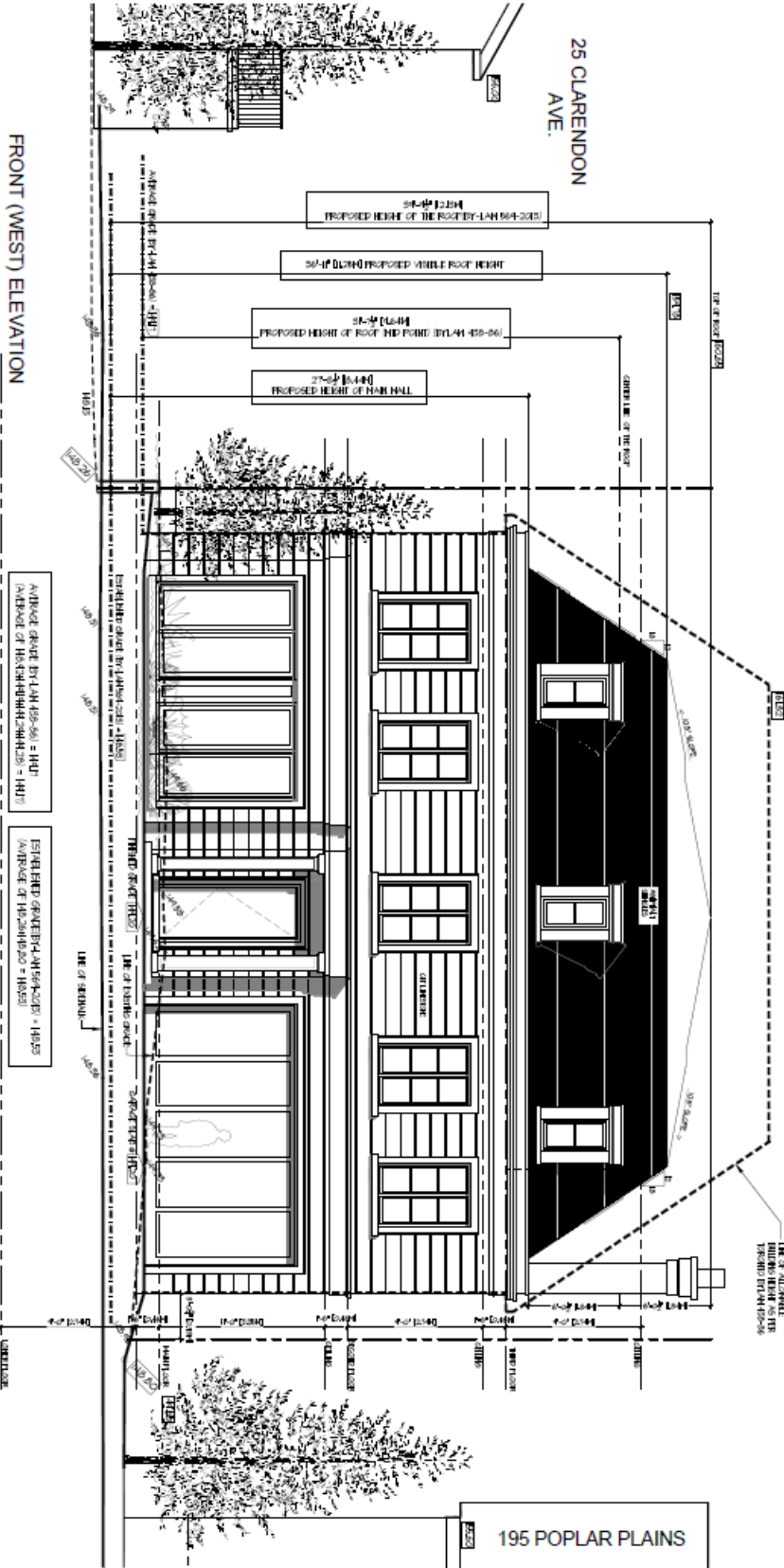
This decision is subject to the following condition(s):

The dwelling shall be constructed substantially in accordance with elevation drawing A7, A8, A9 and A10 received by the Committee of Adjustment. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

