

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

File Number:	A1132/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	LEAH EICHLER	Ward:	Trinity-Spadina (20)
Agent:	PETER SWINTON	Heritage:	Not Applicable
Property Address:	750 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 168		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing rear one-storey detached garage into a residential dwelling unit.

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

- 1. Chapter 10.5.40.70.(2), By-law 569-2013**
The minimum required setback of a building or structure from the original centreline of a lane is 2.5 m.
The converted garage will be located 2.28 m from the original centreline of the lane.
- 2. Chapter 10.10.40.1.(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in an R zone is one.
In this case, there will be two residential buildings on the lot.
- 3. Chapter 10.10.40.1.(5)(A), By-law 569-2013**
A building located to the rear of another building not attached above grade to the original part of the building is not permitted if it contains a dwelling unit.
In this case, the converted garage will be located to the rear of the original building.
- 4. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached house is 17.0 m.
The total depth of all buildings on the lot will be 37.1 m.
- 5. Chapter 10.10.40.40(1)(A), By-law 569-2015**
The maximum permitted floor space index is 0.6 times the area of the lot (174.96 m²).
The floor space index of all residential buildings will equal 0.96 times the area of the lot (280.4 m²).
- 6. Chapter 10.10.40.70.(2), By-law 569-2013**

A minimum required rear yard setback is 7.5 m.
The converted garage will be located 0.0 m from the rear lot line.

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

The minimum required side yard setback for a detached house is 0.45 m.
The converted garage will be located 0.0 m from north and south side lot lines.

8. Chapter 10.10.80.40.(2), By-law 569-2013

A building abutting a lane shall gain its vehicular access from the public lane.
In this case, access to the required parking space for the new dwelling will be from the adjacent lot over a private right-of-way.

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

The minimum required setback for a building or structure from the centreline of a public lane is 2.5 m.
The converted garage will be located 2.28 m from the centreline of the public lane.

2. 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 (174.96 m²).
The residential gross floor area will equal 0.96 times the area of the lot (280.4 m²).

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 a depth of 17.0 m is 7.5 m.
In this case, the converted garage will be setback 0.0 m from the north side lot line and 0.0 m from the south side lot line. (The total depth of all buildings on the lot is 37.1 m.)

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

The minimum required rear yard setback is 7.5 m.
The converted garage will be 0.0.m from the rear lot line.

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

Only one building is to be erected on a lot that is capable of being conveyed.
In this case, more than one building will be erected on the lot.

6. Section 4(11), By-law 438-86

A residential building is not permitted to be located behind any other building.
In this case, the residential building will be located to the rear of another building.

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

A building on a lot that abuts a public lane shall gain its vehicular access from the public lane.
In this case, the required parking space for the new dwelling unit requires access from the adjacent lot over a private right-of-way.

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:	A1132/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	LEAH EICHLER	Ward:	Trinity-Spadina (20)
Agent:	PETER SWINTON	Heritage:	Not Applicable
Property Address:	750 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 168		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0030/17TEY	Zoning	RD (f12.0, d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	PATRICIA SHERIDAN PAUL SHERIDAN	Ward:	Beaches-East York (32)
Agent:	JOHN ROBERT CARLEY	Heritage:	Not Applicable
Property Address:	8 & 12 BALSAM RD	Community:	Toronto
Legal Description:	PLAN 418E PT LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing detached single family dwelling on 12 Balsam Rd and to construct additions to the existing detached single family dwelling located on 8 Balsam Rd. The proposal before the committee is based upon merging of the two lots on title.

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

- Chapter 5.10.40.80.(1), By-law 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building or structure on a lot must be no closer than 10.0 m from a shore line hazard limit or a stable top-of-bank not on that lot.
The building addition is 0.9 m from a stable top-of-bank not on that lot.
- Chapter 5.10.40.1.(3), By-law 569-2013**
On lands under the jurisdiction of the Toronto and Region Conservation Authority, if a shore line hazard limit or a stable top-of-bank crosses a lot, no building or structure may be located on the portion of the lot below that shoreline hazard limit or stable top-of-bank.
The altered building addition will be located on the portion of the lot below the stable top of bank.
- Chapter 5.10.40.70.(6), By-law 569-2013**
If the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10.0 m from that shoreline hazard limit or stable top-of-bank.
The altered building addition is set back 0.0 m from that stable top-of-bank.

4. **Chapter 5.10.40.70.(6), By-law 569-2013**
The minimum required front yard setback is 7.93 m.
The front yard setback will be 5.66 m.
5. **Chapter 10.20.40.20(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The altered building length will be 20.62 m.
6. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot above the stable top-of-bank (198.30 m²).
The floor space index will be 0.90 times the area of the lot above the stable top-of-bank (508.19 m²).
7. **Chapter 10.20.40.70.(3)(C), By-law 569-2013**
The required minimum side yard setback is 1.2 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The north-east side yard setback will be 0.9 m.
1. **Section 6(3) Part II 2(II), By-law 438-86**
A building located on an inside lot is required to have a minimum front lot line setback of 7.93 m.
The front lot line setback will be 5.66 m.
2. **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 must be soft landscaping (129.21 m²).
A total of 72.9% (125.63 m²) of the front yard not covered by a permitted driveway will be soft landscaping.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

- (1) 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 reverse-sloped driveway shall be constructed in accordance with the approved plans and report prepared by a licensed professional engineer demonstrating that drainage from the area will not lead to flooding and that the Reverse Slope Driveway Guideline outlined in the Design Criteria for Sewer and Watermains, November 2009 have been met, to the satisfaction of the General Manager, Toronto Water.
- (4) The owner shall enter into a legal agreement with the City of Toronto in order to indemnify the City against any loss or damage that may result from basement flooding caused by the below grade garage and furthermore, the owner shall agree that it will not commence any legal action against the City as a result of any damage caused by basement flooding as a result of the reverse grade driveway. This agreement shall be registered on title to the property in perpetuity, to the satisfaction of the City Solicitor.
- (5) The owner shall submit written confirmation from the General Manager, Toronto Water, that the conditions dealing with the reverse-sloped driveway have been satisfied to the Executive Director, Engineering and Construction Services.

SIGNATURE PAGE

File Number:	A0030/17TEY	Zoning	RD (f12.0, d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	PATRICIA SHERIDAN PAUL SHERIDAN	Ward:	Beaches-East York (32)
Agent:	JOHN ROBERT CARLEY	Heritage:	Not Applicable
Property Address:	8 & 12 BALSAM RD	Community:	Toronto
Legal Description:	PLAN 418E PT LOT 6		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0112/17TEY	Zoning	R(d0.6)(x739) & R2 Z0.6 (ZZC)
Owner(s):	LIHUA LU	Ward:	St. Paul's (21)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	41 CARUS AVE	Community:	Toronto
Legal Description:	PLAN D1339 PT LOT 34		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition with interior alterations to all floors, including basement underpinning work; and, a rear ground deck and a rear second floor balcony.

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

- Chapter [10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The building depth will be 18.47 m.
- Section 6(3) Part VI 1(V), By-law 438-86**
The by-law allows additions to the rear of detached house erected before October 15, 1953, or to a converted house, provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
The building depth will be 18.47 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

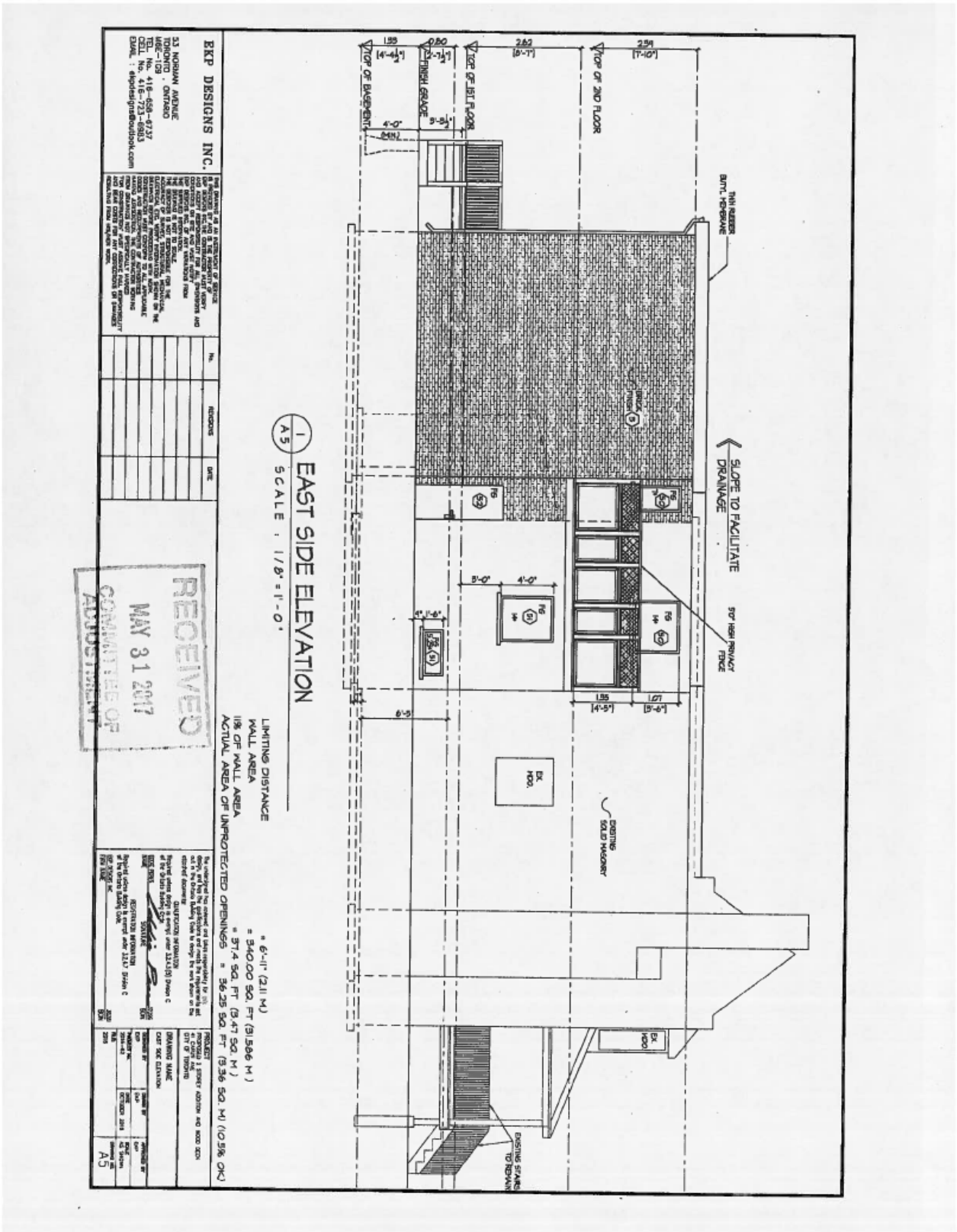
The Minor Variance Application is Approved on Condition

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

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

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The east side second floor balcony shall be constructed with opaque privacy screening on the east edge of the balcony in accordance with the east side elevation plan as filed at the public hearing on May 31, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.



SIGNATURE PAGE

File Number:	A0112/17TEY	Zoning	R(d0.6)(x739) & R2 Z0.6 (ZZC)
Owner(s):	LIHUA LU	Ward:	St. Paul's (21)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	41 CARUS AVE	Community:	Toronto
Legal Description:	PLAN D1339 PT LOT 34		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

DISSENTED

Ewa Modlinska

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

4. 188-190 WESTMINSTER AVE

File Number:	A0113/17TEY	Zoning	R (d0.6)(x575) & R2 Z0.6 (ZZC)
Owner(s):	ALEXIE LOGANTCHOUK	Ward:	Parkdale-High Park (14)
Agent:	GERRY PALUSZKIEWICZ	Heritage:	Not Applicable
Property Address:	188-190 WESTMINSTER AVE	Community:	Toronto
Legal Description:	PLAN 1277 PT LOT 59		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey duplex by constructing a second floor west side addition with a balcony and a third floor with front and rear terraces.

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

- 1. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered duplex will have a height of 10.65 m.
 - 2. Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of exterior front and rear main walls facing is 7.5 m.
The height of the front and rear main walls will be 10.04 m.
 - 3. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth for a duplex is 14.0 m.
The altered duplex will have a depth of 19.42 m.
 - 4. 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 (236.82 m²).
The altered duplex will have a floor space index equal to 0.88 times the area of the lot (349.13 m²).
 - 5. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 1.2 m
The altered duplex will be located 0.37 m from the east side lot line and 0.48 m from the west side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a 0.6 times the area of the lot (236.82 m²).
The altered duplex will have a residential gross floor area equal to 1.16 times the area of the lot (460.59 m²).
 - 2. Section 4(2), By-law 438-86**
The maximum permitted building height is 10 m.
The altered duplex will have a height of 10.65 m.

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

The minimum required side lot line setback from the side wall that contains openings is 1.2 m.
The altered duplex will be located 0.37 m from the east side lot line and 0.48 m from the west side lot line.

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

The maximum permitted building depth is 14.0 m.
The altered duplex will have a depth of 19.42 m.

MOTION

It was moved by Ewa Modlinska, seconded by Joanne Hayes and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with area residents on a revised proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0114/17TEY	Zoning	R d0.6 H10.0m (ZZC)
Owner(s):	KENNETH RUBIN	Ward:	Trinity-Spadina (19)
Agent:	CINDY MCPHEE	Heritage:	Not Applicable
Property Address:	480 PALMERSTON BLVD	Community:	Toronto
Legal Description:	PLAN 659 BLK B PT LOT 136		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To re-construct a rear third-storey deck on the existing 2½-storey detached dwelling.

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

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 may be no higher than the level of the floor of the storey from which it gains access.

In this case, the third storey rear platform is higher than the level of the floor of the storey from which it gains access.

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:	A0114/17TEY	Zoning	R d0.6 H10.0m (ZZC)
Owner(s):	KENNETH RUBIN	Ward:	Trinity-Spadina (19)
Agent:	CINDY MCPHEE	Heritage:	Not Applicable
Property Address:	480 PALMERSTON BLVD	Community:	Toronto
Legal Description:	PLAN 659 BLK B PT LOT 136		

DISSENTED

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0115/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
Owner(s):	266 DOVERCOURT HOLDINGS LTD	Ward:	Davenport (18)
Agent:	CHARISMA PANCHAPAKESAN	Heritage:	Not Applicable
Property Address:	266 DOVERCOURT RD	Community:	Toronto
Legal Description:	PLAN 652 PT BLK A		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey semi-detached dwelling containing two dwelling units by maintaining the existing third dwelling unit in the basement which was constructed without the benefit of a building permit.

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

- 1. 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 semi-detached dwelling is 1.0 times the area of the lot (210.56 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.37 times the area of the lot (288.6 m²).
- 2. Section 4(5)(B), By-law 438-86**
A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

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:	A0115/17TEY	Zoning	R (d1.0)(x804) & R4 Z1.0 (ZZC)
Owner(s):	266 DOVERCOURT HOLDINGS LTD	Ward:	Davenport (18)
Agent:	CHARISMA PANCHAPAKESAN	Heritage:	Not Applicable
Property Address:	266 DOVERCOURT RD	Community:	Toronto
Legal Description:	PLAN 652 PT BLK A		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0116/17TEY	Zoning	R(d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	HELENE GREGOIRE ROBERT DAVIDSON	Ward:	Toronto-Danforth (30)
Agent:	GARY WESTWOOD	Heritage:	Not Applicable
Property Address:	20 BLONG AVE	Community:	Toronto
Legal Description:	PLAN 682 PT LOT 15		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse by constructing a rear one-storey addition, and a rear third-storey addition with rear third floor deck.

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

- 1. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (13.09 m²) of the rear yard must be maintained as soft landscaping.
In this case, 13.9% (7.31 m²) of the rear yard will be maintained as soft landscaping.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a townhouse is 14.0 m.
The altered townhouse will have a depth of 15.9 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (70.08 m²).
The altered townhouse will have a floor space index equal to 1.24 times the area of the lot (145.24 m²).
- 4. Chapter 10.10.40.80.(1), By-law 569-2013**
The minimum required distance between main walls for a townhouse is 2.0 m where there are no openings to dwelling units in those main walls, 5.0 metres where there are openings to dwelling units in those main walls, and 11.0 metres where there are openings to dwelling units in each main wall.
The distance between main walls will be 1.37 m, measured to the east side of the rear one-storey addition.

The distance between main walls will be 1.42 m, measured to the east side of the rear third-storey addition.

The distance between main walls will be 0 m, measured to the west side of the rear third-storey addition.

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

The maximum permitted gross floor area of a townhouse is 0.6 times the area of the lot (70.08 m²). The altered townhouse will have a gross floor area equal to 1.24 times the area of the lot (145.24 m²).

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

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

The altered townhouse will be located 0 m from the west lot line.

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

The minimum required side lot line setback of a townhouse is 0.9 m where the side wall contains openings.

The altered townhouse will be located 0.71 m from the east side lot line.

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

The maximum permitted depth of a townhouse is 14.0 m.

The altered townhouse will have a depth of 15.9 m.

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

A minimum of 30% of the lot area (35.04 m²) shall be landscaped open space.

In this case, 27.3% of the lot area (31.91 m²) will be landscaped open space.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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:	A0116/17TEY	Zoning	R(d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	HELENE GREGOIRE ROBERT DAVIDSON	Ward:	Toronto-Danforth (30)
Agent:	GARY WESTWOOD	Heritage:	Not Applicable
Property Address:	20 BLONG AVE	Community:	Toronto
Legal Description:	PLAN 682 PT LOT 15		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0117/17TEY	Zoning:	R (d1.0) & R3 Z1.0 (ZZC)
Owner(s):	LUC ST-AMOUR DIANE ELIZABETH MULLER	Ward:	Trinity-Spadina (20)
Agent:	JAY SMITH	Heritage:	Not Applicable
Property Address:	33 MAJOR ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 6 PL87 3FT RES		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey townhouse/row house by constructing a rear third-storey addition and to convert the attic space into living space.

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 (132.31 m²).

The altered dwelling will have a floor space index equal to 1.43 times the area of the lot (190.16 m²).

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 (132.31 m²).

The altered dwelling will have a residential gross floor area equal to 1.43 times the area of the lot (190.16 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

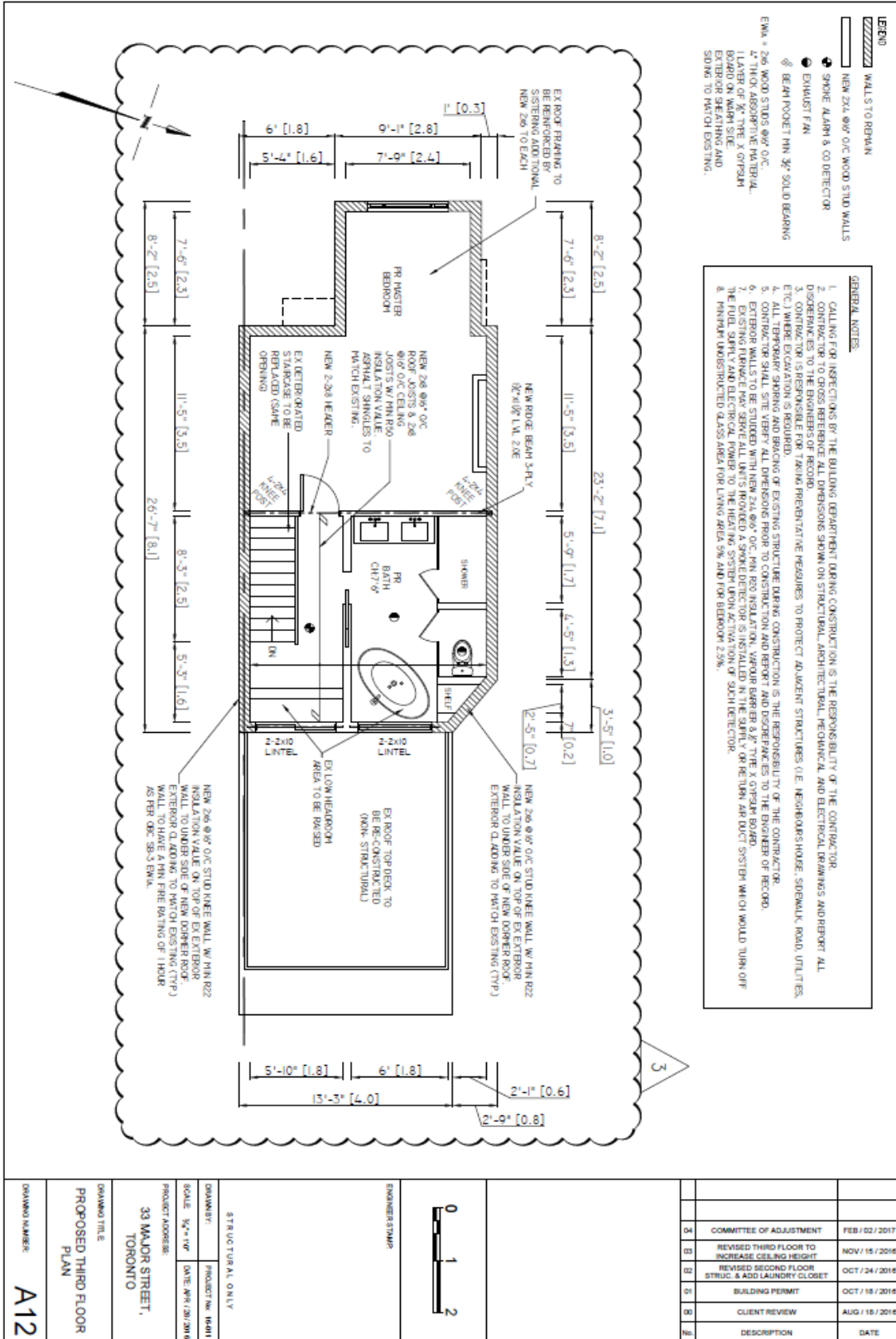
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

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

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

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

- (1) The rear third floor 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 1.5 m, measured from the floor of the deck.
- (2) The third floor shall be constructed with a maximum building depth of 10.6 m, exclusive of the rear deck, in accordance with the third floor plan received by the Committee of Adjustment on February 2, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.