25 CLARENDON AVE.

195 POPLAR PLAINS

FRONT (WEST) ELEVATION



REVISION	DATE	DESCRIPTION
1	2024-10-15	INITIAL DESIGN
2	2024-10-20	REVISED PER COMMENTS
3	2024-11-01	FINAL APPROVAL
4	2024-11-15	REVISED PER COMMENTS
5	2024-12-01	FINAL APPROVAL
6	2025-01-15	REVISED PER COMMENTS
7	2025-02-01	FINAL APPROVAL

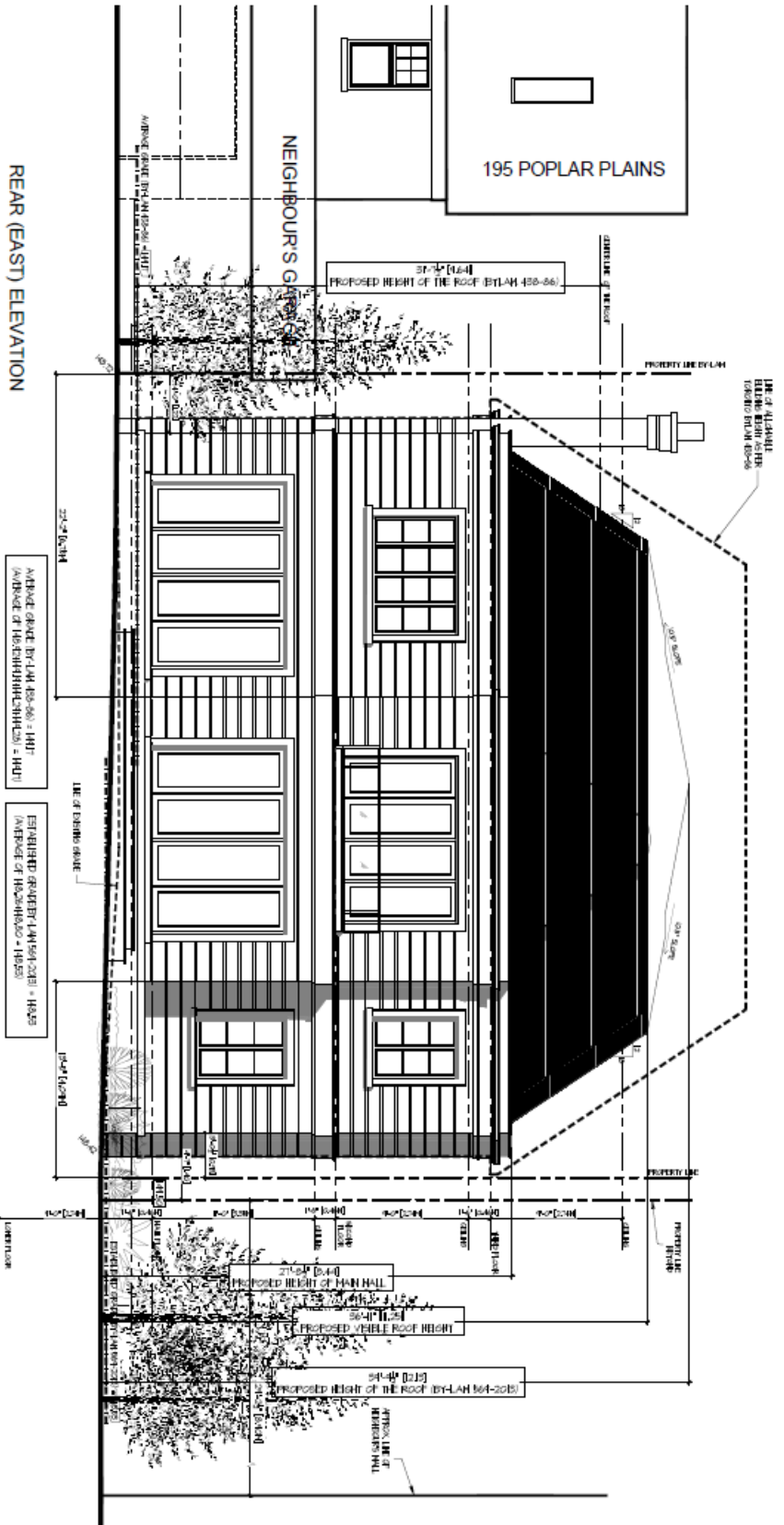
**HIGGINS**  
**PETER HIGGINS**  
 ARCHITECT INC.  
 100 WILSON AVENUE  
 TORONTO, ONTARIO M5S 1B7  
 TEL: 416-593-8888  
 WWW.HIGGINSARCHITECT.COM