SIGNATURE PAGE

File Number:	A0117/17TEY	Zoning	R (d1.0) & R3 Z1.0 (ZZC)
Owner(s):	LUC ST-AMOUR DIANE ELIZABETH MULLER	Ward:	Trinity-Spadina (20)
Agent:	JAY SMITH	Heritage:	Not Applicable
Property Address:	33 MAJOR ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 6 PL87 3FT RES		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

9. 777 SPADINA RD

File Number:	A0118/17TEY	Zoning	RD(f15.0; d0.35) & R1 Z0.35 (ZZC)
Owner(s):	ANGELA LIGER	Ward:	St. Paul's (22)
Agent:	KYLE ABDO	Heritage:	Not Applicable
Property Address:	777 SPADINA RD	Community:	Toronto
Legal Description:	PLAN 1860 LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and a rear third storey deck.

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

- 1. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof.
The new detached dwelling will have a height of 12.95 m.
- 2. Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the new detached dwelling will be three storeys.
- 3. 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 33.92 m.
- 4. 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 33.92 m.
- 5. 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 (449.58 m²).
The new detached dwelling will have a floor space index equal to 0.88 times the area of the lot (1129.53 m²).
- 6. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear third storey deck will be 8.15 m².
- 1. Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.

The new detached dwelling will have a height of 14.03 m.

2. 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 (449.58 m²).

The new detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (948.16 m²).

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 a depth of 17.0 m is 7.5 m.

The 15.72 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.53 m from the north and south side lot lines.

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 setbacks is 1.2 m above grade.

The rear stair landing will have a height of 2.96 m above grade.

MOTION

It was moved by Edmund Carlson, seconded by Ewa Modlinska and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to revise the proposal and discuss the proposal in more detail 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 A**.



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

File Number:	A0119/17TEY	Zoning	R(d0.6) & R2 Z0.6 (BLD)
Owner(s):	MLADEN KRMEK SNEZANA KRMEK	Ward:	Trinity-Spadina (19)
Agent:	SNEZANA KRMEK	Heritage:	Not Applicable
Property Address:	74 PENDRITH ST	Community:	Toronto
Legal Description:	PLAN 1088 PT LOTS 133 & 134		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To enclose the front porch.

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

- Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.6 m.
The enclosed front porch will be located 1.8 m from the front lot line.
- Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The enclosed front porch will be located 0.46 m from the east side lot line.
- Section 6(3) Part II 3.C(II), By-law 438-86**
The minimum required side lot line setback is 0.9 m where the side wall contains openings.
The will be located 0.46 m from the east side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

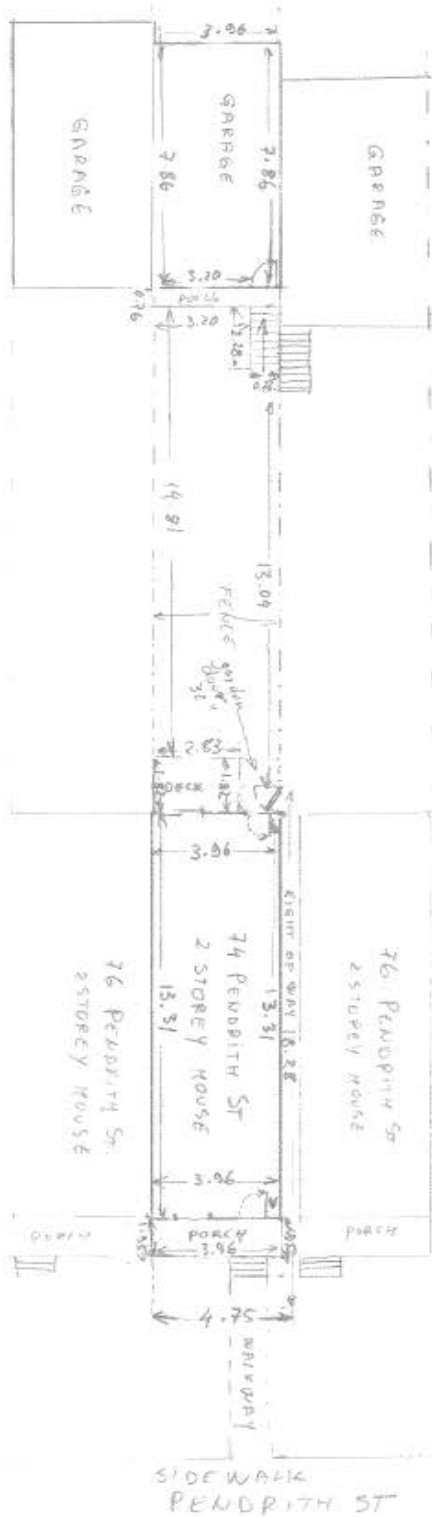
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

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

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

The altered dwelling shall be constructed substantially in accordance with the plans received by the Committee of Adjustment on April 27, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

74 PENDRITH ST. PORCH ENCLOSURE
SITE PLAN
SCALE: 0.5cm = 1m



DRAWINGS LIST:

- A1 SITE PLAN
- A2 FLOOR PLAN AND SECTIONS - PORCH
- A3 FLOOR PLAN - MAIN
- A4 FLOOR PLAN - 2ND FLOOR
- A5 FLOOR PLAN - BASEMENT
- A6 ELEVATION: CURRENT AND PROPOSED, SOUTH

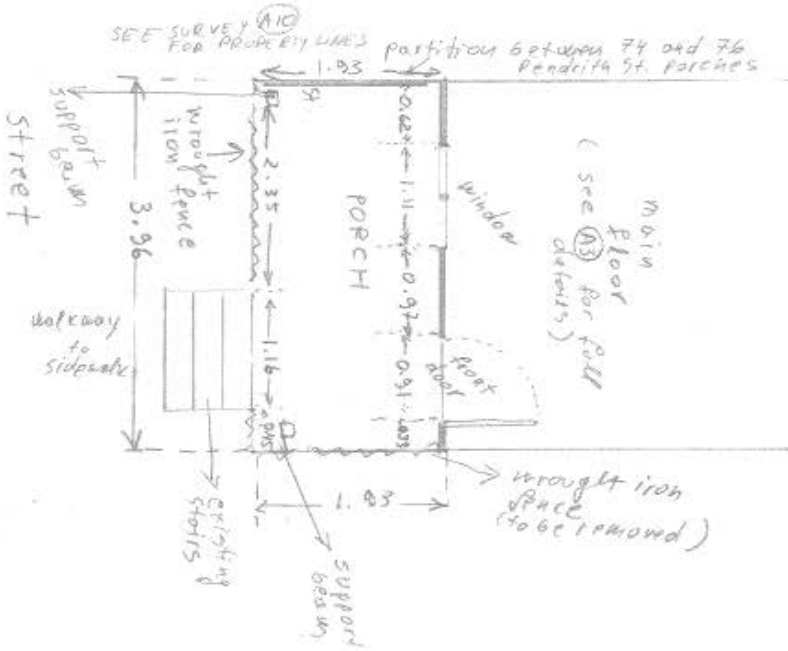
- A7 ELEVATION: CURRENT EAST
- A8 ELEVATION: PROPOSED EAST
- A9 SAMPLE OF ENCLOSED PORCHES IN THE AREA
- A10 74 EXISTING + PROPOSED

RECEIVED
By Committee of Adjustment at 3:23 pm, Apr 27, 2017

A1

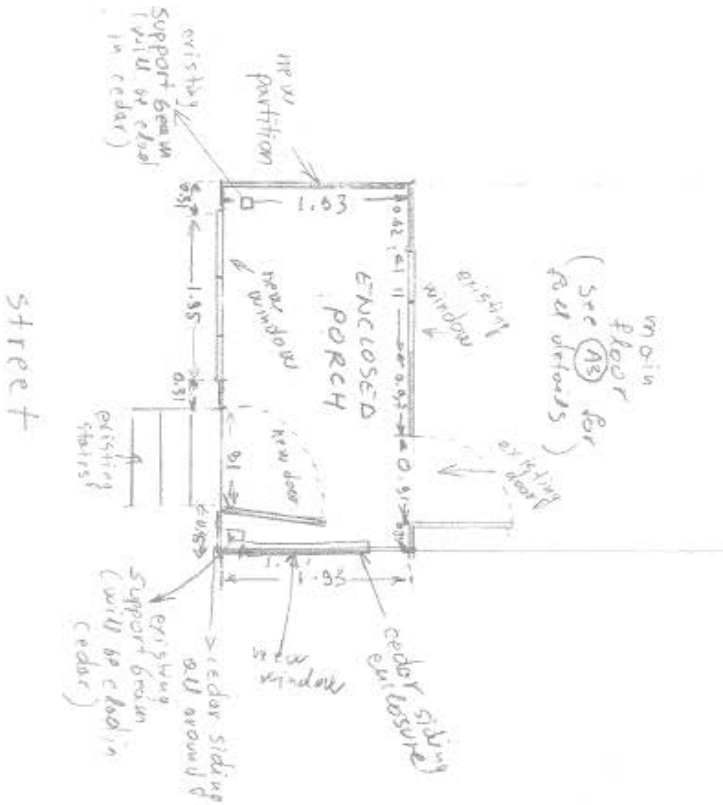
74 PENDLEITH ST. PORCH ENCLOSURE
 FLOOR PLAN AND SECTIONS - PORCH
 SCALE: 0.5cm = 0.50m

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

- ADD DOOR AND WINDOWS TO THE EXISTING STRUCTURE
- CEDAR SIDING ON THE NEW WALLS

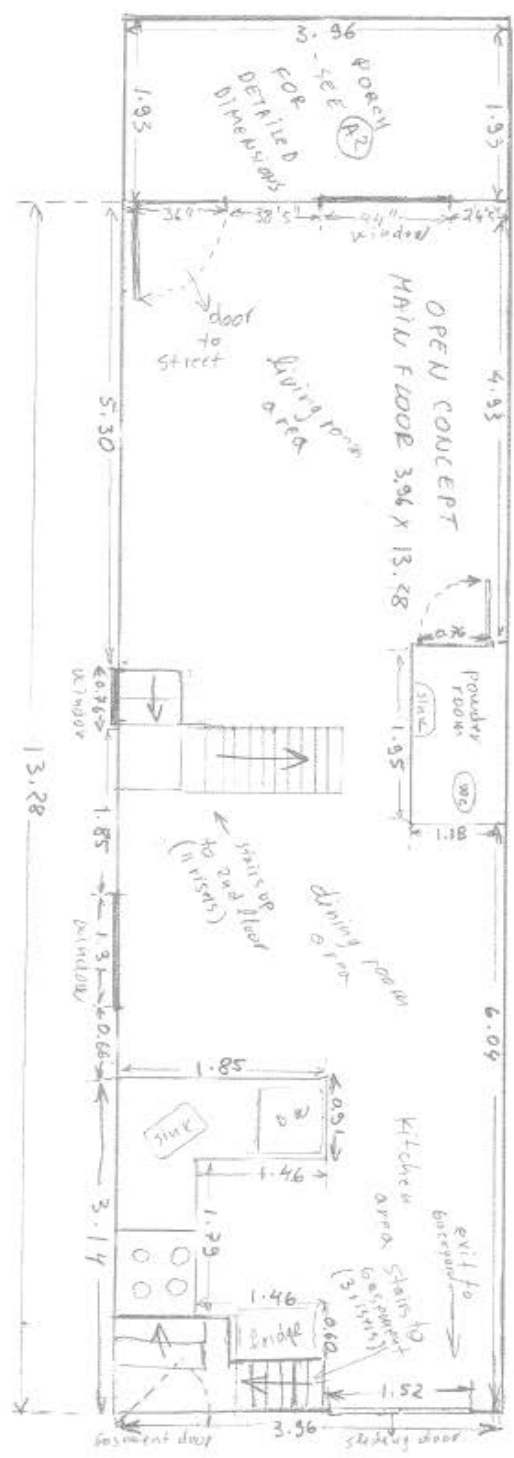


RECEIVED

By Committee of Adjustment at 3:23 pm, Apr 27, 2017

A2

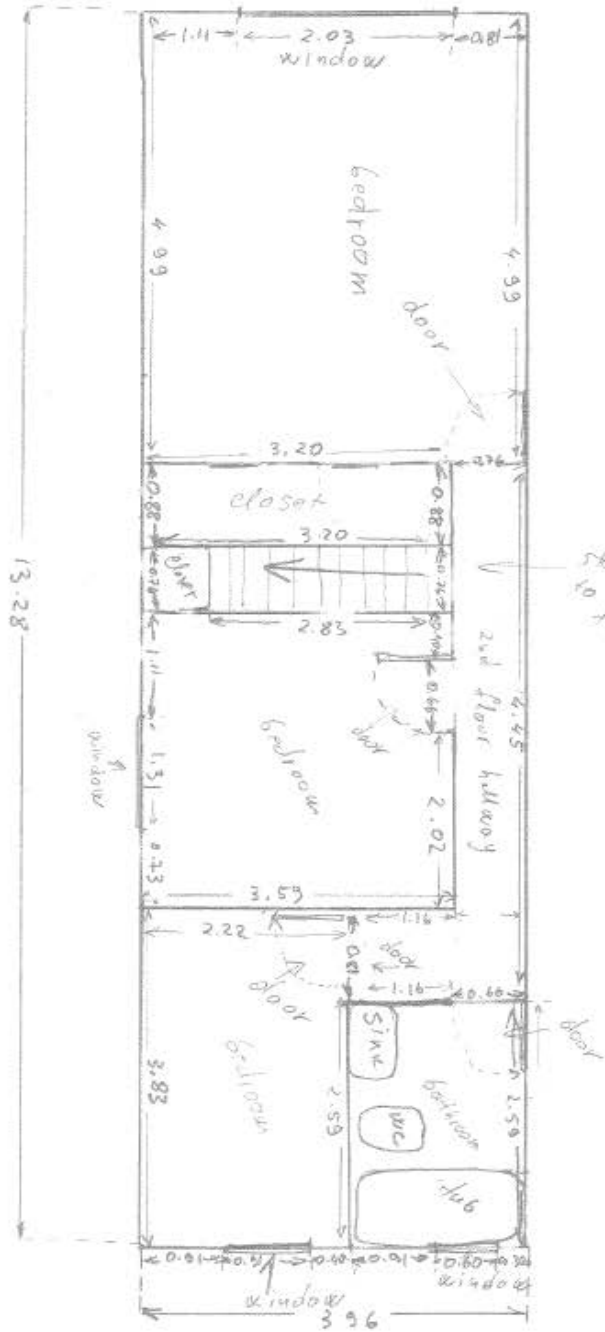
74 PENBRITH ST. PORCH ENCLOSURE
FLOOR PLAN - MAIN FLOOR
SCALE: 0.5cm = 0.50m



RECEIVED
By Committee of Adjustment at 3:23 pm, Apr 27, 2017

A3

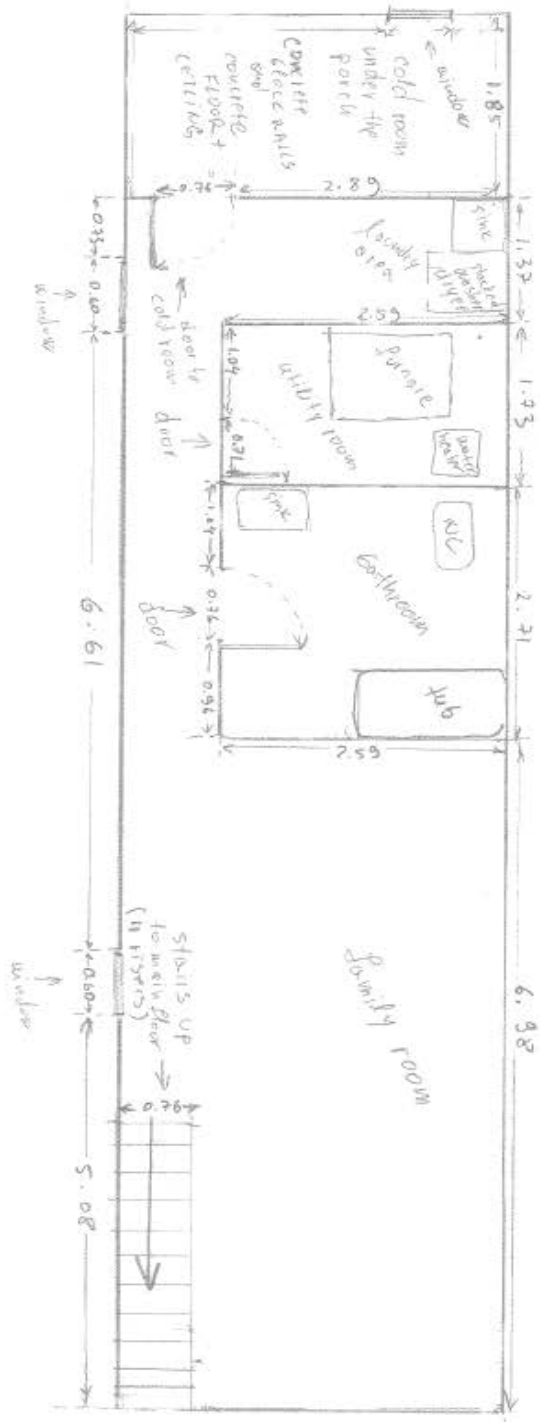
14 PENDRITH ST. Porch Enclosure
FLOOR PLAN: 2ND FLOOR
SCALE: O.S.W.M = 0.50 m



RECEIVED
By Committee of Adjustment at 3:23 pm, Apr 27, 2017

A4

34 Penderith St. POACH Enclosure
FLOOR PLAN - BASEMENT
SCALE: 0.5cm = 0.5m



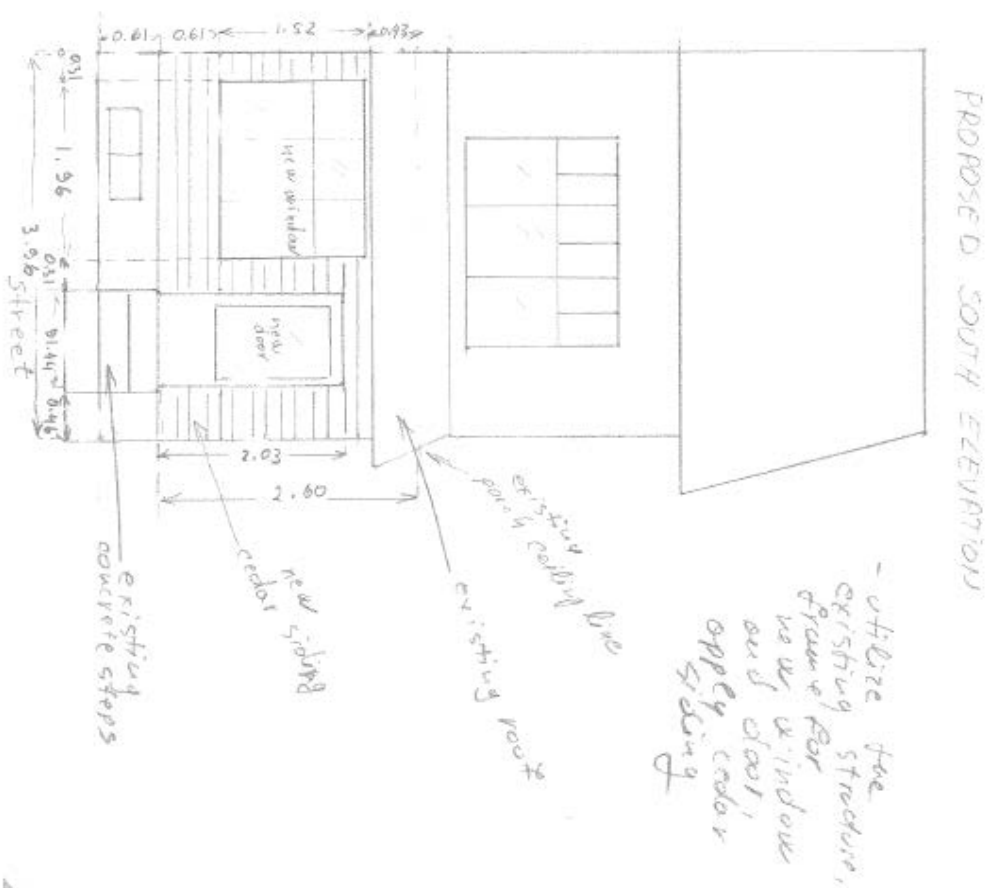
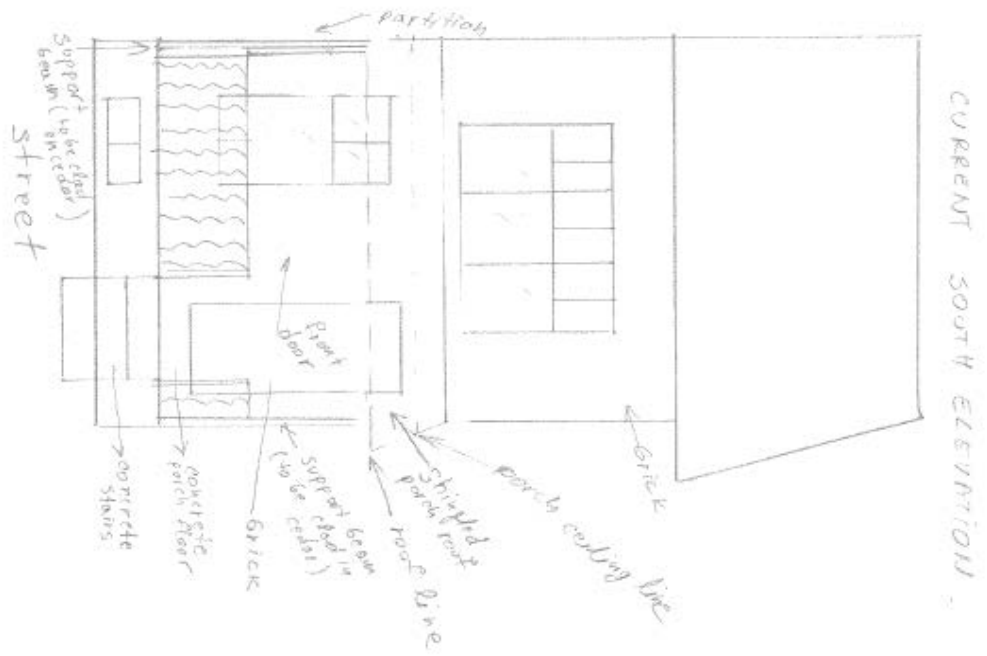
RECEIVED
By Committee of Adjustment at 3:23 pm, Apr 27, 2017

(A5)

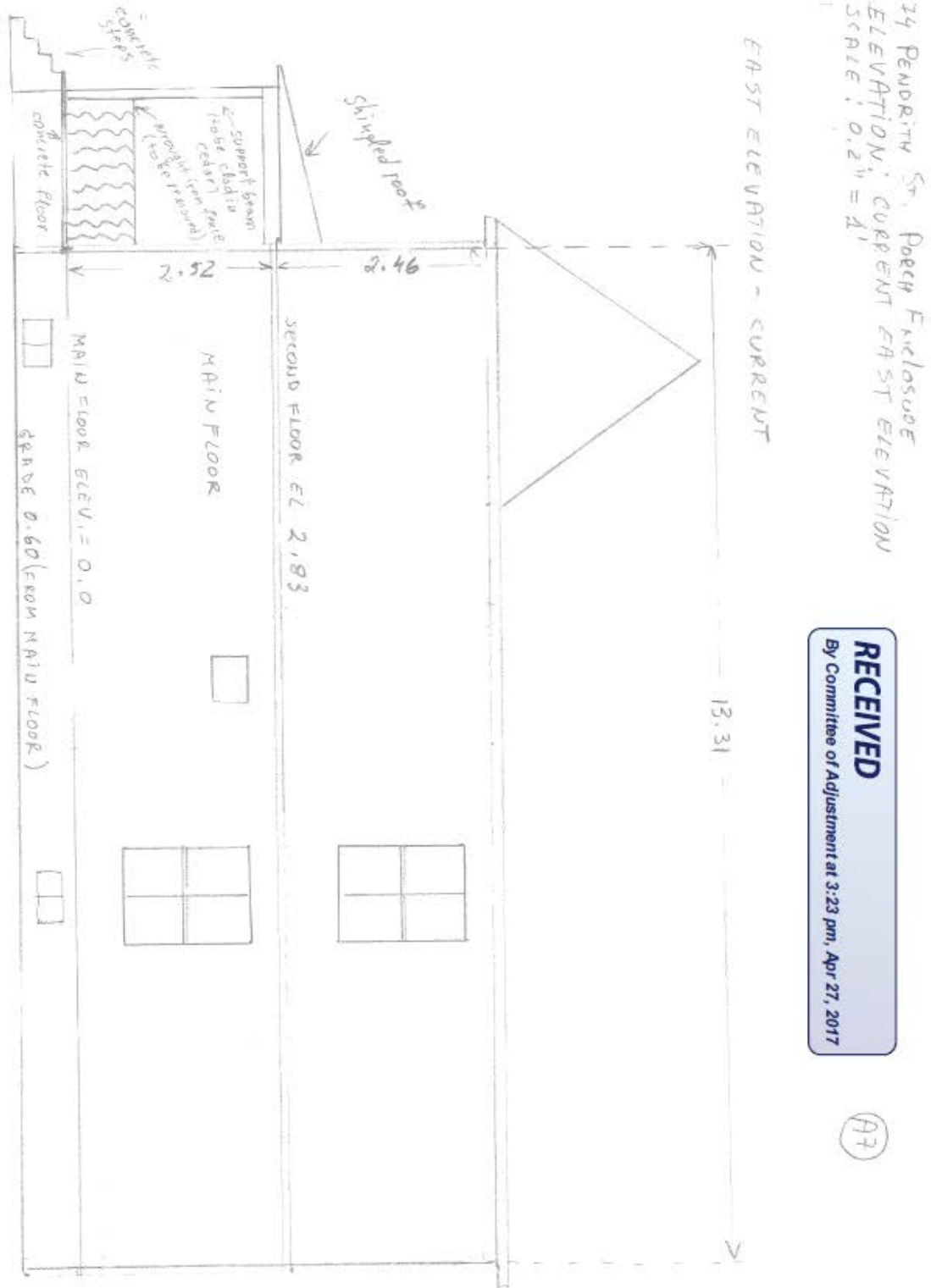
74 PENDRITH ST PORCH ENCLOSURE
 ELEVATION: CURRENT AND PROPOSED SOUTH ELEVATION
 SCALE: 0.5cm = 0.50m

RECEIVED
 By Committee of Adjustment at 3:23 pm, Apr 27, 2017

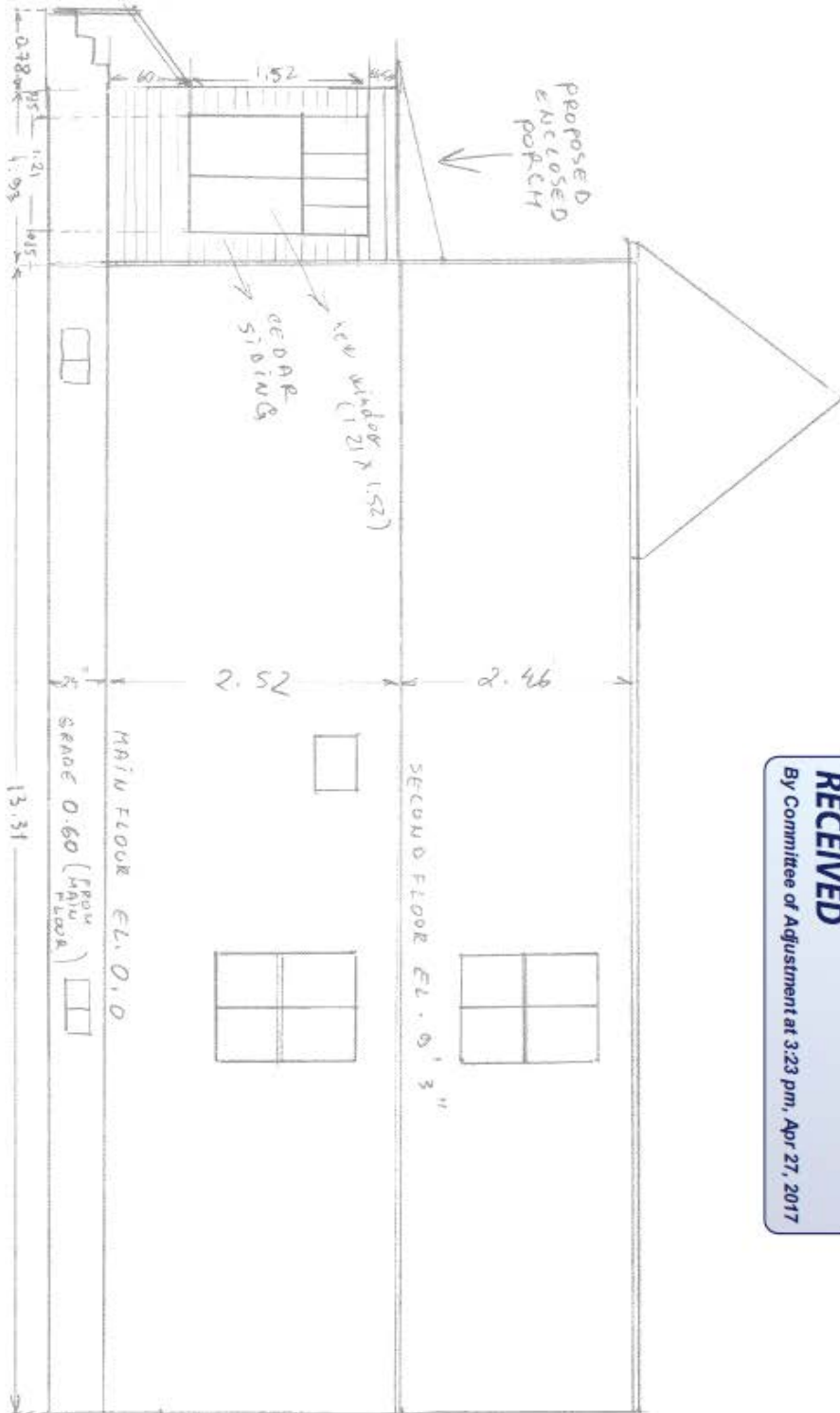
(AG)



- utilize the existing structure, frame for new window and door, apply cedar siding



14 PENDRITH ST. PORCH ENCLOSURE
ELEVATION: PROPOSED EAST ELEVATION
SCALE: 0.2" = 1'



RECEIVED
By Committee of Adjustment at 3:23 pm, Apr 27, 2017

A8

SIGNATURE PAGE

File Number:	A0119/17TEY	Zoning	R(d0.6) & R2 Z0.6 (BLD)
Owner(s):	MLADEN KRMEK SNEZANA KRMEK	Ward:	Trinity-Spadina (19)
Agent:	SNEZANA KRMEK	Heritage:	Not Applicable
Property Address:	74 PENDRITH ST	Community:	Toronto
Legal Description:	PLAN 1088 PT LOTS 133 & 134		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0120/17TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
Owner(s):	NAJIM JAMALI ZEINAB ROOSTA	Ward:	Toronto-Danforth (29)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	93 KINGS PARK BLVD	Community:	East York
Legal Description:	PLAN M484 PT LOT 811 PT LOT 812		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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 area of the lot (94.78 m²).
The lot coverage will be equal to 37% of the area of the lot (99.97 m²).
- Chapter 10.40.40.10.(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.
In this case, the height of the side exterior main walls facing a side lot line will be 8.48 m.
- Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
In this case, the first floor of the altered dwelling will be located 1.77 m above established grade.
- 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 (203.1 m²).
The altered detached dwelling will have a floor space index equal to 0.93 times the area of the lot (254.36 m²).
- 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 m².

In this case, the rear second storey platform will have an area of 6.82 m².

1. Section 5.6(b)(iii), By-law 6752

Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.

The stairs will be located 1.17 m from the front lot line adjacent to Kings Park Boulevard, and will include a partial landing.

2. Section 7.5.3, By-law 6752

The minimum required front yard setback of a dwelling is 6 m.

The altered detached dwelling will be setback 4.07 m from the front lot line.

3. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.60 m.

The altered detached dwelling will be located 0.43 m from the east side lot line.

4. Section 7.5.3, By-law 6752

The maximum permitted lot coverage of a dwelling is 35% of the lot area (94.78 m²).

The altered dwelling will have a lot coverage equal to 38.4% of the lot area (104.17 m²).

(Decision A0518/06TEY permitted a lot coverage equal to 0.412 times the lot area (111.573 m²).

5. 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 (203.1 m²).

The altered dwelling will have a floor space index equal to 0.93 times the area of the lot (254.36 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0120/17TEY	Zoning	RS (f10.5; a325; d0.75)(x312) & R2A (ZZC)
Owner(s):	NAJIM JAMALI ZEINAB ROOSTA	Ward:	Toronto-Danforth (29)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	93 KINGS PARK BLVD	Community:	East York
Legal Description:	PLAN M484 PT LOT 811 PT LOT 812		

ABSTAINED

Nancy Oomen

Edmund Carlson (signed)

Joanne Hayes (signed)

DISSENTED

Ewa Modlinska

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

12. 67 HILLSDALE AVE E

File Number:	A0121/17TEY	Zoning	R (d0.6)(x931) & R2 Z0.6 (ZZC)
Owner(s):	PETER SAMUEL CAMERON	Ward:	St. Paul's (22)
Agent:	STANLEY SOTA	Heritage:	Not Applicable
Property Address:	67 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOT 25		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 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 10.5.40.60.(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 eaves will project between 0.28 and 0.30 m and will be located 0.0 m to the east and west side lot lines.
- Chapter 10.5.60.10.(3), By-law 569-2013**
A parking space may not be located in a front or side yard abutting a street. In this case, the parking spot will be located partly in the front yard and partly in the street allowance.
- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height is 9.0 m.
The new dwelling will have a height of 9.79 m.
- 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 9.55 m.
- 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 (159.15 m²).
The new dwelling will have a floor space index equal to 0.79 times the area of the lot (210.0 m²).
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.3 m to the east and west side lot lines.
- 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 (159.15 m²).
The new dwelling will have a gross floor area equal to 0.79 times the area of the lot (210.0 m²).

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

The minimum required setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.

The new dwelling will be located between 0.30 and 0.35 m from the rear portion of the adjacent building at 63 Hillside Ave E.

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

Motor vehicles located on the portion of the lot between the front lot line and front wall of the building are not permitted.

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

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

The maximum permitted height is 9.0 m.

The new dwelling will have a height of 9.79 m.

MOTION

It was moved by Ewa Modlinska, seconded by Edmund Carlson and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with 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 A**.

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

File Number:	A0122/17TEY	Zoning	RD (f9.0;a280;d0.45) & R1A (ZZC)
Owner(s):	GEORGINA STRIFTOBOLAS PETER VARELAS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN	Heritage:	Not Applicable
Property Address:	9 TREADWAY BLVD	Community:	East York
Legal Description:	PLAN 3680 LOT 53		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second storey addition and by maintaining the existing rear detached garage.

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

1. Chapter 10.20.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 35% of the lot area (110.52 m²).
The lot coverage will be equal to 41% of the lot area (129.29 m²).

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

The maximum permitted floor space index of a semi-detached dwelling is 0.45 times the area of the lot (142.1 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (174.96 m²).

1. Section 7.2.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (110.52 m²).
The lot coverage will be equal to 41% of the lot area (129.29 m²).

2. Section 7.2.3, By-law 6752

The maximum permitted floor space index of a semi-detached dwelling is 0.45 times the area of the lot (142.1 m²).
The altered detached dwelling will have a floor space index equal to 0.55 times the area of the lot (174.96 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The lot coverage of the altered detached dwelling, exclusive of any detached accessory structures, shall be no greater than 35% of the lot area under Zoning By-law 569-2013 and Zoning By-law 6752.

SIGNATURE PAGE

File Number:	A0122/17TEY	Zoning	RD (f9.0;a280;d0.45) & R1A (ZZC)
Owner(s):	GEORGINA STRIFTOBOLAS PETER VARELAS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN	Heritage:	Not Applicable
Property Address:	9 TREADWAY BLVD	Community:	East York
Legal Description:	PLAN 3680 LOT 53		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0123/17TEY	Zoning:	CR 3.0 (c3.0;r3.0)SS2(x2104) & MCR T3 (BLD)
Owner(s):	FREE THE CHILDREN	Ward:	Toronto Centre-Rosedale (28)
Agent:	HARRY KOHEN	Heritage:	Not Applicable
Property Address:	339 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 7A LOT 30 PT LOT 29 PT LOT 31		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey office building by constructing a south-east exit vestibule.

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

- Chapter 40.5.40.41.(1), By-law 569-2013**
The maximum permitted non-residential floor space index is 3.0 times the area of the lot (3,585 m²).
The lawful non-residential floor space index is 3.22 times the area of the lot (4,097 m²).
The altered office building will have a non-residential floor space index equal to 3.22 times the area of the lot (4,144 m²).
 - Chapter 220.5.10.11(2)(B), By-law 569-2013**
If a lawfully existing non-residential has a change of use to other than a dwelling unit, additional loading spaces are not required if the lawful number of loading spaces is not reduced.
In this case, the new vestibule will be located in the area where the loading space was located.
 - Chapter 40.10.40.70.(2)(B)(i), By-law 569-2013**
The minimum required building setback is 7.5 m from the rear lot line.
In this case, the building will be located 0.818 m from the rear lot line.
- Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 3.0 times the area of the lot (3,585 m²).
The lawful existing building on the lot on July 20, 1993, permits a maximum non-residential gross floor area equal to 3.22 times the area of the lot (4,097 m²).
The altered office building will have a non-residential gross floor area equal to 3.22 times the area of the lot (4,144 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager, Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 33 of the Ontario Heritage Act.

SIGNATURE PAGE

File Number:	A0123/17TEY	Zoning	CR 3.0 (c3.0;r3.0)SS2(x2104) & MCR T3 (BLD)
Owner(s):	FREE THE CHILDREN	Ward:	Toronto Centre-Rosedale (28)
Agent:	HARRY KOHEN	Heritage:	Not Applicable
Property Address:	339 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 7A LOT 30 PT LOT 29 PT LOT 31		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0124/17TEY	Zoning:	Site Specific By-law 409-2017 (ZPR)
Owner(s):	202 BATHURST HOLDINGS INC	Ward:	Trinity-Spadina (19)
Agent:	JANE MCFARLANE	Heritage:	Not Applicable
Property Address:	202 - 204 BATHURST ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19 WOTH R O W		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan for a 7-storey mixed-use building currently under construction and approved under Site Specific By-law 409-2017 (OMB) by increasing the maximum permitted height.

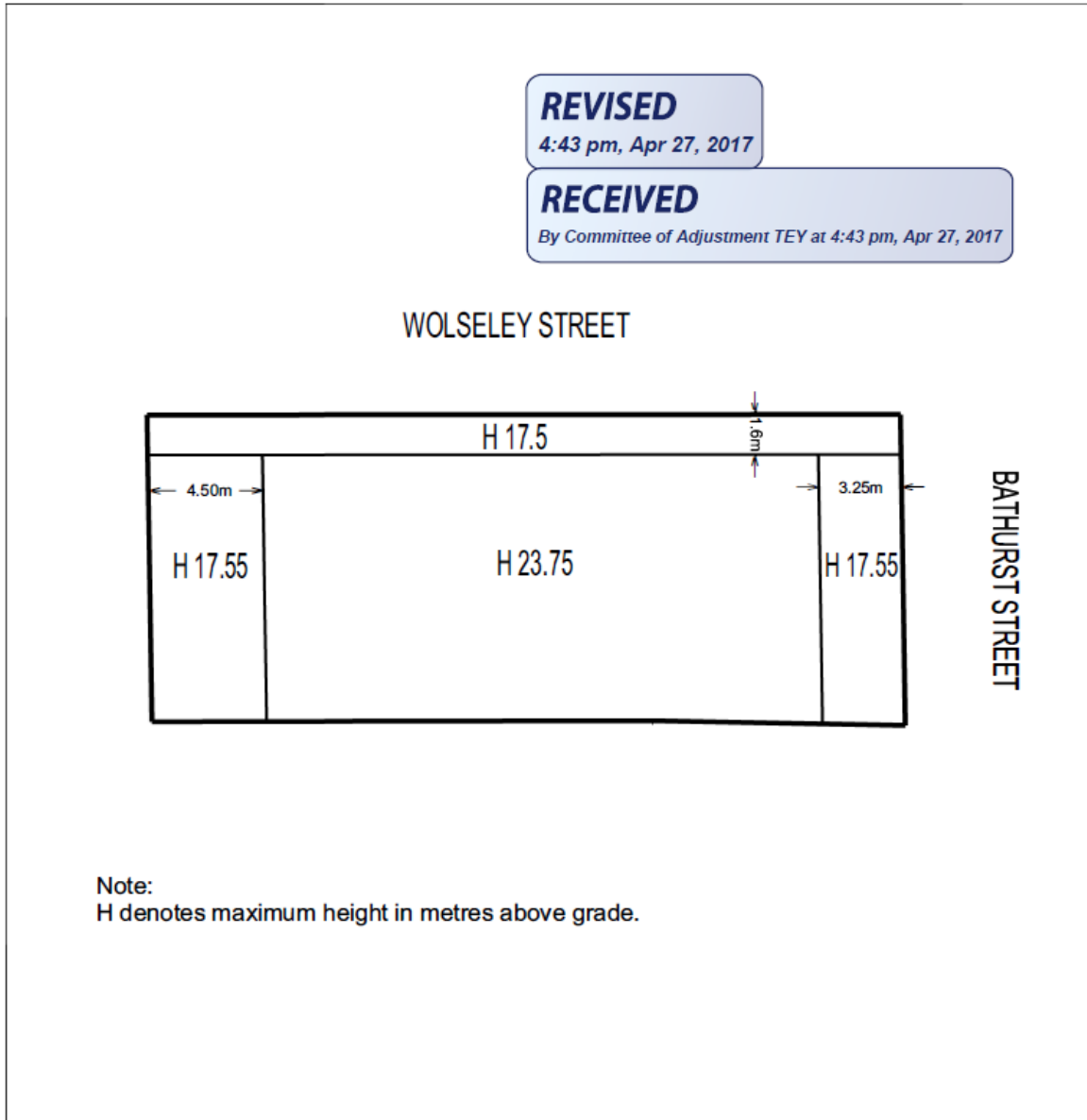
REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 1(d), By-law 409-2017 (OMB)

No portion of any building or structure erected or used on the lot shall exceed the height limits shown in metres and indicated by the numbers following the letter "H" in the areas delineated by heavy lines on Map 2 of By-law 409-2017.