PROJECT  
**197 POPLAR PLAINS RD.**  
 TORONTO, ON

DRAWN BY	DATE
SK	2024-10-15
CHECKED BY	DATE
PH	2024-10-20
SCALE	DATE
1/8"	2024-10-15
PROJECT NO.	DATE
197	2024-10-15

**A-7**



**REAR (EAST) ELEVATION**

NO.	REVISION	DATE	DESCRIPTION
01	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
02	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
03	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
04	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
05	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
06	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
07	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
08	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
09	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
11	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
12	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
13	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
14	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
15	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
16	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
17	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
18	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS	01/15/2017	ISSUED FOR PERMITS

**HIGGINS**

PETER HIGGINS  
ARCHITECT INC.  
107 POPLAR PLAINS RD  
TAMPA, FL 33613  
TEL: 813.971.1111  
WWW.PETERHIGGINSARCHITECT.COM

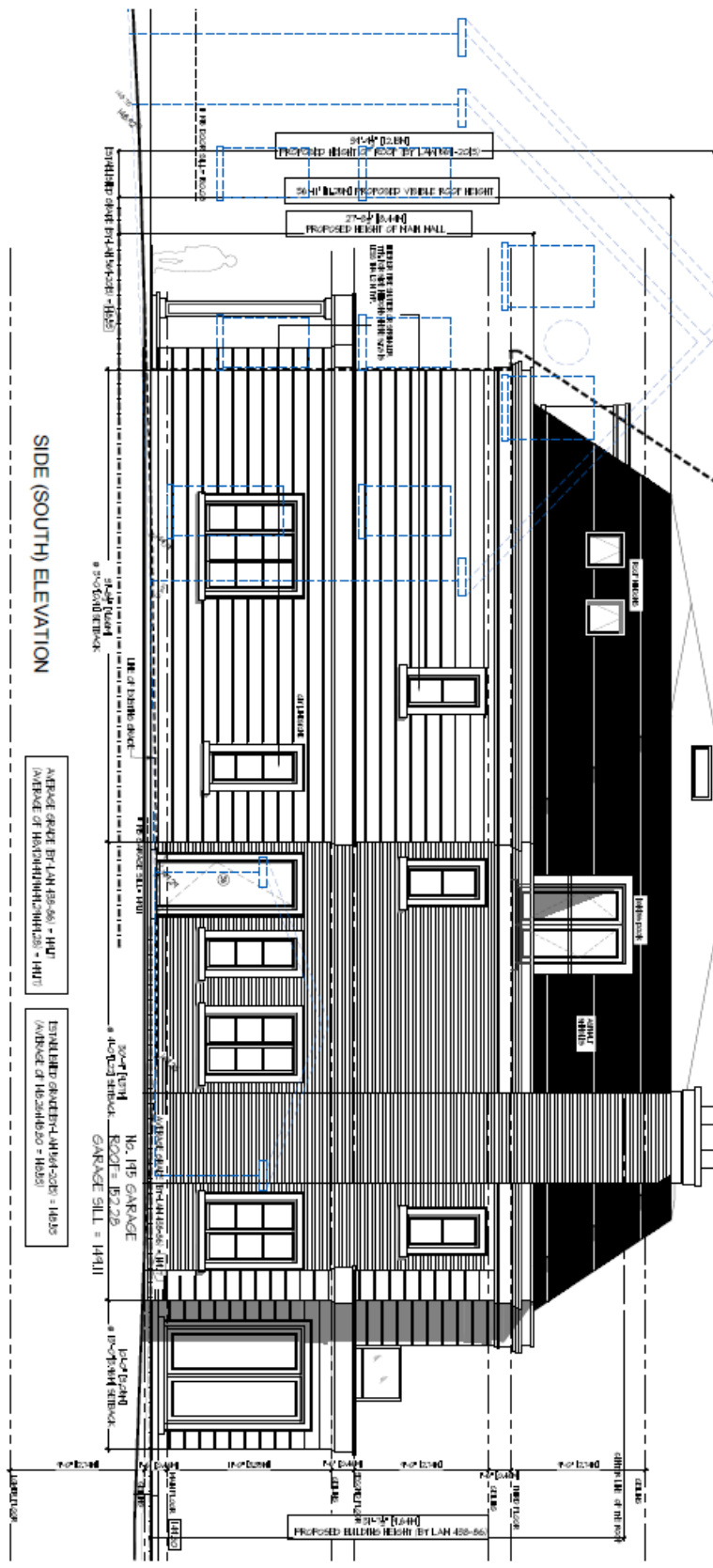
**OVERLAND ASSOCIATION**

PROJECT:  
**107 POPLAR PLAINS RD**  
TAMPA, FL

DRAWING	SHEET	DATE
GENERAL	107-01	01/15/2017
FOUNDATION	107-02	01/15/2017
FRONT ELEVATION	107-03	01/15/2017
REAR ELEVATION	107-04	01/15/2017
SECTION	107-05	01/15/2017
DETAILS	107-06	01/15/2017

**A-8**

No. 145  
 HIGHER ROOF = 161.2  
 LOWER ROOF = 160.6  
 EAVE = 195.6  
 DOOR SILL = 150.26



**SIDE (SOUTH) ELEVATION**

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04/12/2023
2	REVISED PERMITS	04/12/2023
3	REVISED PERMITS	04/12/2023
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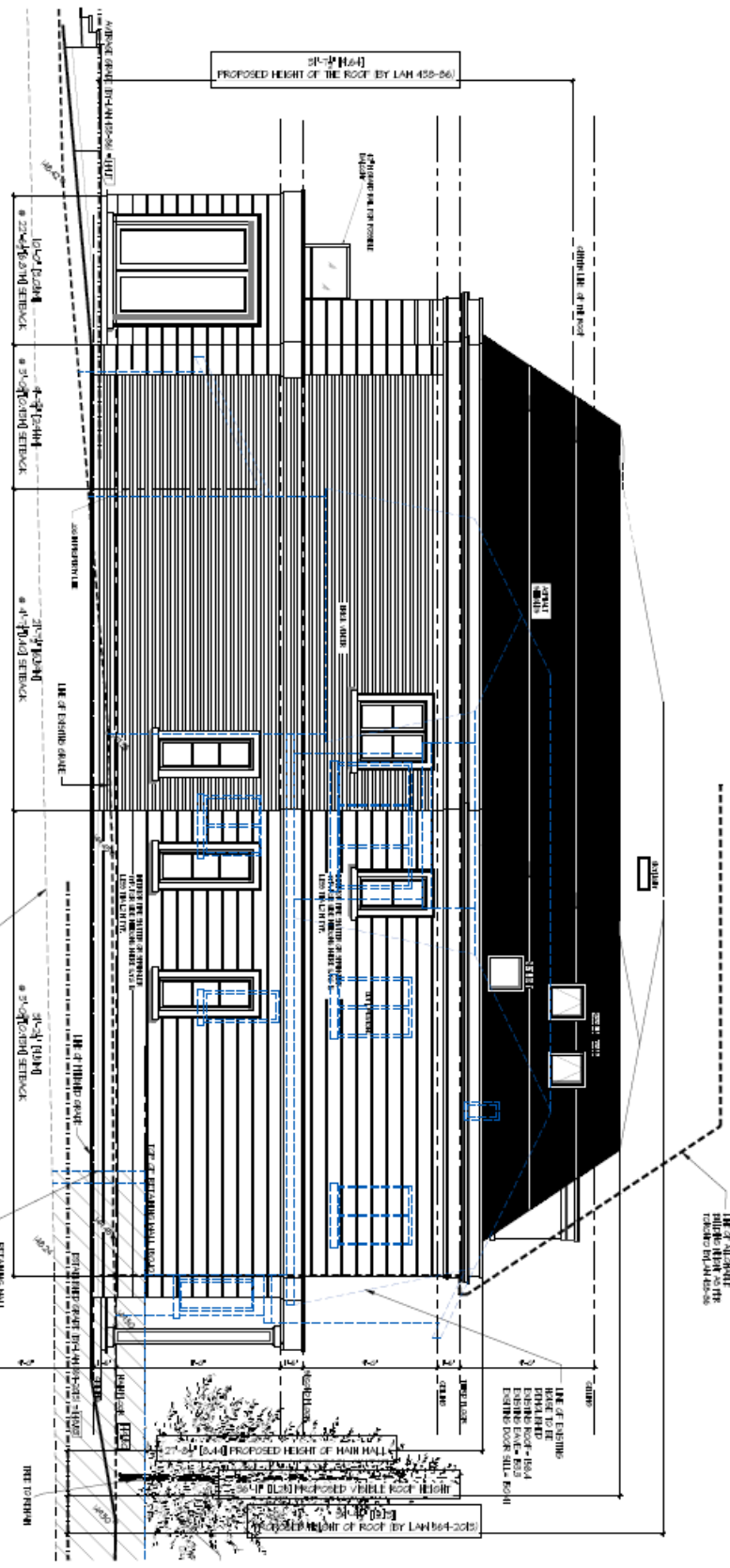
**HIGGINS**  
 PETER HIGGINS  
 ARCHITECT, INC.  
 100 WEST STREET, SUITE 200  
 WILLOW GROVE, IL 60094  
 TEL: 847.440.1111  
 WWW.HIGGINSARCHITECT.COM