In this case, the height of the mixed-use building, measured to the top of the air-makeup unit will be 23.75 m, where 22.6 m is permitted, as indicated on the attached revised Map 2, date stamped received by the Committee of Adjustment on April 27, 2017.

Map 2



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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The maximum permitted height of 23.75 m shall be limited to the mechanical penthouse and air-makeup unit, as shown on the plans received by the Committee of Adjustment February 3, 2017.

202 - 204 BATHURST STREET PROPOSED as 109 WOLSELEY STREET RE-ISSUED FOR BUILDING PERMIT - February 19, 2016



OVERALL FLOOR AREA REQUIREMENTS

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	1,000	1,000
COMMERCIAL	1,000	1,000
INDUSTRIAL	1,000	1,000
RECREATION	1,000	1,000
OFFICE	1,000	1,000
RETAIL	1,000	1,000
RESTAURANT	1,000	1,000
BAR	1,000	1,000
CINEMA	1,000	1,000
THEATRE	1,000	1,000
CONVENTION	1,000	1,000
SPORTS	1,000	1,000
OTHER	1,000	1,000

PROPOSED DEVELOPMENT DATA

NO.	DESCRIPTION	UNIT	AMOUNT	REMARKS
1	RESIDENTIAL	RES	109	
2	COMMERCIAL	COM	109	
3	INDUSTRIAL	IND	109	
4	RECREATION	REC	109	
5	OFFICE	OFF	109	
6	RETAIL	RET	109	
7	RESTAURANT	RES	109	
8	BAR	BAR	109	
9	CINEMA	CIN	109	
10	THEATRE	THE	109	
11	CONVENTION	CON	109	
12	SPORTS	SPR	109	
13	OTHER	OTH	109	

PROPOSED DEVELOPMENT DATA (CONTINUED)

NO.	DESCRIPTION	UNIT	AMOUNT	REMARKS
14	RESIDENTIAL	RES	109	
15	COMMERCIAL	COM	109	
16	INDUSTRIAL	IND	109	
17	RECREATION	REC	109	
18	OFFICE	OFF	109	
19	RETAIL	RET	109	
20	RESTAURANT	RES	109	
21	BAR	BAR	109	
22	CINEMA	CIN	109	
23	THEATRE	THE	109	
24	CONVENTION	CON	109	
25	SPORTS	SPR	109	
26	OTHER	OTH	109	

PROPOSED DEVELOPMENT DATA (CONTINUED)

NO.	DESCRIPTION	UNIT	AMOUNT	REMARKS
27	RESIDENTIAL	RES	109	
28	COMMERCIAL	COM	109	
29	INDUSTRIAL	IND	109	
30	RECREATION	REC	109	
31	OFFICE	OFF	109	
32	RETAIL	RET	109	
33	RESTAURANT	RES	109	
34	BAR	BAR	109	
35	CINEMA	CIN	109	
36	THEATRE	THE	109	
37	CONVENTION	CON	109	
38	SPORTS	SPR	109	
39	OTHER	OTH	109	

REQUIREMENTS

NO.	DESCRIPTION	UNIT	AMOUNT	REMARKS
1	RESIDENTIAL	RES	109	
2	COMMERCIAL	COM	109	
3	INDUSTRIAL	IND	109	
4	RECREATION	REC	109	
5	OFFICE	OFF	109	
6	RETAIL	RET	109	
7	RESTAURANT	RES	109	
8	BAR	BAR	109	
9	CINEMA	CIN	109	
10	THEATRE	THE	109	
11	CONVENTION	CON	109	
12	SPORTS	SPR	109	
13	OTHER	OTH	109	

**202 - 204 BATHURST STREET
109 WOLSELEY STREET-PROPOSED**

Target Architecture

A0.00

PROPOSED DEVELOPMENT DATA

REQUIREMENTS

REMARKS

PROPOSED DEVELOPMENT DATA

REQUIREMENTS

REMARKS

GENERAL NOTES		FLOOR FINISHES		WALL FINISHES		CEILING FINISHES		ROOF FINISHES		GLAZING		PAINTS		SCHEDULES	
1	ALL WORK TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.	1	CONCRETE FLOORS TO BE FINISHED WITH POLISHED CONCRETE.	1	WALLS TO BE FINISHED WITH PLYSTER AND PAINT.	1	CEILING TO BE FINISHED WITH PLYSTER AND PAINT.	1	ROOF TO BE FINISHED WITH ASPHALT/FLY.	1	GLAZING TO BE IN ACCORDANCE WITH THE SCHEDULES.	1	PAINTS TO BE IN ACCORDANCE WITH THE SCHEDULES.	1	SEE SCHEDULES FOR DETAILS.
2	ALL MATERIALS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	CONCRETE TO BE SUPPLIED AND CAST BY THE CONTRACTOR.	2	PLYSTER TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	CEILING TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	ROOF TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	GLAZING TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	PAINTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	2	SEE SCHEDULES FOR DETAILS.
3	ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	3	CONCRETE TO BE CAST AND FINISHED WITHIN THE SPECIFIED TIME FRAME.	3	PLYSTER TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	3	CEILING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	3	ROOF TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	3	GLAZING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	3	PAINTS TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	3	SEE SCHEDULES FOR DETAILS.
4	ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	4	CONCRETE TO BE CAST AND FINISHED WITHIN THE SPECIFIED TIME FRAME.	4	PLYSTER TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	4	CEILING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	4	ROOF TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	4	GLAZING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	4	PAINTS TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	4	SEE SCHEDULES FOR DETAILS.
5	ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	5	CONCRETE TO BE CAST AND FINISHED WITHIN THE SPECIFIED TIME FRAME.	5	PLYSTER TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	5	CEILING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	5	ROOF TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	5	GLAZING TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	5	PAINTS TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.	5	SEE SCHEDULES FOR DETAILS.

CONSTRUCTION ASSEMBLIES

LEGEND

A0.02

202 - 204 BATHURST STREET (109 WOLSELEY STREET - PROPOSED)

ARCHITECTURAL DRAWING

PROPOSED CONSTRUCTION ASSEMBLIES

DATE: 10/10/2017

SCALE: AS SHOWN

PROJECT NO: A0124/17TEY

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

ENGINEER: [REDACTED]

CONTRACTOR: [REDACTED]

REVISIONS:

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

18. [REDACTED]

19. [REDACTED]

20. [REDACTED]

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

24. [REDACTED]

25. [REDACTED]

26. [REDACTED]

27. [REDACTED]

28. [REDACTED]

29. [REDACTED]

30. [REDACTED]

31. [REDACTED]

32. [REDACTED]

33. [REDACTED]

34. [REDACTED]

35. [REDACTED]

36. [REDACTED]

37. [REDACTED]

38. [REDACTED]

39. [REDACTED]

40. [REDACTED]

41. [REDACTED]

42. [REDACTED]

43. [REDACTED]

44. [REDACTED]

45. [REDACTED]

46. [REDACTED]

47. [REDACTED]

48. [REDACTED]

49. [REDACTED]

50. [REDACTED]

51. [REDACTED]

52. [REDACTED]

53. [REDACTED]

54. [REDACTED]

55. [REDACTED]

56. [REDACTED]

57. [REDACTED]

58. [REDACTED]

59. [REDACTED]

60. [REDACTED]

61. [REDACTED]

62. [REDACTED]

63. [REDACTED]

64. [REDACTED]

65. [REDACTED]

66. [REDACTED]

67. [REDACTED]

68. [REDACTED]

69. [REDACTED]

70. [REDACTED]

71. [REDACTED]

72. [REDACTED]

73. [REDACTED]

74. [REDACTED]

75. [REDACTED]

76. [REDACTED]

77. [REDACTED]

78. [REDACTED]

79. [REDACTED]

80. [REDACTED]

81. [REDACTED]

82. [REDACTED]

83. [REDACTED]

84. [REDACTED]

85. [REDACTED]

86. [REDACTED]

87. [REDACTED]

88. [REDACTED]

89. [REDACTED]

90. [REDACTED]

91. [REDACTED]

92. [REDACTED]

93. [REDACTED]

94. [REDACTED]

95. [REDACTED]

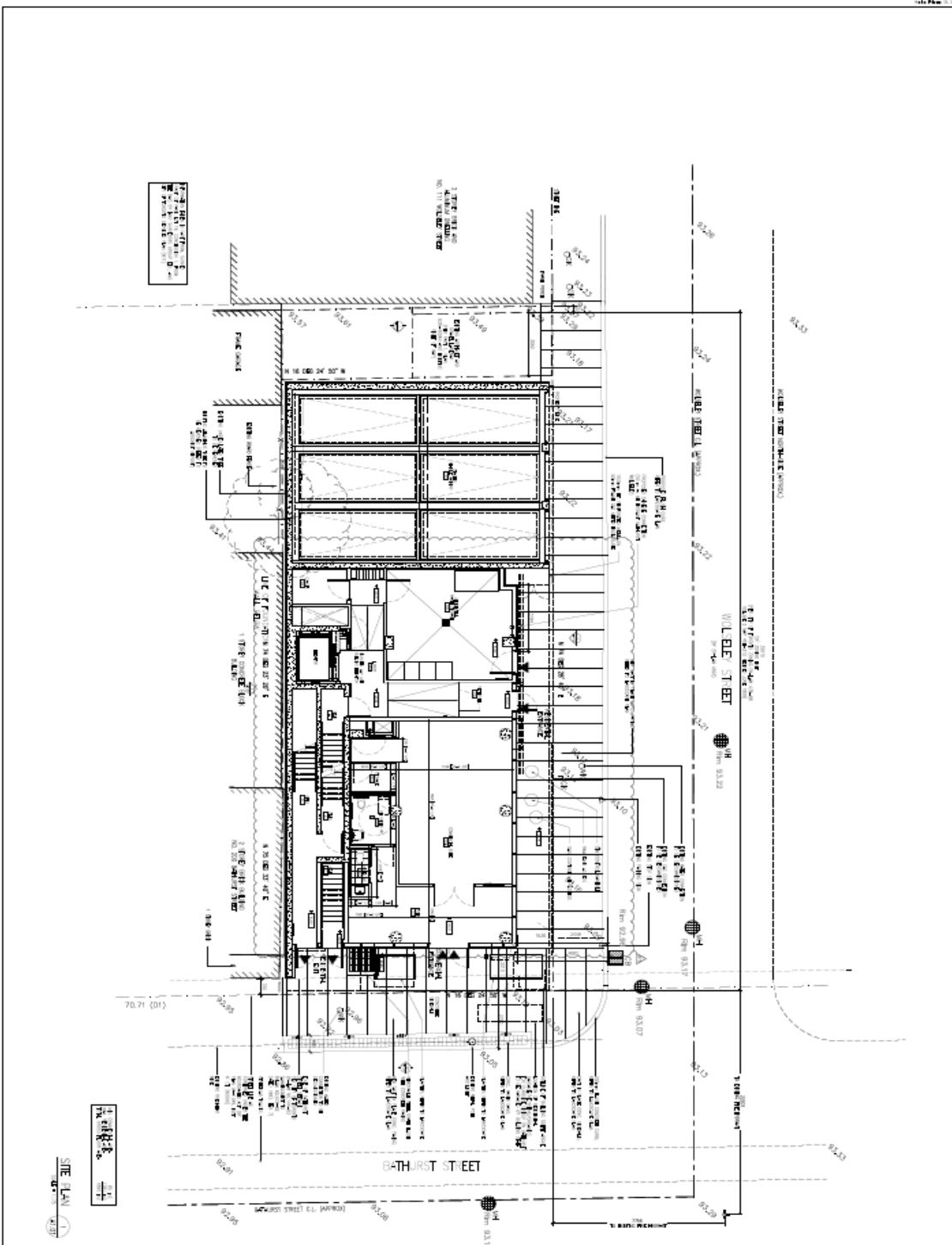
96. [REDACTED]

97. [REDACTED]

98. [REDACTED]

99. [REDACTED]

100. [REDACTED]



**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

DATE: 12/12/17
DRAWN BY: [Name]
CHECKED BY: [Name]

LEGEND

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. EXISTING DRIVEWAY
- 4. PROPOSED DRIVEWAY
- 5. EXISTING SIDEWALK
- 6. PROPOSED SIDEWALK
- 7. EXISTING CURB
- 8. PROPOSED CURB
- 9. EXISTING STREET LIGHT
- 10. PROPOSED STREET LIGHT
- 11. EXISTING UTILITY
- 12. PROPOSED UTILITY
- 13. EXISTING TREE
- 14. PROPOSED TREE
- 15. EXISTING FENCE
- 16. PROPOSED FENCE
- 17. EXISTING SIGN
- 18. PROPOSED SIGN
- 19. EXISTING LANDSCAPE
- 20. PROPOSED LANDSCAPE

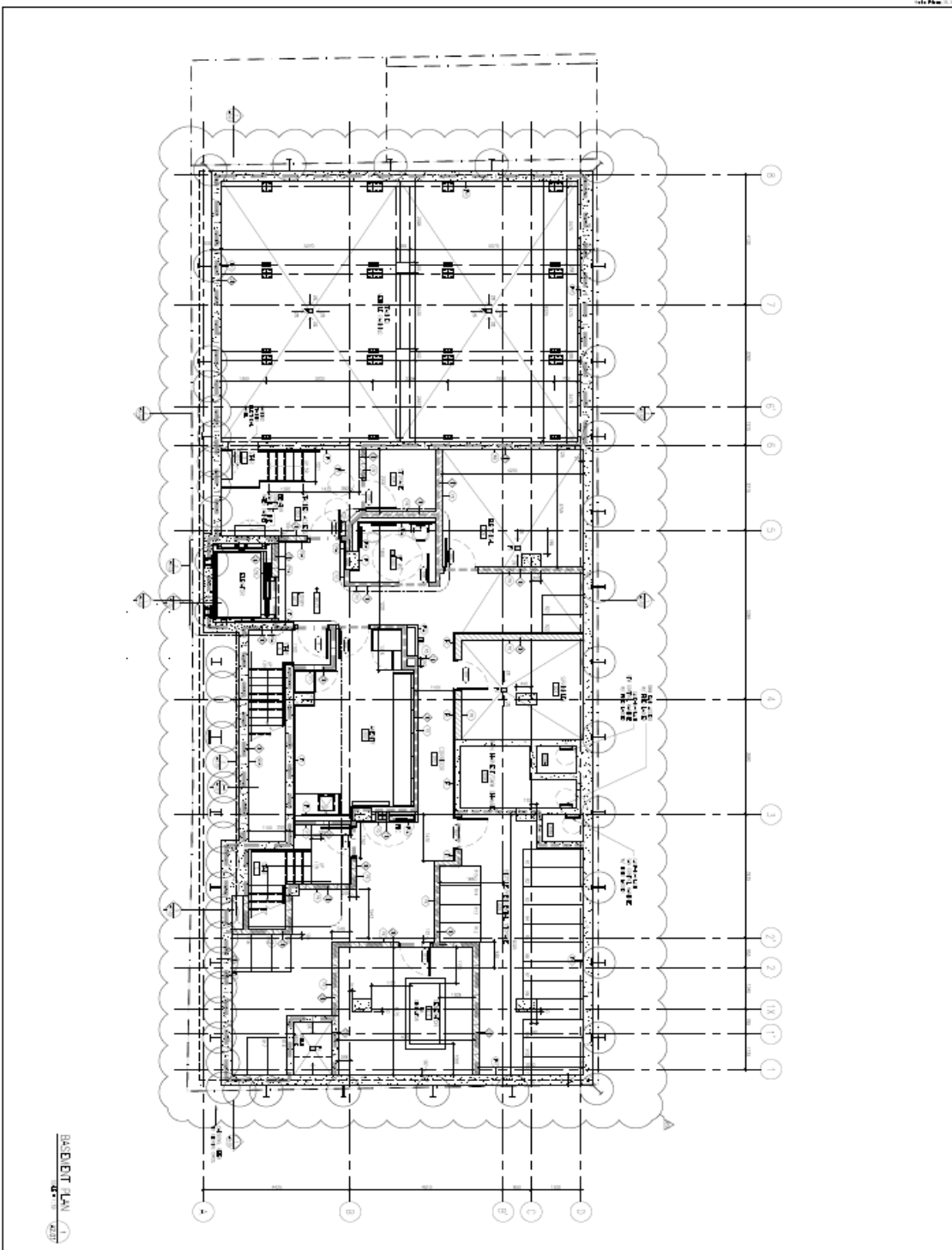
PROPOSED FINISH ELEVATIONS

FINISH FLOOR: 000.00
FINISH CEILING: 000.00
FINISH ROOF: 000.00
FINISH GRADE: 000.00
FINISH DRIVEWAY: 000.00
FINISH SIDEWALK: 000.00
FINISH CURB: 000.00
FINISH STREET LIGHT: 000.00
FINISH UTILITY: 000.00
FINISH TREE: 000.00
FINISH FENCE: 000.00
FINISH SIGN: 000.00
FINISH LANDSCAPE: 000.00

NOTES

1. ALL DIMENSIONS ARE IN METERS.
2. ALL ELEVATIONS ARE IN METERS.
3. ALL UTILITIES ARE TO BE DELETED AND REINSTALLED AT THE PROPER DEPTHS.
4. ALL TREES TO BE MAINTAINED AND PROTECTED.
5. ALL FENCES TO BE MAINTAINED AND PROTECTED.
6. ALL SIGNS TO BE MAINTAINED AND PROTECTED.
7. ALL LANDSCAPE TO BE MAINTAINED AND PROTECTED.

A1.01



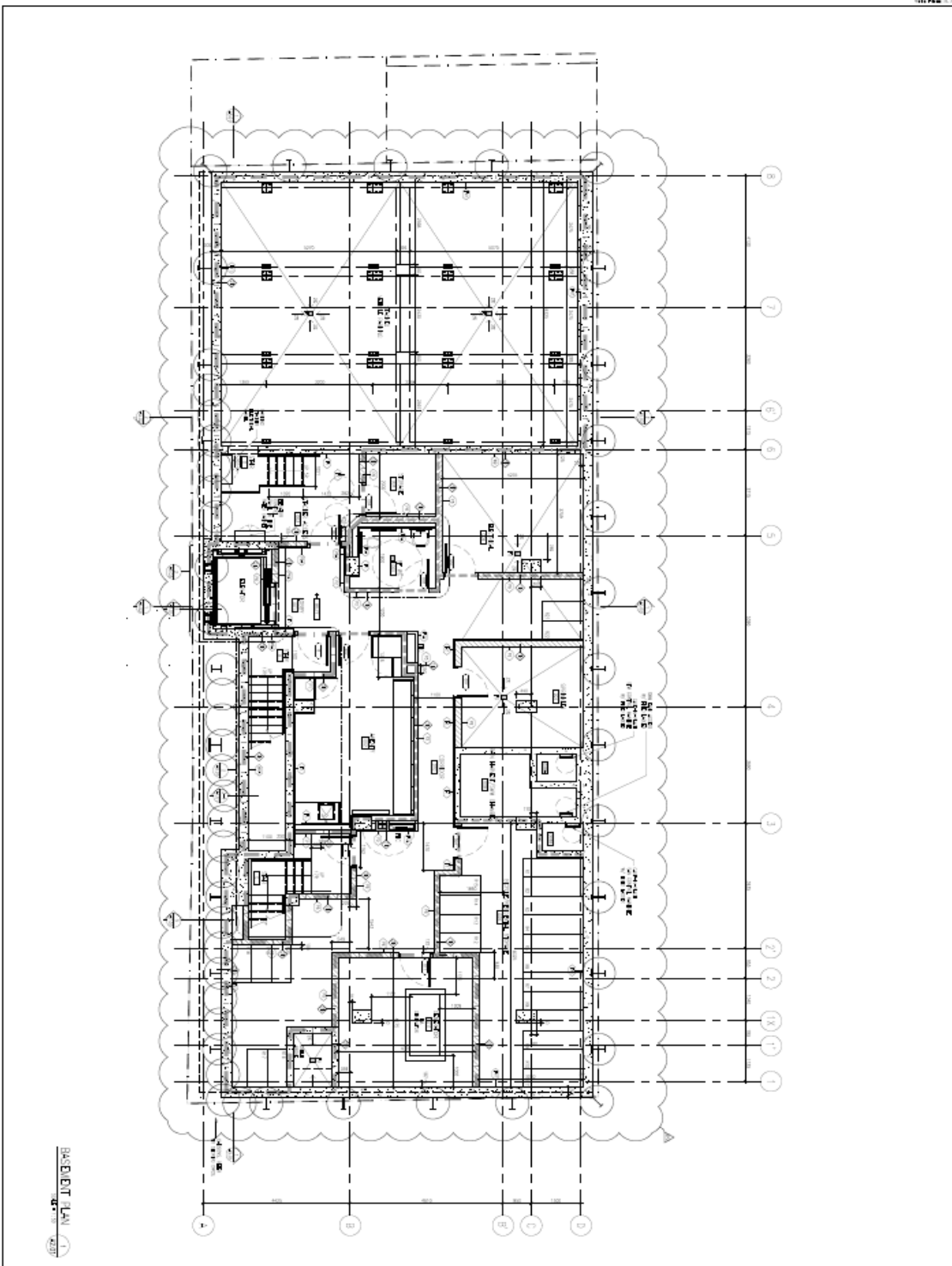
BASEMENT PLAN
1:200

Terra Architectural
ARCHITECTS
100/102 BATHURST STREET
SYDNEY NSW 2000
A2.01

**202 - 204 BATHURST STREET
1109 WOLSELEY STREET-PROPOSED**

INTERNATIONAL SYMBOLS
 REFERENCE SYMBOLS
 DIMENSIONS (mm)
 FINISHES
 MATERIALS
 STRUCTURAL SYMBOLS
 MECHANICAL SYMBOLS
 ELECTRICAL SYMBOLS
 PLUMBING SYMBOLS
 HEATING SYMBOLS
 AIR CONDITIONING SYMBOLS
 LIGHTING SYMBOLS
 FURNITURE SYMBOLS
 LANDSCAPE SYMBOLS
 OTHER SYMBOLS

NOTES
 1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL BUILDING CODE OF PRACTICE 2012.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE NATIONAL ELECTRICAL CODE OF PRACTICE 2017.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017 AND THE NATIONAL PLUMBING CODE OF PRACTICE 2017.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL HEATING REGULATIONS 2017 AND THE NATIONAL HEATING CODE OF PRACTICE 2017.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL AIR CONDITIONING REGULATIONS 2017 AND THE NATIONAL AIR CONDITIONING CODE OF PRACTICE 2017.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL LIGHTING REGULATIONS 2017 AND THE NATIONAL LIGHTING CODE OF PRACTICE 2017.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FURNITURE REGULATIONS 2017 AND THE NATIONAL FURNITURE CODE OF PRACTICE 2017.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL LANDSCAPE REGULATIONS 2017 AND THE NATIONAL LANDSCAPE CODE OF PRACTICE 2017.
 9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL OTHER REGULATIONS 2017 AND THE NATIONAL OTHER CODE OF PRACTICE 2017.



**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

10/10/17

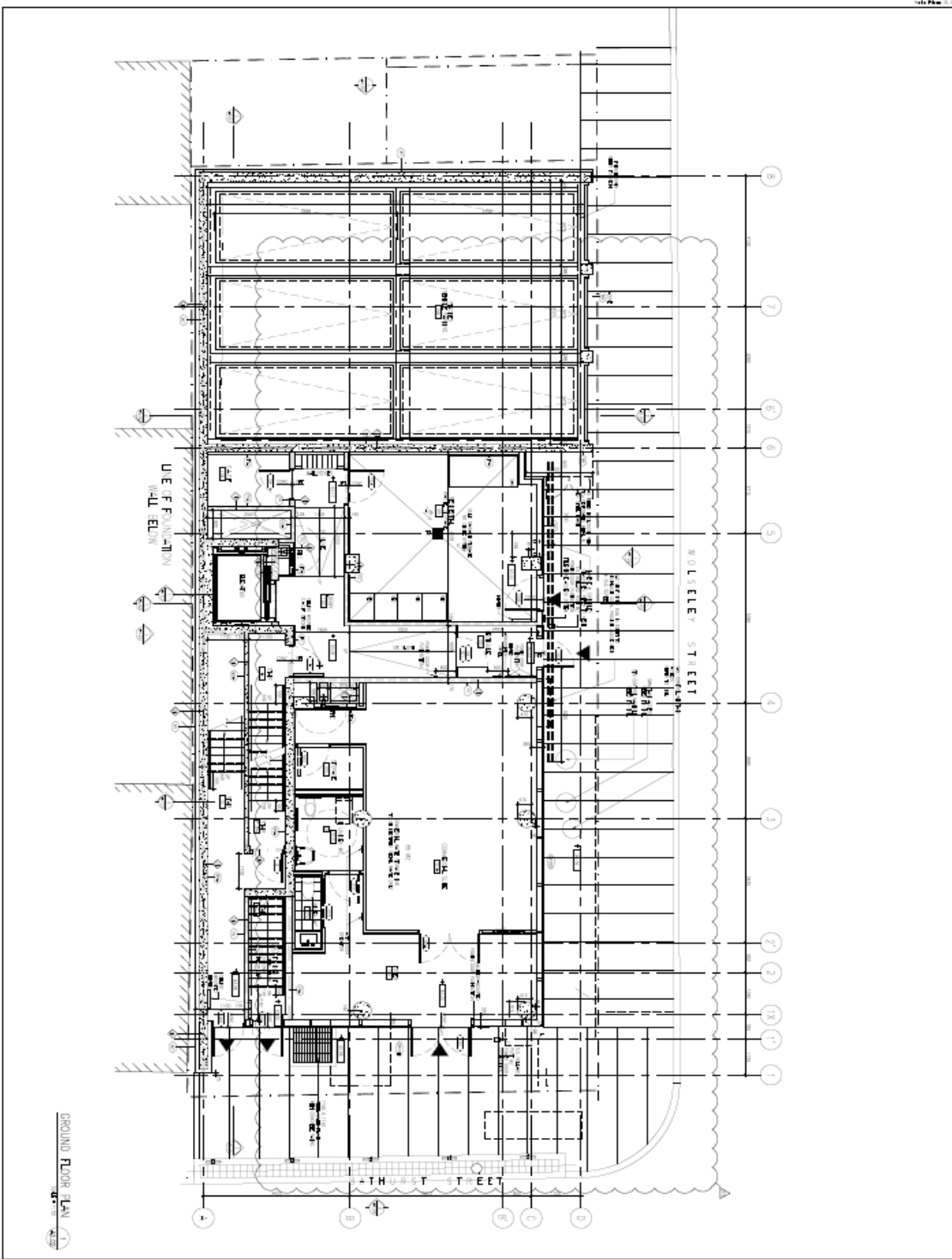
**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

10/10/17

**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

10/10/17

A201



GROUND FLOOR PLAN

**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

Architect: **Tedra Architects**

Project No: **A0124/17TEY**

Scale: **1:100**

Date: **10/10/17**

Client: **202-204 Bathurst Street Pty Ltd**

Site: **202-204 Bathurst Street, Sydney NSW**

Project: **Commercial Office Conversion**

Phase: **Final Design**

Drawn by: **[Name]**

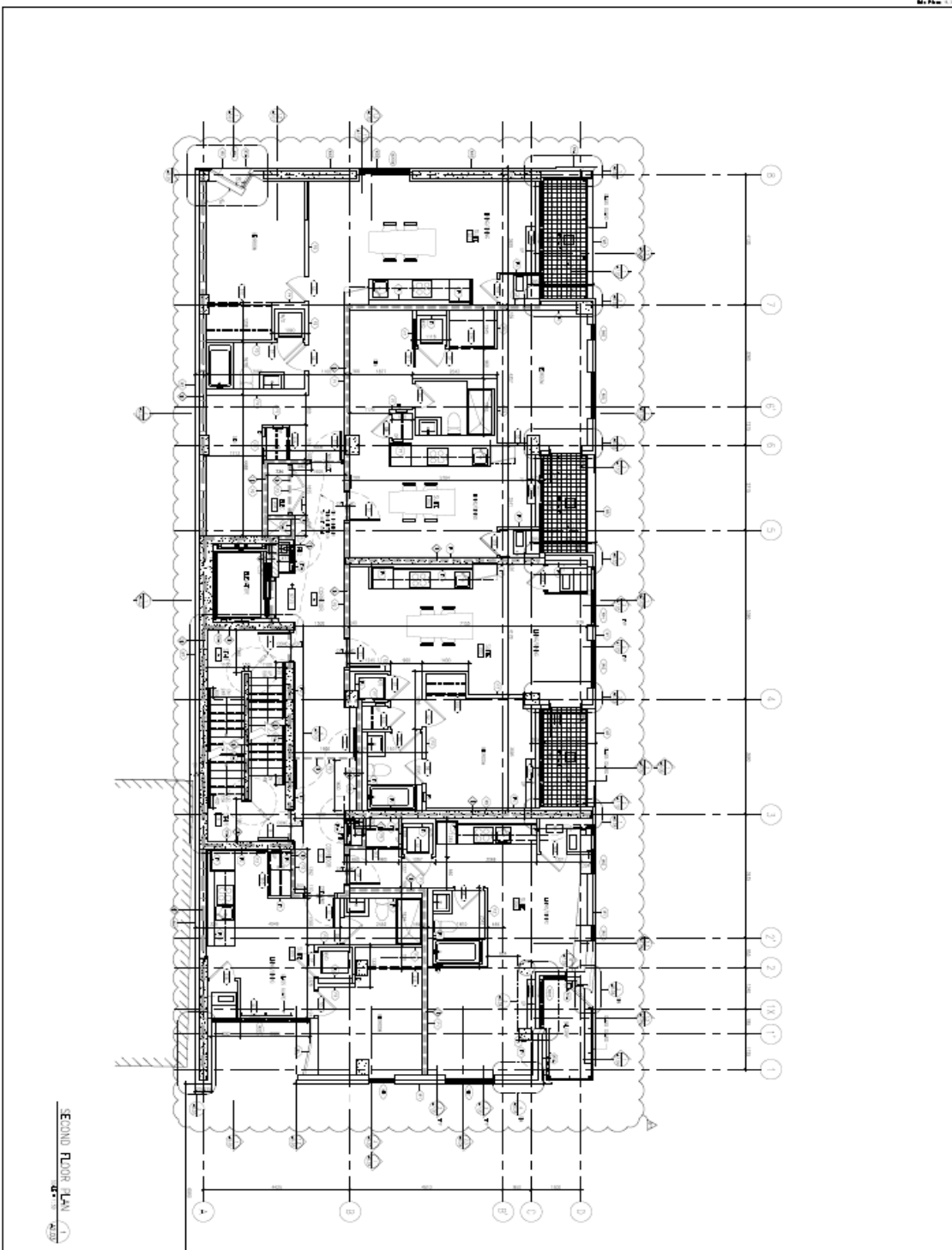
Checked by: **[Name]**

Approved by: **[Name]**

LEGEND

- 1. EXISTING STRUCTURE
- 2. NEW STRUCTURE
- 3. EXISTING SERVICES
- 4. NEW SERVICES
- 5. EXISTING FINISHES
- 6. NEW FINISHES
- 7. EXISTING LANDSCAPE
- 8. NEW LANDSCAPE
- 9. EXISTING UTILITIES
- 10. NEW UTILITIES

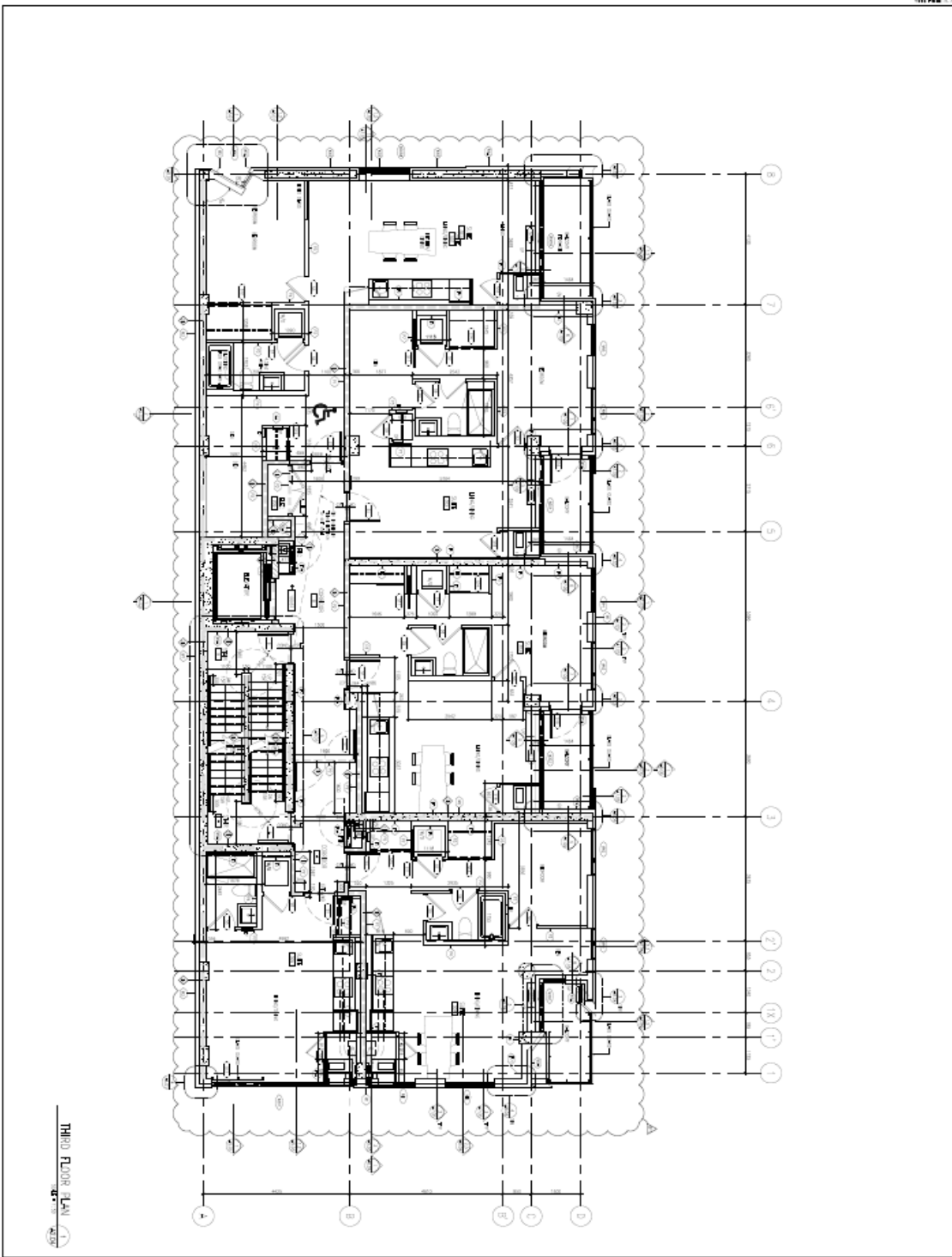
A2.02



SECOND FLOOR PLAN

<p>FIELD ARCHITECTS 12227 101ST AVENUE, SUITE 200 EDMONTON, AB T6C 1N4 TEL: (780) 443-1234 FAX: (780) 443-1235 WWW.FIELDARCHITECTS.COM</p>	<p>202 - 204 BATHURST STREET (109 WOLSELEY STREET-PROPOSED) EDMONTON, AB T6C 1N4</p>	<p>METRIC SCALE DRAWING ARCHITECTURAL PLAN - 2ND FLOOR DRAWING NUMBER: A0124/17TEY-02 DATE: 10/10/2017 DRAWN BY: J. [REDACTED] CHECKED BY: J. [REDACTED] PROJECT NO: 17-0124</p>	<p>GENERAL NOTES 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. REFER TO ALL OTHER DRAWINGS IN THIS SET FOR COMPLETE INFORMATION. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS. 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES. 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE. 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES. 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS. 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES. 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.</p>

A2.03



THIRD FLOOR PLAN

Tedra Architects
 ARCHITECTS
 100 WOLSELEY STREET
 A2.04

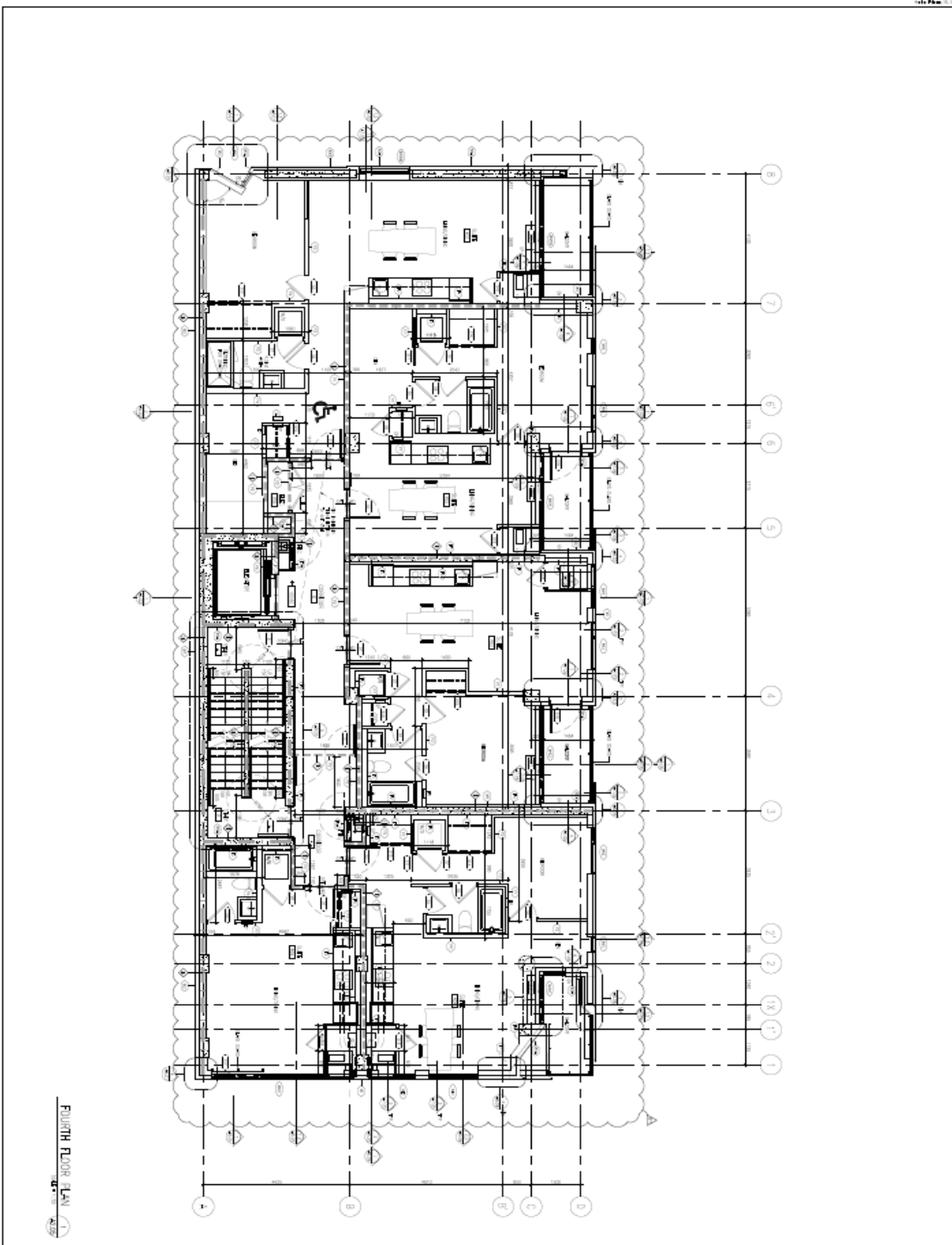
202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)
 (Scale: 1:200)

ARTIFICIAL LIGHTING SCHEDULE

NO.	SYMBOL	DESCRIPTION	WATTAGE	HEIGHT	SPACING
1	TL1	RECESSED DOWNLIGHT	10W	2.4M	1.2M
2	TL2	RECESSED DOWNLIGHT	15W	2.4M	1.2M
3	TL3	RECESSED DOWNLIGHT	20W	2.4M	1.2M
4	TL4	RECESSED DOWNLIGHT	25W	2.4M	1.2M
5	TL5	RECESSED DOWNLIGHT	30W	2.4M	1.2M
6	TL6	RECESSED DOWNLIGHT	35W	2.4M	1.2M
7	TL7	RECESSED DOWNLIGHT	40W	2.4M	1.2M
8	TL8	RECESSED DOWNLIGHT	45W	2.4M	1.2M
9	TL9	RECESSED DOWNLIGHT	50W	2.4M	1.2M
10	TL10	RECESSED DOWNLIGHT	55W	2.4M	1.2M
11	TL11	RECESSED DOWNLIGHT	60W	2.4M	1.2M
12	TL12	RECESSED DOWNLIGHT	65W	2.4M	1.2M
13	TL13	RECESSED DOWNLIGHT	70W	2.4M	1.2M
14	TL14	RECESSED DOWNLIGHT	75W	2.4M	1.2M
15	TL15	RECESSED DOWNLIGHT	80W	2.4M	1.2M
16	TL16	RECESSED DOWNLIGHT	85W	2.4M	1.2M
17	TL17	RECESSED DOWNLIGHT	90W	2.4M	1.2M
18	TL18	RECESSED DOWNLIGHT	95W	2.4M	1.2M
19	TL19	RECESSED DOWNLIGHT	100W	2.4M	1.2M

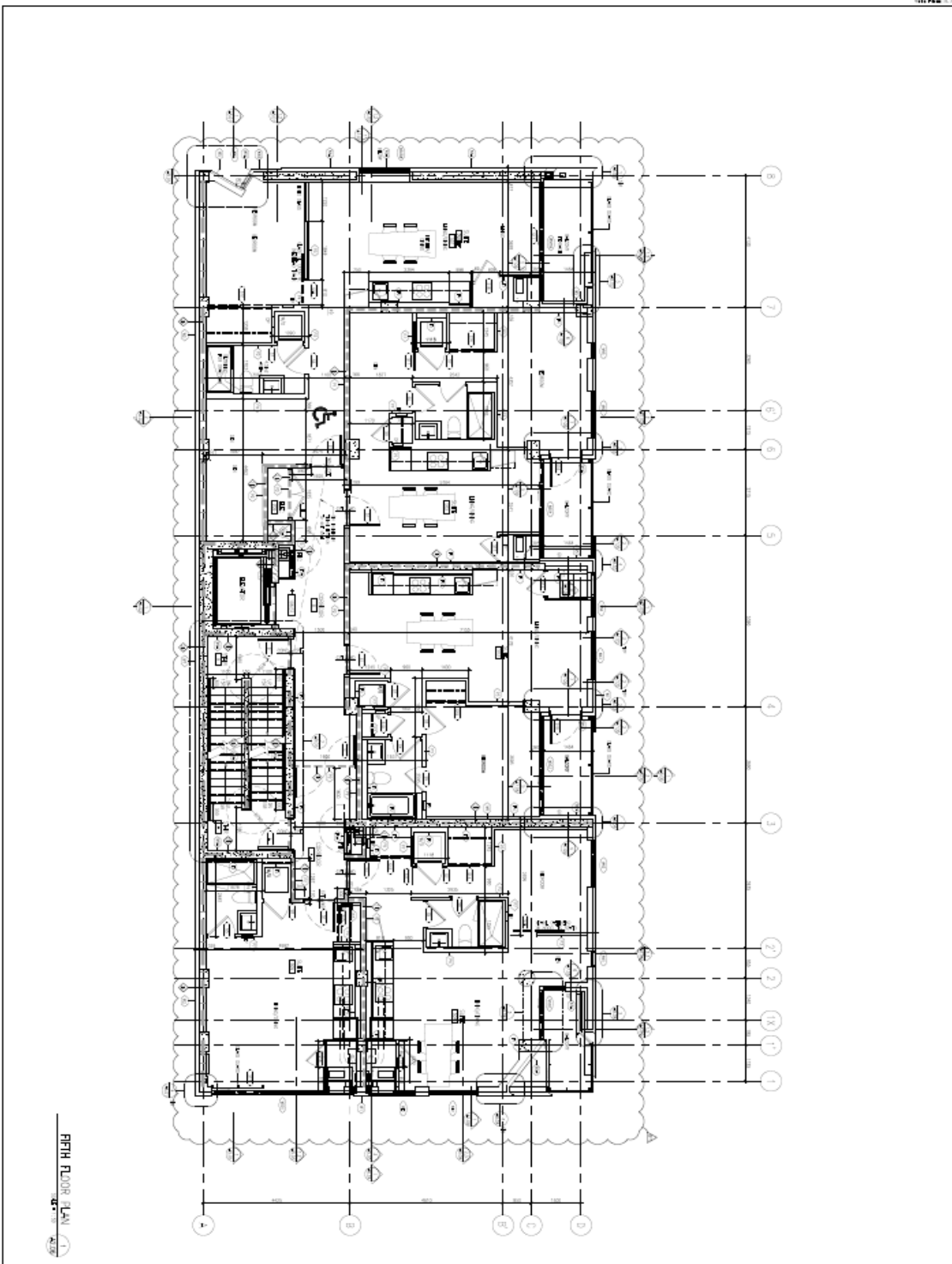
NOTES:
 1. ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LIGHTING DESIGN SPECIFICATIONS.
 2. THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW.
 3. THE LIGHTING DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
 4. THE LIGHTING DESIGN IS SUBJECT TO APPROVAL BY THE ELECTRICAL ENGINEER.
 5. THE LIGHTING DESIGN IS SUBJECT TO APPROVAL BY THE ARCHITECT.