ONTARIO ASSOCIATION  
 OF ARCHITECTS  
 100 WEST STREET, SUITE 200  
 WILLOW GROVE, IL 60094  
 TEL: 847.440.1111  
 WWW.HIGGINSARCHITECT.COM

PROJECT  
 187 POPULAR PLANS RD  
 TORONTO, ON

DRAWN BY  
 S. CHODURA  
 H. CHODURA  
 SCALE  
 1/8" = 1'-0"

DATE  
 04/12/2023  
 SHEET NO.  
 A-9



**SIDE (NORTH) ELEVATION**

REVISION	DATE	DESCRIPTION
01	2023.05.15	ISSUED FOR PERMIT
02	2023.05.15	REVISED TO REFLECT COMMENTS
03	2023.05.15	REVISED TO REFLECT COMMENTS
04	2023.05.15	REVISED TO REFLECT COMMENTS
05	2023.05.15	REVISED TO REFLECT COMMENTS
06	2023.05.15	REVISED TO REFLECT COMMENTS
07	2023.05.15	REVISED TO REFLECT COMMENTS
08	2023.05.15	REVISED TO REFLECT COMMENTS

**HIGGINS**

**PETER HIGGINS**  
 ARCHITECT  
 157 POPULAR PLAINS RD  
 TORONTO ON  
 M1M 2B1  
 (416) 491-1111

**PROJACT**  
 157 POPULAR PLAINS RD  
 TORONTO ON

**DRAWN BY** G.W.  
**CHECKED BY** G.W.  
**SCALE** 1/8"=1'-0"  
**PROJECT NO.** HIGGS

**DRAWING NO.** A-10

**SIGNATURE PAGE**

File Number:	A1287/16TEY	Zoning	RD(f12.0; d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):	OSKAR HAROLD W JOHANSSON CRYSTAL BASSETT JOHANNSSON	Ward:	St. Paul's (22)
Agent:	PETER HIGGINS	Heritage:	Not Applicable
Property Address:	<b>197 POPLAR PLAINS RD</b>	Community:	Toronto
Legal Description:	PLAN 826 PT BLK D PT LOT 24		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

---

Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

## Appeal Information

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

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### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A1292/16TEY	Zoning	RM (f12; u2; d0.8) & R2 (ZZC)
Owner(s):	ANJA GOLBERG	Ward:	St. Paul's (21)
Agent:	ANDREW FEE	Heritage:	Not Applicable
Property Address:	<b>454 WINNETT AVE</b>	Community:	York
Legal Description:	PLAN 2339 N PT LOT 58		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with a front integral carport.