LEGEND:
 TL1 - RECESSED DOWNLIGHT
 TL2 - RECESSED DOWNLIGHT
 TL3 - RECESSED DOWNLIGHT
 TL4 - RECESSED DOWNLIGHT
 TL5 - RECESSED DOWNLIGHT
 TL6 - RECESSED DOWNLIGHT
 TL7 - RECESSED DOWNLIGHT
 TL8 - RECESSED DOWNLIGHT
 TL9 - RECESSED DOWNLIGHT
 TL10 - RECESSED DOWNLIGHT
 TL11 - RECESSED DOWNLIGHT
 TL12 - RECESSED DOWNLIGHT
 TL13 - RECESSED DOWNLIGHT
 TL14 - RECESSED DOWNLIGHT
 TL15 - RECESSED DOWNLIGHT
 TL16 - RECESSED DOWNLIGHT
 TL17 - RECESSED DOWNLIGHT
 TL18 - RECESSED DOWNLIGHT
 TL19 - RECESSED DOWNLIGHT



FOURTH FLOOR PLAN

<p>DATE: 10/10/17 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>NOTES: 1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011. 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND DETAILS. 3. REFER TO THE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS. 4. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL SERVICES. 5. REFER TO THE LANDSCAPE ARCHITECTURE DRAWINGS FOR ALL LANDSCAPE REQUIREMENTS. 6. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL CIVIL REQUIREMENTS. 7. REFER TO THE ENVIRONMENTAL ENGINEERING DRAWINGS FOR ALL ENVIRONMENTAL REQUIREMENTS. 8. REFER TO THE FIRE ENGINEERING DRAWINGS FOR ALL FIRE REQUIREMENTS. 9. REFER TO THE PLUMBING AND HEATING DRAWINGS FOR ALL PLUMBING AND HEATING REQUIREMENTS. 10. REFER TO THE SANITARY ENGINEERING DRAWINGS FOR ALL SANITARY REQUIREMENTS. 11. REFER TO THE WATER SUPPLY DRAWINGS FOR ALL WATER SUPPLY REQUIREMENTS. 12. REFER TO THE SEWERAGE DRAWINGS FOR ALL SEWERAGE REQUIREMENTS. 13. REFER TO THE RAINWATER DRAINAGE DRAWINGS FOR ALL RAINWATER DRAINAGE REQUIREMENTS. 14. REFER TO THE GAS SUPPLY DRAWINGS FOR ALL GAS SUPPLY REQUIREMENTS. 15. REFER TO THE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS. 16. REFER TO THE TELEPHONE AND DATA DRAWINGS FOR ALL TELEPHONE AND DATA REQUIREMENTS. 17. REFER TO THE FIRE ALARM DRAWINGS FOR ALL FIRE ALARM REQUIREMENTS. 18. REFER TO THE SECURITY DRAWINGS FOR ALL SECURITY REQUIREMENTS. 19. REFER TO THE ACCESSIBILITY DRAWINGS FOR ALL ACCESSIBILITY REQUIREMENTS. 20. REFER TO THE SIGNAGE DRAWINGS FOR ALL SIGNAGE REQUIREMENTS.</p>	<p>MECHANICAL DRAWING MECHANICAL FLOOR PLAN 202 - 204 BATHURST STREET (109 WOLSELEY STREET-PROPOSED) Sydney, Australia</p> <p>DATE: 10/10/17 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>TRIGER ARCHITECTS ARCHITECTS 10/10/17 10/10/17 10/10/17</p>	<p>A2.05</p>
--	---	--	---	---------------------



FIFTH FLOOR PLAN

202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)

202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)

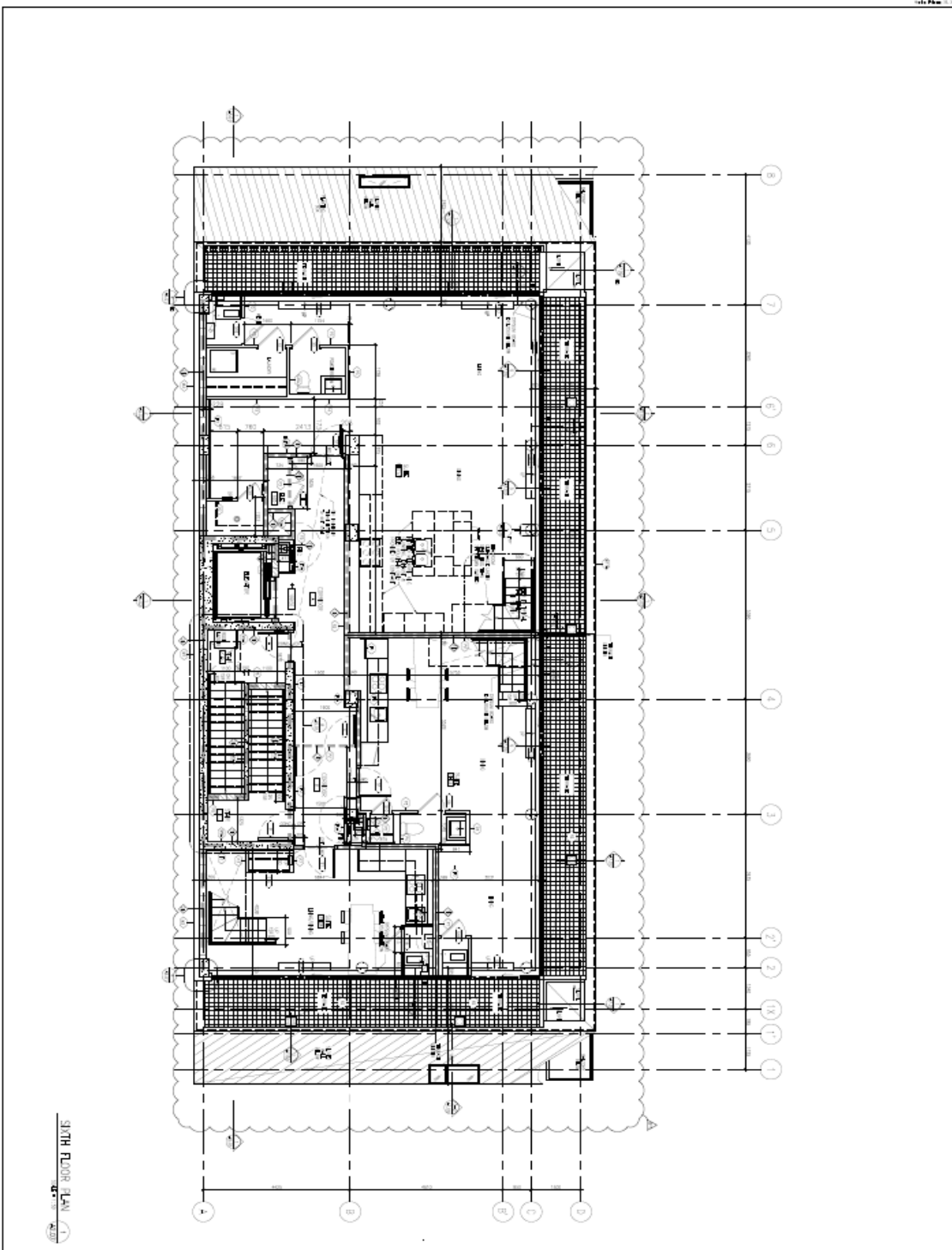
1. FLOOR PLAN
2. SECTION
3. ELEVATION
4. EXTERIOR
5. INTERIOR
6. MECHANICAL
7. ELECTRICAL
8. PLUMBING
9. FINISHES
10. SCHEDULES

202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)

202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)

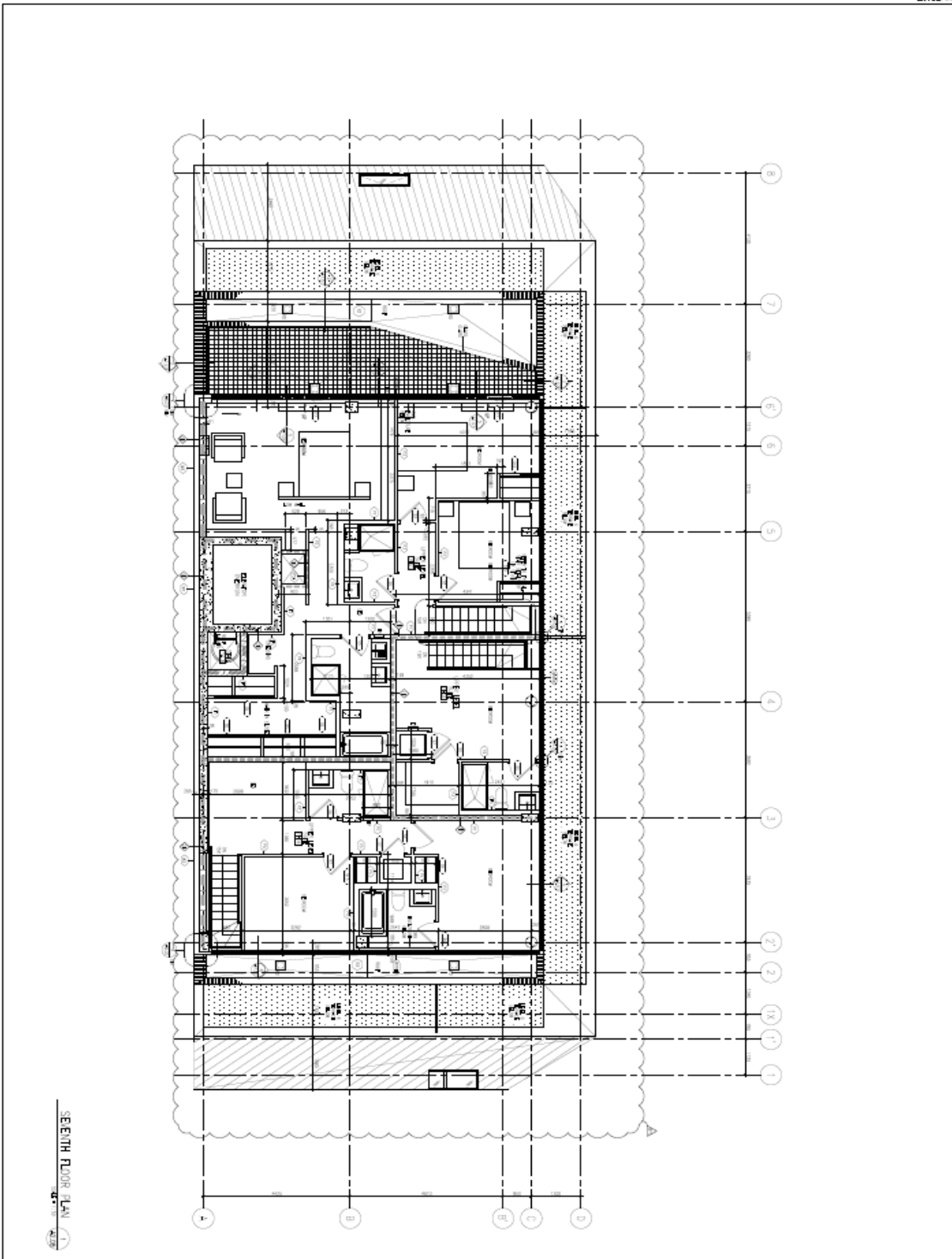
1. FLOOR PLAN
2. SECTION
3. ELEVATION
4. EXTERIOR
5. INTERIOR
6. MECHANICAL
7. ELECTRICAL
8. PLUMBING
9. FINISHES
10. SCHEDULES

A2.06



SIXTH FLOOR PLAN

<p>TRIPLE ARCHITECTS 100/102 WOLSELEY STREET SYDNEY NSW</p>	<p>202 - 204 BATHURST STREET 109 WOLSELEY STREET (PROPOSED)</p>	<p>ARCHITECTURAL DRAWING SIXTH FLOOR PLAN - 2/20 APPROVAL/CONTRACT PLAN DATE: 10/11/17 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>	<p>PROJEC IN PROGRESS DATE: 10/11/17</p>



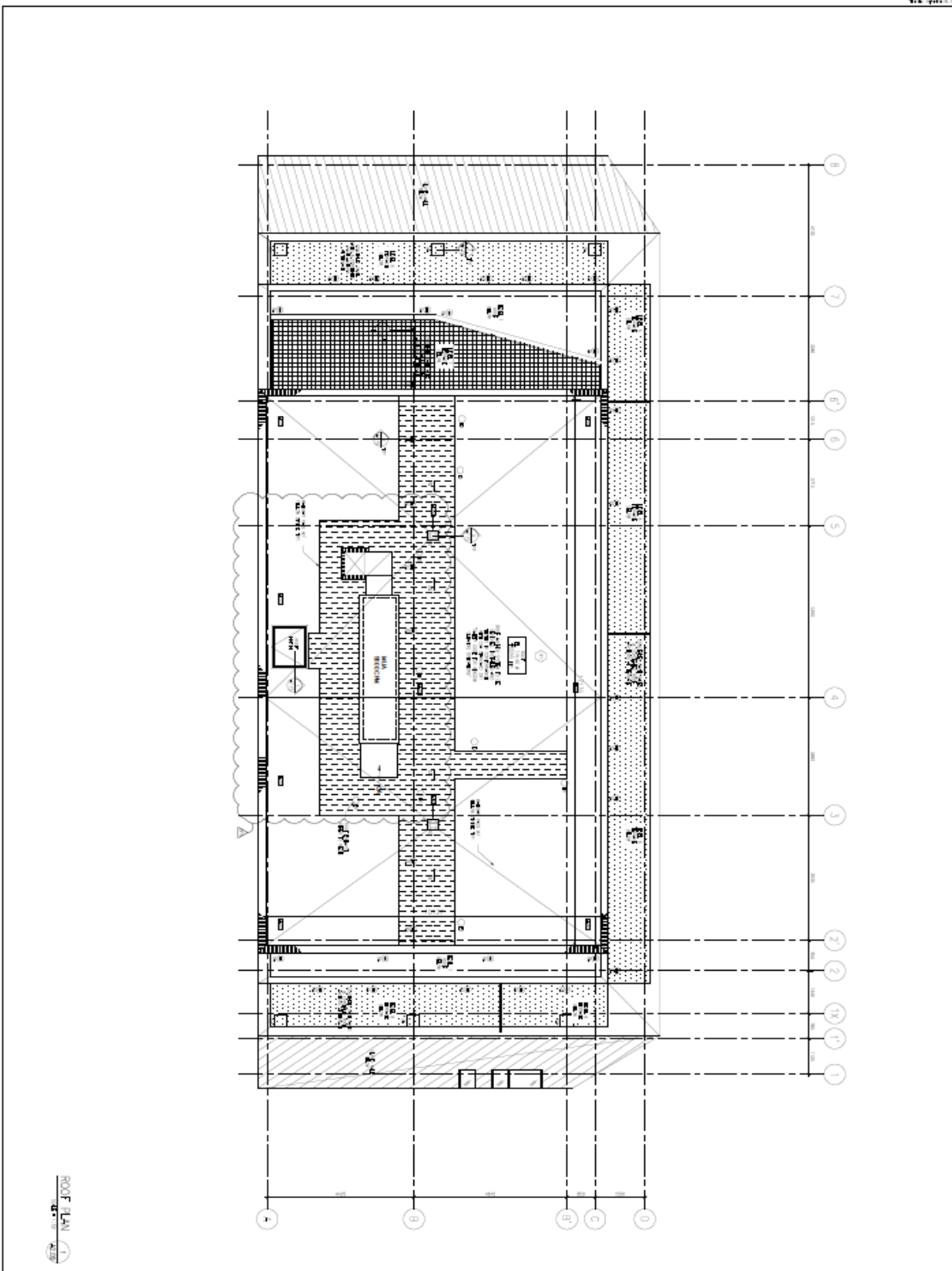
**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

TERRA ARCHITECTS
ARCHITECTS

A2.08
EXHIBITION PLAN

METRIC SCALE DRAWING
HORIZONTAL SCALE: 1:50
VERTICAL SCALE: 1:50

GENERAL NOTES:
1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE BUILDING CODE OF PRACTICE 2011.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE WIRING REGULATIONS 2017.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017 AND THE PLUMBING REGULATIONS 2017.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2017 AND THE MECHANICAL REGULATIONS 2017.
5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2017 AND THE FIRE REGULATIONS 2017.
6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY REGULATIONS 2017 AND THE SAFETY REGULATIONS 2017.
7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL REGULATIONS 2017 AND THE ENVIRONMENTAL REGULATIONS 2017.
8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL HEALTH REGULATIONS 2017 AND THE HEALTH REGULATIONS 2017.
9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL EDUCATION REGULATIONS 2017 AND THE EDUCATION REGULATIONS 2017.
10. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL RESEARCH REGULATIONS 2017 AND THE RESEARCH REGULATIONS 2017.

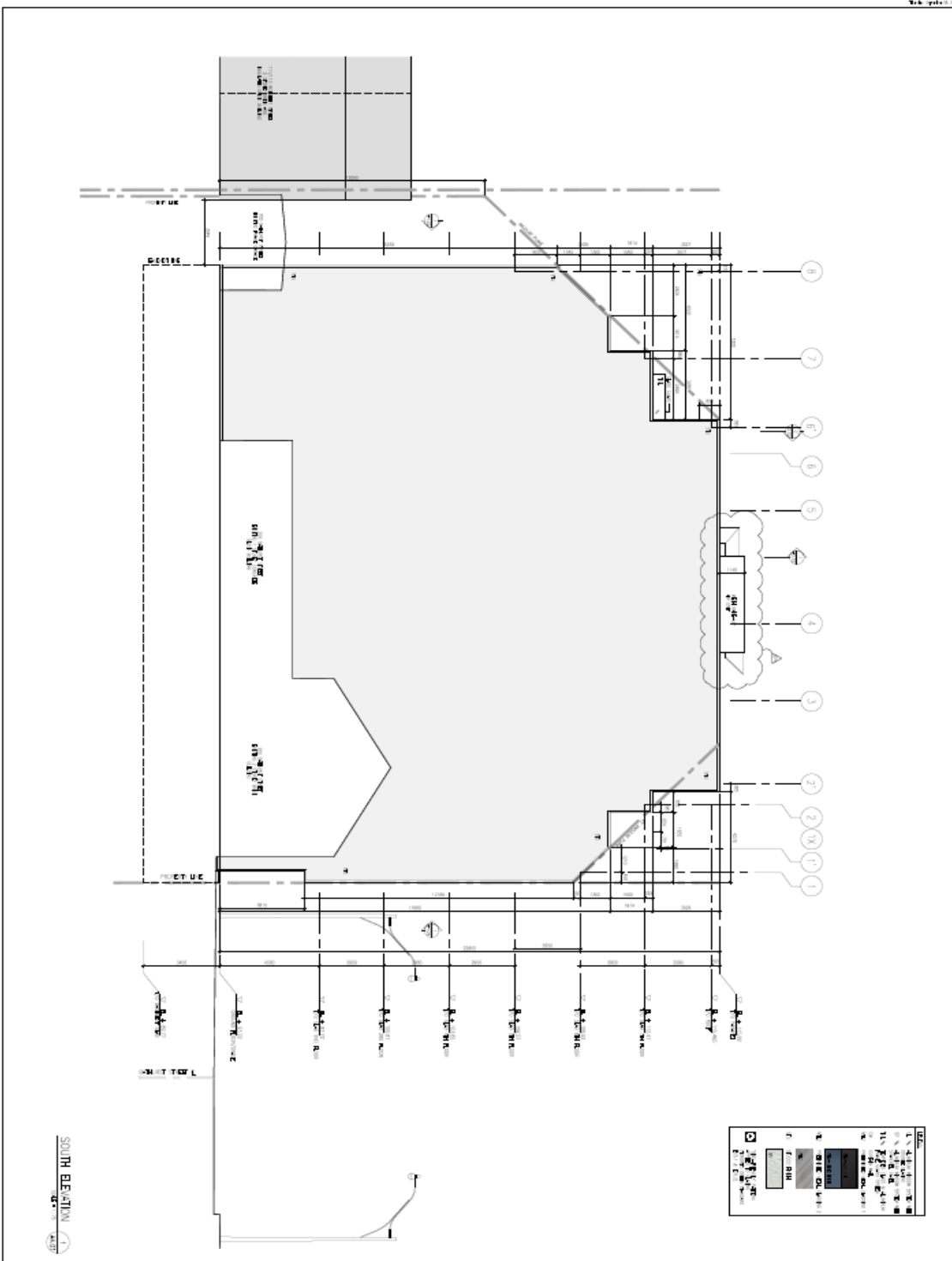


TERRILL ARCHITECTS
 100/102 WOLSELEY STREET
 SYDNEY NSW 2009
 TEL: 02 9550 1111
 WWW.TERRILLARCHITECTS.COM.AU

**202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)**
 PROJECT NO: A0124/17TEY

ARTIST'S IMPRESSION
 ARCHITECTURAL DRAWING
 APPROVED FOR CONSTRUCTION
 DATE: 2017/08/01
 DRAWN BY: T. ARCHITECTS
 CHECKED BY: T. ARCHITECTS
 SCALE: 1:100

A2.09



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/17
2	REVISED PER PERMIT	10/10/17
3	REVISED PER PERMIT	10/10/17
4	REVISED PER PERMIT	10/10/17
5	REVISED PER PERMIT	10/10/17
6	REVISED PER PERMIT	10/10/17
7	REVISED PER PERMIT	10/10/17
8	REVISED PER PERMIT	10/10/17
9	REVISED PER PERMIT	10/10/17
10	REVISED PER PERMIT	10/10/17

**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

1:10

DATE: 10/10/17

PROJECT NO: A0124/17TEY

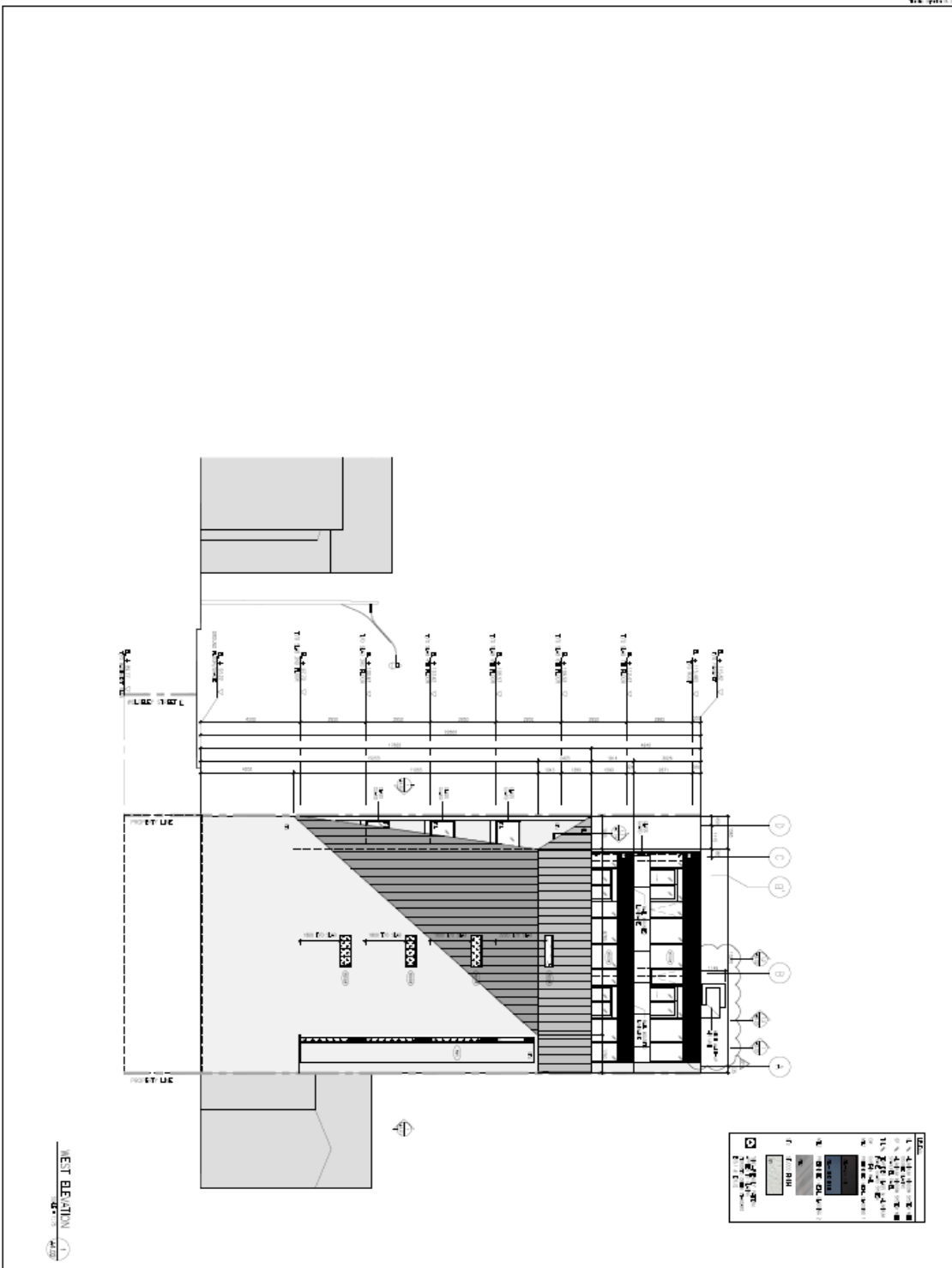
CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

LEGEND

- 1. EXISTING WALL
- 2. EXISTING WINDOW
- 3. EXISTING DOOR
- 4. EXISTING STAIR
- 5. EXISTING ROOF
- 6. EXISTING FLOOR
- 7. EXISTING CEILING
- 8. EXISTING LIGHTING
- 9. EXISTING PLUMBING
- 10. EXISTING ELECTRICAL
- 11. EXISTING MECHANICAL
- 12. EXISTING STRUCTURE
- 13. EXISTING LANDSCAPE
- 14. EXISTING UTILITIES
- 15. EXISTING SERVICES
- 16. EXISTING CONSTRAINTS
- 17. EXISTING ADJACENT BUILDING
- 18. EXISTING ADJACENT ROAD
- 19. EXISTING ADJACENT PARKING
- 20. EXISTING ADJACENT GREENSPACE
- 21. EXISTING ADJACENT WATERWAY
- 22. EXISTING ADJACENT PUBLIC SPACE
- 23. EXISTING ADJACENT PRIVATE SPACE
- 24. EXISTING ADJACENT OPEN SPACE
- 25. EXISTING ADJACENT OPEN WATER
- 26. EXISTING ADJACENT OPEN LAND
- 27. EXISTING ADJACENT OPEN AIR
- 28. EXISTING ADJACENT OPEN SOIL
- 29. EXISTING ADJACENT OPEN WATER
- 30. EXISTING ADJACENT OPEN LAND
- 31. EXISTING ADJACENT OPEN AIR
- 32. EXISTING ADJACENT OPEN SOIL
- 33. EXISTING ADJACENT OPEN WATER
- 34. EXISTING ADJACENT OPEN LAND
- 35. EXISTING ADJACENT OPEN AIR
- 36. EXISTING ADJACENT OPEN SOIL
- 37. EXISTING ADJACENT OPEN WATER
- 38. EXISTING ADJACENT OPEN LAND
- 39. EXISTING ADJACENT OPEN AIR
- 40. EXISTING ADJACENT OPEN SOIL
- 41. EXISTING ADJACENT OPEN WATER
- 42. EXISTING ADJACENT OPEN LAND
- 43. EXISTING ADJACENT OPEN AIR
- 44. EXISTING ADJACENT OPEN SOIL
- 45. EXISTING ADJACENT OPEN WATER
- 46. EXISTING ADJACENT OPEN LAND
- 47. EXISTING ADJACENT OPEN AIR
- 48. EXISTING ADJACENT OPEN SOIL
- 49. EXISTING ADJACENT OPEN WATER
- 50. EXISTING ADJACENT OPEN LAND

A4.01



**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

Architect: **Tegre Architects**

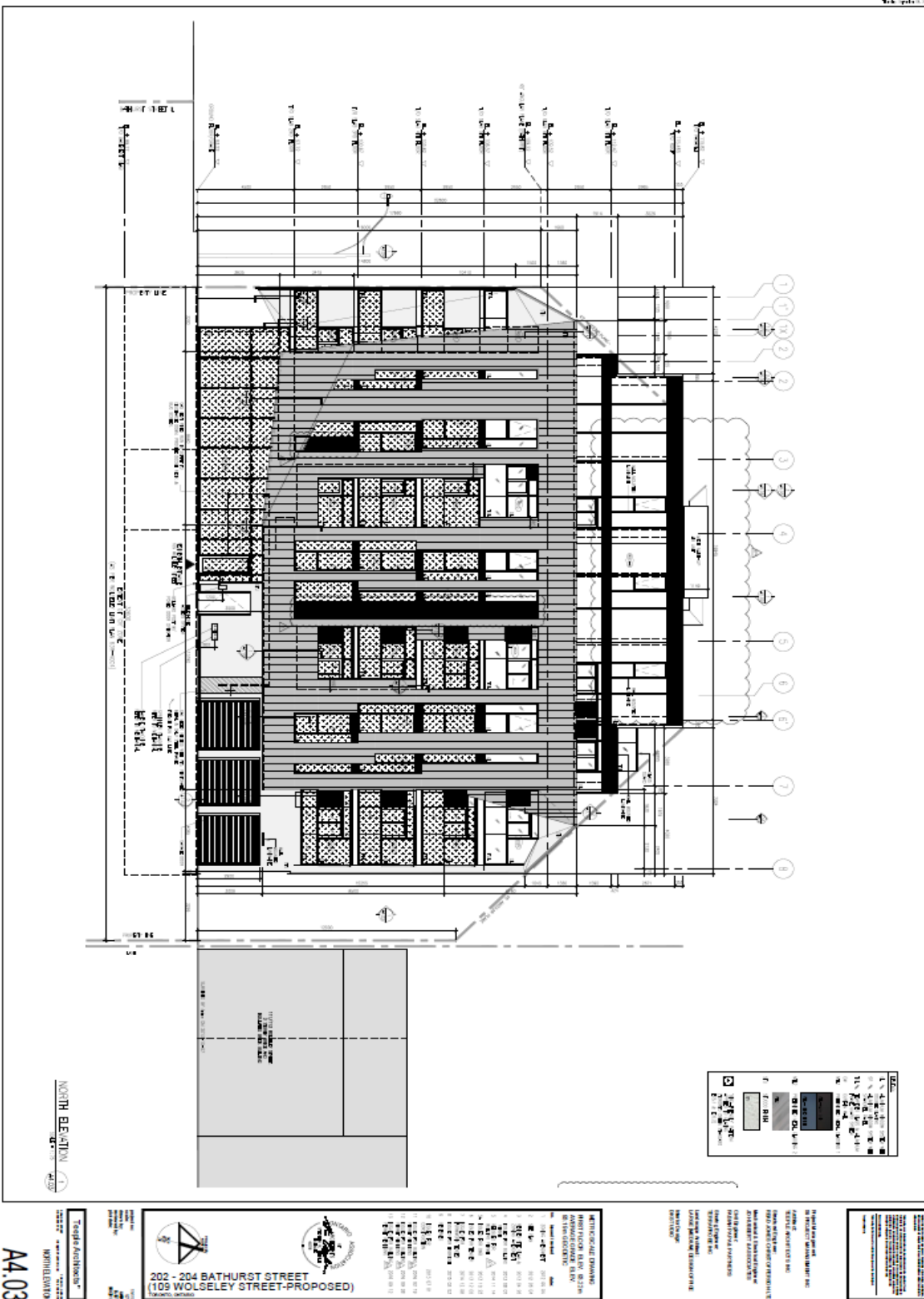
Project No: **A4.02**

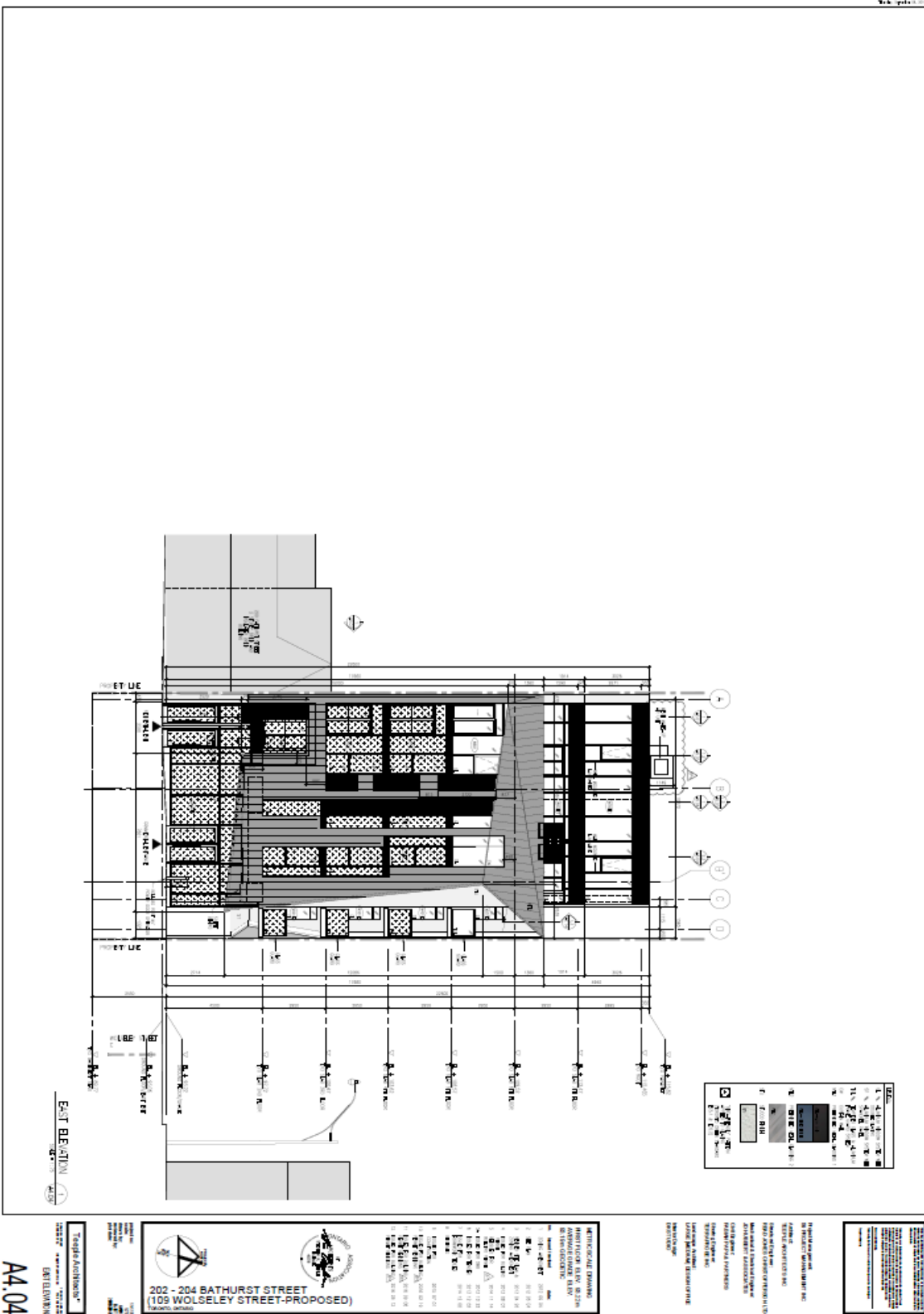
Scale: **1:50**

Date: **10/10/17**

LEGEND

1	WALL	100mm Brickwork
2	WALL	100mm Concrete
3	WALL	100mm Gypsum Board
4	WALL	100mm Insulation
5	WALL	100mm Plaster
6	WALL	100mm Brickwork
7	WALL	100mm Concrete
8	WALL	100mm Gypsum Board
9	WALL	100mm Insulation
10	WALL	100mm Plaster
11	WALL	100mm Brickwork
12	WALL	100mm Concrete
13	WALL	100mm Gypsum Board
14	WALL	100mm Insulation
15	WALL	100mm Plaster
16	WALL	100mm Brickwork
17	WALL	100mm Concrete
18	WALL	100mm Gypsum Board
19	WALL	100mm Insulation
20	WALL	100mm Plaster
21	WALL	100mm Brickwork
22	WALL	100mm Concrete
23	WALL	100mm Gypsum Board
24	WALL	100mm Insulation
25	WALL	100mm Plaster
26	WALL	100mm Brickwork
27	WALL	100mm Concrete
28	WALL	100mm Gypsum Board
29	WALL	100mm Insulation
30	WALL	100mm Plaster
31	WALL	100mm Brickwork
32	WALL	100mm Concrete
33	WALL	100mm Gypsum Board
34	WALL	100mm Insulation
35	WALL	100mm Plaster
36	WALL	100mm Brickwork
37	WALL	100mm Concrete
38	WALL	100mm Gypsum Board
39	WALL	100mm Insulation
40	WALL	100mm Plaster
41	WALL	100mm Brickwork
42	WALL	100mm Concrete
43	WALL	100mm Gypsum Board
44	WALL	100mm Insulation
45	WALL	100mm Plaster
46	WALL	100mm Brickwork
47	WALL	100mm Concrete
48	WALL	100mm Gypsum Board
49	WALL	100mm Insulation
50	WALL	100mm Plaster
51	WALL	100mm Brickwork
52	WALL	100mm Concrete
53	WALL	100mm Gypsum Board
54	WALL	100mm Insulation
55	WALL	100mm Plaster
56	WALL	100mm Brickwork
57	WALL	100mm Concrete
58	WALL	100mm Gypsum Board
59	WALL	100mm Insulation
60	WALL	100mm Plaster
61	WALL	100mm Brickwork
62	WALL	100mm Concrete
63	WALL	100mm Gypsum Board
64	WALL	100mm Insulation
65	WALL	100mm Plaster
66	WALL	100mm Brickwork
67	WALL	100mm Concrete
68	WALL	100mm Gypsum Board
69	WALL	100mm Insulation
70	WALL	100mm Plaster
71	WALL	100mm Brickwork
72	WALL	100mm Concrete
73	WALL	100mm Gypsum Board
74	WALL	100mm Insulation
75	WALL	100mm Plaster
76	WALL	100mm Brickwork
77	WALL	100mm Concrete
78	WALL	100mm Gypsum Board
79	WALL	100mm Insulation
80	WALL	100mm Plaster
81	WALL	100mm Brickwork
82	WALL	100mm Concrete
83	WALL	100mm Gypsum Board
84	WALL	100mm Insulation
85	WALL	100mm Plaster
86	WALL	100mm Brickwork
87	WALL	100mm Concrete
88	WALL	100mm Gypsum Board
89	WALL	100mm Insulation
90	WALL	100mm Plaster
91	WALL	100mm Brickwork
92	WALL	100mm Concrete
93	WALL	100mm Gypsum Board
94	WALL	100mm Insulation
95	WALL	100mm Plaster
96	WALL	100mm Brickwork
97	WALL	100mm Concrete
98	WALL	100mm Gypsum Board
99	WALL	100mm Insulation
100	WALL	100mm Plaster





East Benjamin
 ARCHITECTS
 10/110 WOLSELEY STREET
 SYDNEY NSW 2008
 TEL: (02) 9550 1111
 FAX: (02) 9550 1112
 WWW.EASTBENJAMIN.COM.AU