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

**Chapter 10.80.40.20.(1), By-law 569-2013**

The maximum permitted building length for a detached dwelling is 17.0 m.

The new detached dwelling will have a building length of 18.0 m.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

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

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

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

Where there are no existing street trees, the owner shall submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

**SIGNATURE PAGE**

File Number:	A1292/16TEY	Zoning	RM (f12; u2; d0.8) & R2 (ZZC)
Owner(s):	ANJA GOLBERG	Ward:	St. Paul's (21)
Agent:	ANDREW FEE	Heritage:	Not Applicable
Property Address:	<b>454 WINNETT AVE</b>	Community:	York
Legal Description:	PLAN 2339 N PT LOT 58		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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

File Number:	A0069/17TEY	Zoning:	RS (f10.5;a325;d0.75) & R2A (ZZC)
Owner(s):	ROSITSA MIROSLAVOVA CHOLAKYAN HARRY MAGARDICH CHOLAKYAN	Ward:	Beaches-East York (31)
Agent:	FERNANDO LIMA	Heritage:	Not Applicable
Property Address:	<b>84 FRATER AVE</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 33		

Notice was given and a Public Hearing was held on **Wednesday, August 9, 2017**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with a rear ground floor deck, a rear third storey terrace, and a rear basement walkout.

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

- Chapter 10.40.30.40.(1)(A), By-law 569-2013**  
The maximum permitted lot coverage is 35% of the lot area (63.16 m<sup>2</sup>).  
The lot coverage will be equal to 35.9% of the lot area (64.92 m<sup>2</sup>).
- Chapter 10.40.40.10.(1), By-law 569-2013**  
The maximum permitted building height is 8.5 m.  
The new detached dwelling will have a height of 8.9 m.
- Chapter 10.40.40.10.(2)(B)(i), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.  
The height of the side exterior main walls facing a side lot line will be 8.9 m.
- Chapter 10.40.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (135.36 m<sup>2</sup>).  
The new detached dwelling will have a floor space index equal to 0.92 times the area of the lot (167.01 m<sup>2</sup>).

**5. Chapter 10.40.40.50.(1)(B), By-law 569-2013**

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m<sup>2</sup>.

In this case, the area of each platform at or above the second storey will be 29.36 m<sup>2</sup>.

**6. Chapter 10.40.40.70.(3)(A), By-law 569-2013**

The minimum required side yard setback is 0.9 m.

The new detached dwelling will be located 0.21 m from the west side lot line.

**1. Section 7.6.3, By-law 6752**

The maximum permitted building height is 8.5 m.

The new detached dwelling will have a height of 8.9 m.

**2. Section 7.5.3, By-law 6752**

The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (135.36 m<sup>2</sup>).

The new detached dwelling will have a floor space index equal to 0.92 times the area of the lot (167.01 m<sup>2</sup>).

**3. Section 7.5.3, By-law 6752**

The minimum required front yard setback is 6 m.

The new detached dwelling will be located 4.27 m from the south front lot line.

**4. Section 7.5.3, By-law 6752**

The maximum permitted lot coverage is 35% of the lot area (63.16 m<sup>2</sup>).

The lot coverage will be equal to 35.9% of the lot area (64.92 m<sup>2</sup>).

**5. Section 7.5.3, By-law 6752**

The minimum required side yard setback is 0.6 m.

The new detached dwelling will be located 0.21 m from the west side lot line.

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

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0069/17TEY	Zoning	RS (f10.5;a325;d0.75) & R2A (ZZC)
Owner(s):	ROSITSA MIROSLAVOVA CHOLAKYAN HARRY MAGARDICH CHOLAKYAN	Ward:	Beaches-East York (31)
Agent:	FERNANDO LIMA	Heritage:	Not Applicable
Property Address:	<b>84 FRATER AVE</b>	Community:	East York
Legal Description:	PLAN M437 PT LOT 33		

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Alex Bednar (signed)

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Carl Knipfel (signed)

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Lisa Valentini (signed)

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Donald Granatstein (signed)

DATE DECISION MAILED ON: **TUESDAY, AUGUST 15, 2017**

LAST DATE OF APPEAL: **TUESDAY, AUGUST 29, 2017**

CERTIFIED TRUE COPY

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

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