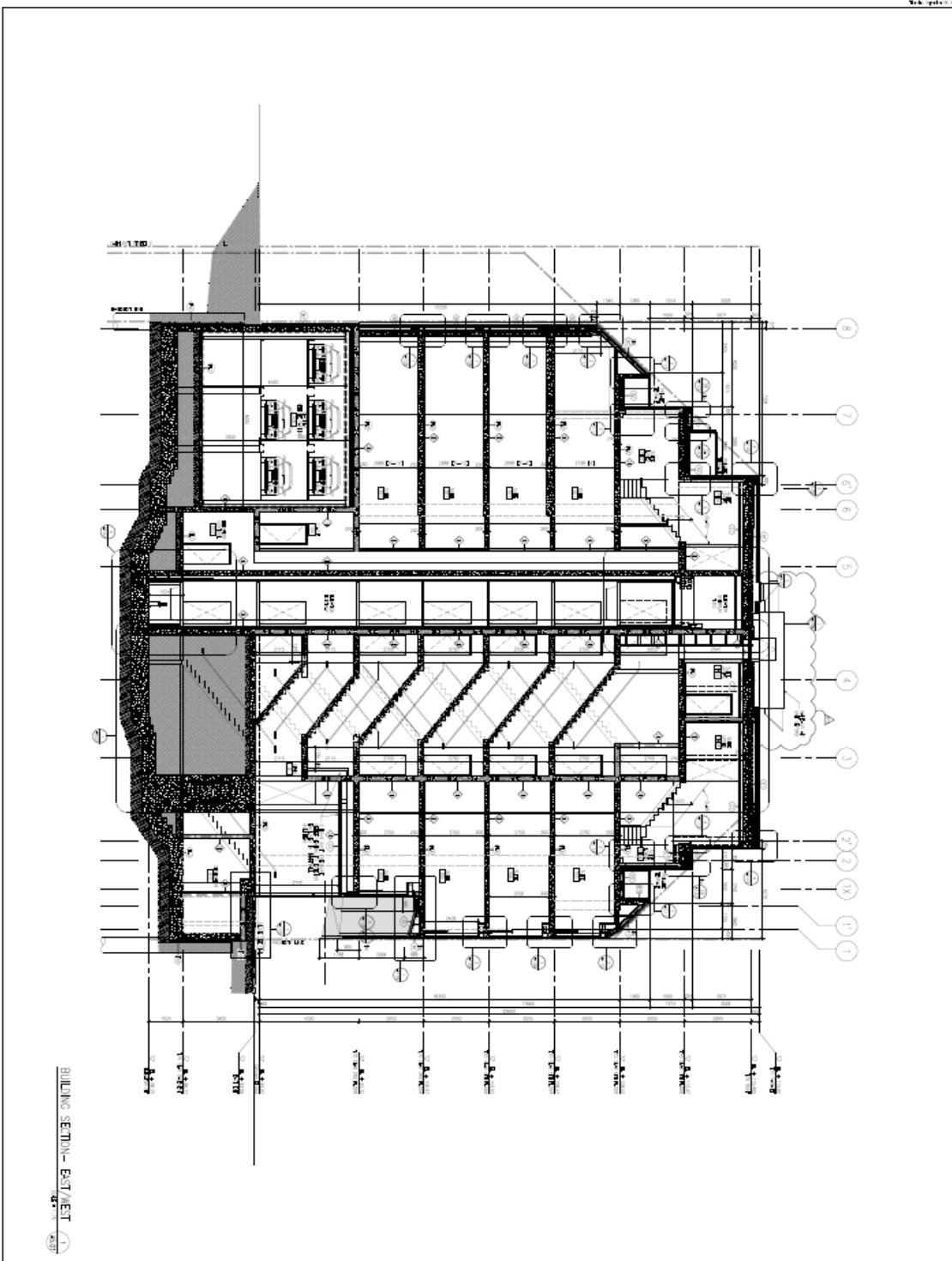
**202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)**
 ARCHITECTURAL DRAWING
 FLOOR PLAN
 DATE: 10/11/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROPOSED DEVELOPMENT
 202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)
 ARCHITECTURAL DRAWING
 FLOOR PLAN
 DATE: 10/11/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROPOSED DEVELOPMENT
 202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)
 ARCHITECTURAL DRAWING
 FLOOR PLAN
 DATE: 10/11/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

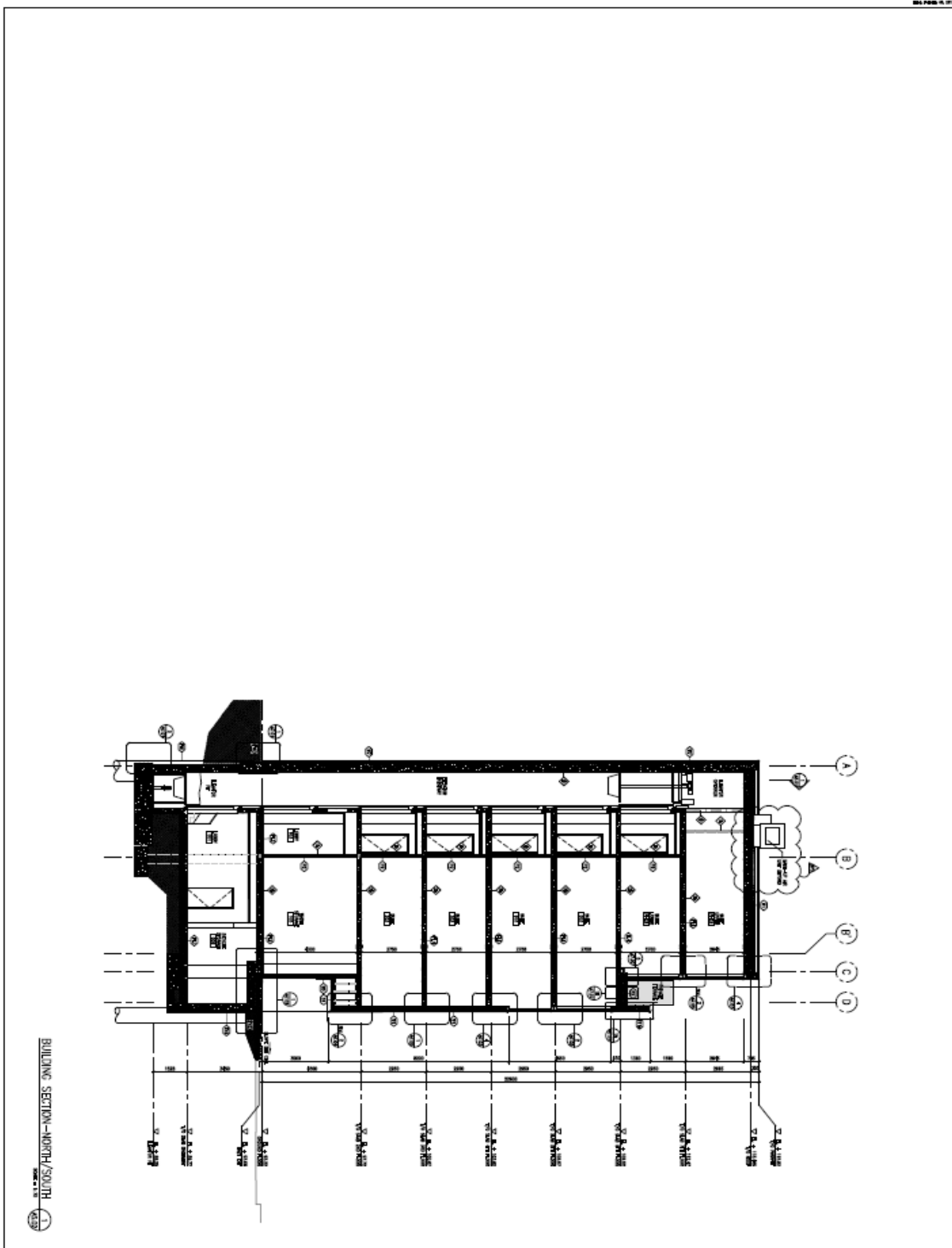
PROPOSED DEVELOPMENT
 202 - 204 BATHURST STREET
 (109 WOLSELEY STREET-PROPOSED)
 ARCHITECTURAL DRAWING
 FLOOR PLAN
 DATE: 10/11/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

A4.04



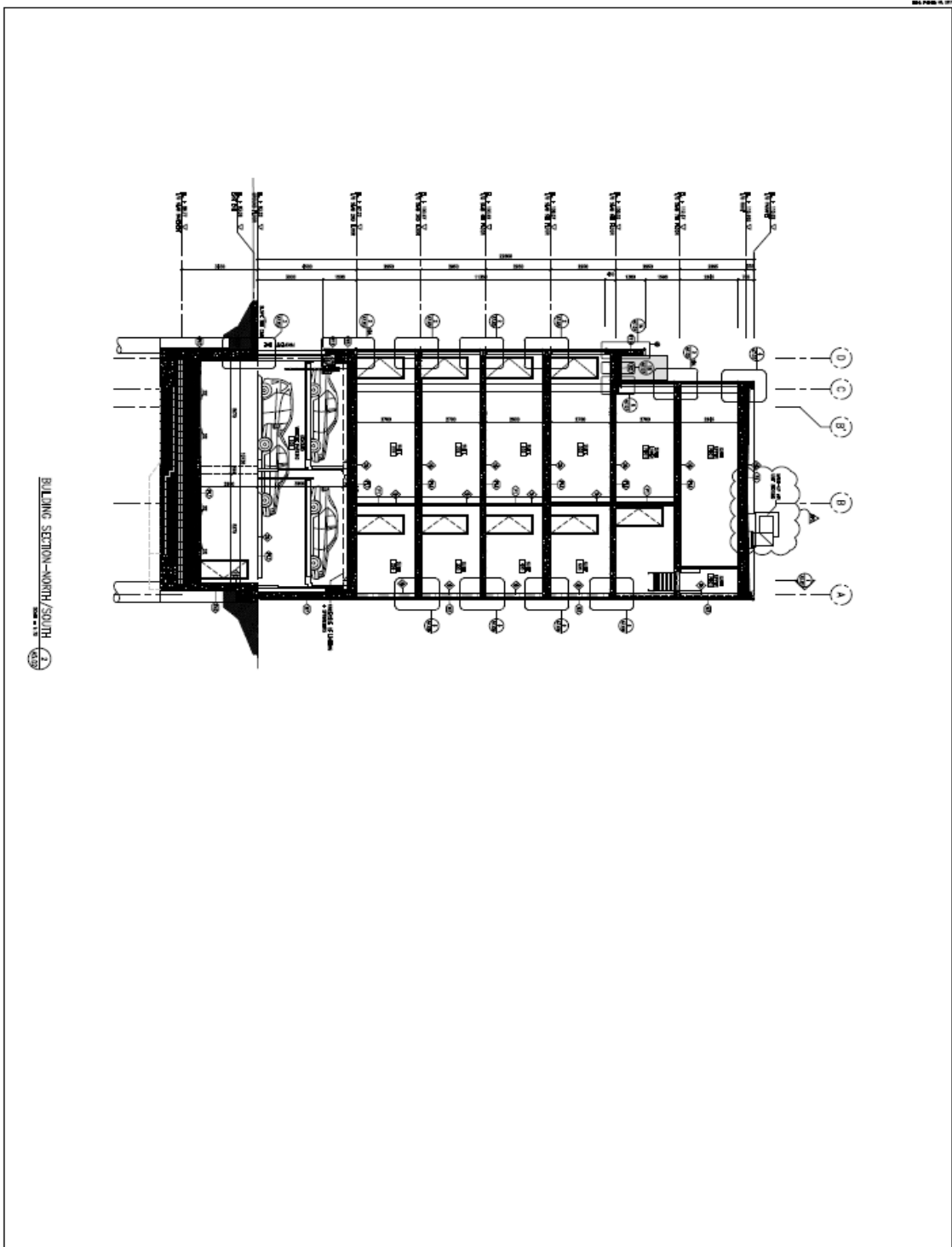
BUILDING SECTION - EAST/WEST

<p>TERRA ARCHITECTS ARCHITECTS 100 WOLSELEY STREET, SUITE 101 AUCKLAND, NEW ZEALAND TEL: +64 9 300 9000 WWW.TERRAARCHITECTS.CO.NZ</p>	<p>202 - 204 BATHURST STREET (109 WOLSELEY STREET-PROPOSED) ARCHITECTURAL DRAWING</p>	<p>ARCHITECTURAL DRAWING ARCHITECTURAL PLAN, SECTION AND ELEVATION DATE: 15/08/2017 DRAWN BY: T. M. J. / T. M. J. CHECKED BY: T. M. J. / T. M. J. SCALE: AS SHOWN PROJECT NO: A0124/17TEY</p>	<p>NOTES: 1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2004. 2. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2004. 3. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2004. 4. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2004. 5. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2004.</p>	<p>AS/01</p>
---	--	---	---	---------------------



 202 • 204 BATHURST STREET (109 WOLSELEY STREET—PROPOSED) <small>Scale: 1/8" = 1'-0"</small>	 TRAVIS ARCHITECTS TRAVIS ARCHITECTS 100 WOLSELEY STREET, SUITE 101 WOLSELEY, ONTARIO M9W 1L7 TEL: (416) 491-1111 WWW.TRIVISARCHITECTS.COM	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CANADIAN STANDARD CODES (CSC). 4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN FOUNDATION DESIGN HANDBOOK (CFDH). 5. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CANADIAN ROOFING DESIGN HANDBOOK (CRDH). 6. ALL MECHANICAL, ELECTRICAL AND PLUMBING (MEP) WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN MECHANICAL, ELECTRICAL AND PLUMBING CODES (CMEC). 7. ALL GLASS SHALL BE IN ACCORDANCE WITH THE CANADIAN GLASS DESIGN HANDBOOK (CGDH). 8. ALL DOORS SHALL BE IN ACCORDANCE WITH THE CANADIAN DOOR DESIGN HANDBOOK (CDDH). 9. ALL WINDOWS SHALL BE IN ACCORDANCE WITH THE CANADIAN WINDOW DESIGN HANDBOOK (CWDH). 10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE CANADIAN FINISHES DESIGN HANDBOOK (CFDH). 	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>2017.05.15</td> </tr> <tr> <td>2</td> <td>REVISED PER COMMENTS</td> <td>2017.06.01</td> </tr> <tr> <td>3</td> <td>REVISED PER COMMENTS</td> <td>2017.06.15</td> </tr> <tr> <td>4</td> <td>REVISED PER COMMENTS</td> <td>2017.07.01</td> </tr> <tr> <td>5</td> <td>REVISED PER COMMENTS</td> <td>2017.07.15</td> </tr> <tr> <td>6</td> <td>REVISED PER COMMENTS</td> <td>2017.08.01</td> </tr> <tr> <td>7</td> <td>REVISED PER COMMENTS</td> <td>2017.08.15</td> </tr> <tr> <td>8</td> <td>REVISED PER COMMENTS</td> <td>2017.09.01</td> </tr> <tr> <td>9</td> <td>REVISED PER COMMENTS</td> <td>2017.09.15</td> </tr> <tr> <td>10</td> <td>REVISED PER COMMENTS</td> <td>2017.10.01</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	2017.05.15	2	REVISED PER COMMENTS	2017.06.01	3	REVISED PER COMMENTS	2017.06.15	4	REVISED PER COMMENTS	2017.07.01	5	REVISED PER COMMENTS	2017.07.15	6	REVISED PER COMMENTS	2017.08.01	7	REVISED PER COMMENTS	2017.08.15	8	REVISED PER COMMENTS	2017.09.01	9	REVISED PER COMMENTS	2017.09.15	10	REVISED PER COMMENTS	2017.10.01
NO.	DESCRIPTION	DATE																																		
1	ISSUED FOR PERMIT	2017.05.15																																		
2	REVISED PER COMMENTS	2017.06.01																																		
3	REVISED PER COMMENTS	2017.06.15																																		
4	REVISED PER COMMENTS	2017.07.01																																		
5	REVISED PER COMMENTS	2017.07.15																																		
6	REVISED PER COMMENTS	2017.08.01																																		
7	REVISED PER COMMENTS	2017.08.15																																		
8	REVISED PER COMMENTS	2017.09.01																																		
9	REVISED PER COMMENTS	2017.09.15																																		
10	REVISED PER COMMENTS	2017.10.01																																		

A5.02A



**202 - 204 BATHURST STREET
(109 WOLSELEY STREET-PROPOSED)**

Architect: Tishler Architects
Structural Engineer: SALTERS ENGINEERS

Project Information:
 202 - 204 BATHURST STREET
 109 WOLSELEY STREET-PROPOSED
 202 - 204 BATHURST STREET
 109 WOLSELEY STREET-PROPOSED

Scale: 1/8" = 1'-0"

Notes:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

Legend:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

Scale: 1/8" = 1'-0"

North Arrow: [North Arrow Symbol]

Project Information:
 202 - 204 BATHURST STREET
 109 WOLSELEY STREET-PROPOSED

Architect: Tishler Architects
Structural Engineer: SALTERS ENGINEERS

Scale: 1/8" = 1'-0"

Notes:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

Legend:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

A5.02B

SIGNATURE PAGE

File Number:	A0124/17TEY	Zoning	Site Specific By-law 409-2017 (ZPR)
Owner(s):	202 BATHURST HOLDINGS INC	Ward:	Trinity-Spadina (19)
Agent:	JANE MCFARLANE	Heritage:	Not Applicable
Property Address:	202 - 204 BATHURST ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19 WOTH R O W		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0125/17TEY	Zoning	RM (f13.5;a420;u3) (x269) & R2B (ZZC)
Owner(s):	SHAHBAZ ALI KHAN	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	196 GOWAN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT LOT 181		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new single family detached dwelling with an integral garage.

Note: In January 2017 the Committee refused a similar request under decision A0737/16TEY. The current proposal does not require variances for length and side yard setback, and the façade has been re-designed.

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

- Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
A total of 7.17 m² of the first floor will be within 4.0 m of the front wall.
- Chapter 900.6.10(269)(D)(i), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The building height will be 8.86 m.
- Chapter 10.80.40.50.(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, at or above the second storey will be two.
- Chapter 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0 m².
The area of the rear second storey platform (rear deck) will be 15.67 m².
The area of the front platform at or above the second storey will be 4.88 m².

5. **Chapter 10.80.40.10.(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 8.41 m.
1. **Section 7.6.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the lot area (261.36 m²).
The floor space index will be equal to 0.81 times the lot area (282.35 m²).
2. **Section 7.6.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The building height will be 8.86 m.
3. **Section 7.6.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 4.20 m.
4. **Section 7.6.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.15 m.
5. **Section 5.6 (a), By-law 6752**
Eaves and gutters may i) project beyond the Main Front Wall or the Main Rear Wall; and ii) encroach into a required Front Yard or Rear Yard, to a maximum of 0.61 m.
The eaves and gutters along the front wall will project 1.53 m.
The eaves and gutters along the rear wall will project 1.32 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:	A0125/17TEY	Zoning	RM (f13.5;a420;u3) (x269) & R2B (ZZC)
Owner(s):	SHAHBAZ ALI KHAN	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	196 GOWAN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT LOT 181		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0126/17TEY	Zoning	RD(fl2.0; a370;d0.4)(x1199) & R1(ZZC)
Owner(s):	MATTHEW ALEXANDER	Ward:	St. Paul's (21)
Agent:	GAD CARO	Heritage:	Not Applicable
Property Address:	103 DEWBOURNE AVE	Community:	Toronto
Legal Description:	PLAN M511 PT LOTS 135 & 136		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter a two-storey detached dwelling by constructing a rear second floor 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 0.4 times the area of the lot (232.26 m²).
The floor space index will be 0.53 times the area of the lot (309.99 m²).
- Section (3)(i), York By-law 1-83**
The maximum permitted floor space index is 0.4 (232.26 m²).
The floor space index, excluding the area of the basement and enclosed parking area, will be 0.53 (309.99 m²).
- Section 3. (b), York by-law 3623-97**
The maximum permitted floor space index is 306.26m²
The floor space index will be 309.99m².

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:	A0126/17TEY	Zoning	RD(fl2.0; a370;d0.4)(x1199) & R1(ZZC)
Owner(s):	MATTHEW ALEXANDER	Ward:	St. Paul's (21)
Agent:	GAD CARO	Heritage:	Not Applicable
Property Address:	103 DEWBOURNE AVE	Community:	Toronto
Legal Description:	PLAN M511 PT LOTS 135 & 136		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0127/17TEY	Zoning	RD (f18.0; d0.35) (x1418) & R1 Z0.35 (ZZC)
Owner(s):	ERIN LENORE TRAPP TIMOTHY MICHAEL TRAPP	Ward:	St. Paul's (22)
Agent:	WILLIAM DEWSON	Heritage:	Not Applicable
Property Address:	43 OLD FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN 2240 LOT 35		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height is 7.2 m.
The altered dwelling will have a height of 7.62 m.
- 2. 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 20.03 m.
- 3. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (282.66 m²).
The altered dwelling will have a floor space index equal to 0.69 times the area of the lot (556.70 m²).
- 4. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum area of each platform at or above the second storey is 4.0 m².
In this case, the area of each platform at or above the second storey will be 8.27 m².
- 5. Chapter 10.20.40.70.(3)(E), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.0 m to the south side lot line and 1.30 m to the north side lot line.

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

The maximum permitted gross floor area is 0.35 times the area of the lot (282.66 m²).
The altered dwelling will have a gross floor area equal to 0.69 times the area of the lot (556.70 m²).

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

The minimum required side lot line setback for the portion of the building not exceeding 17.0 m in depth is 0.9 m.
The altered dwelling will be located 0.0 m from the south side lot line.

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

The minimum required side lot line setback for the portion of the building exceeding 17.0 m in depth is 7.5 m.
The altered dwelling will be located 1.3 m from the north side lot line and 0.0 m from the south side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved 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.

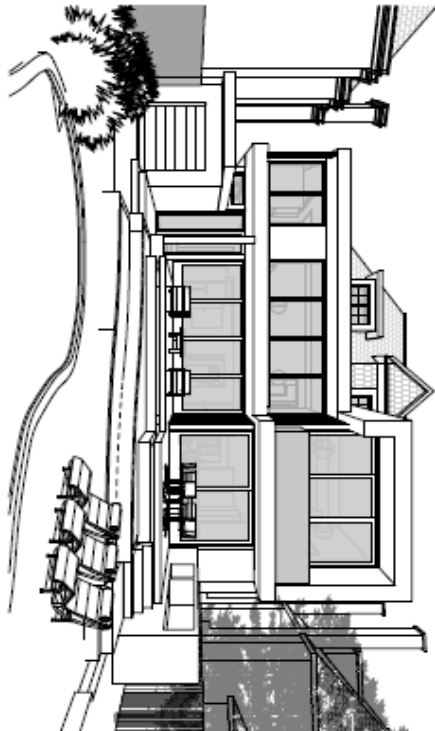
This decision is subject to the following condition(s):

The altered dwelling shall be constructed substantially in accordance with the plans date stamped received by the Committee of Adjustment on February 2, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

ARCHITECTURAL SERVICES PROVIDED BY:
WILLIAM DEWSON ARCHITECTS INC.

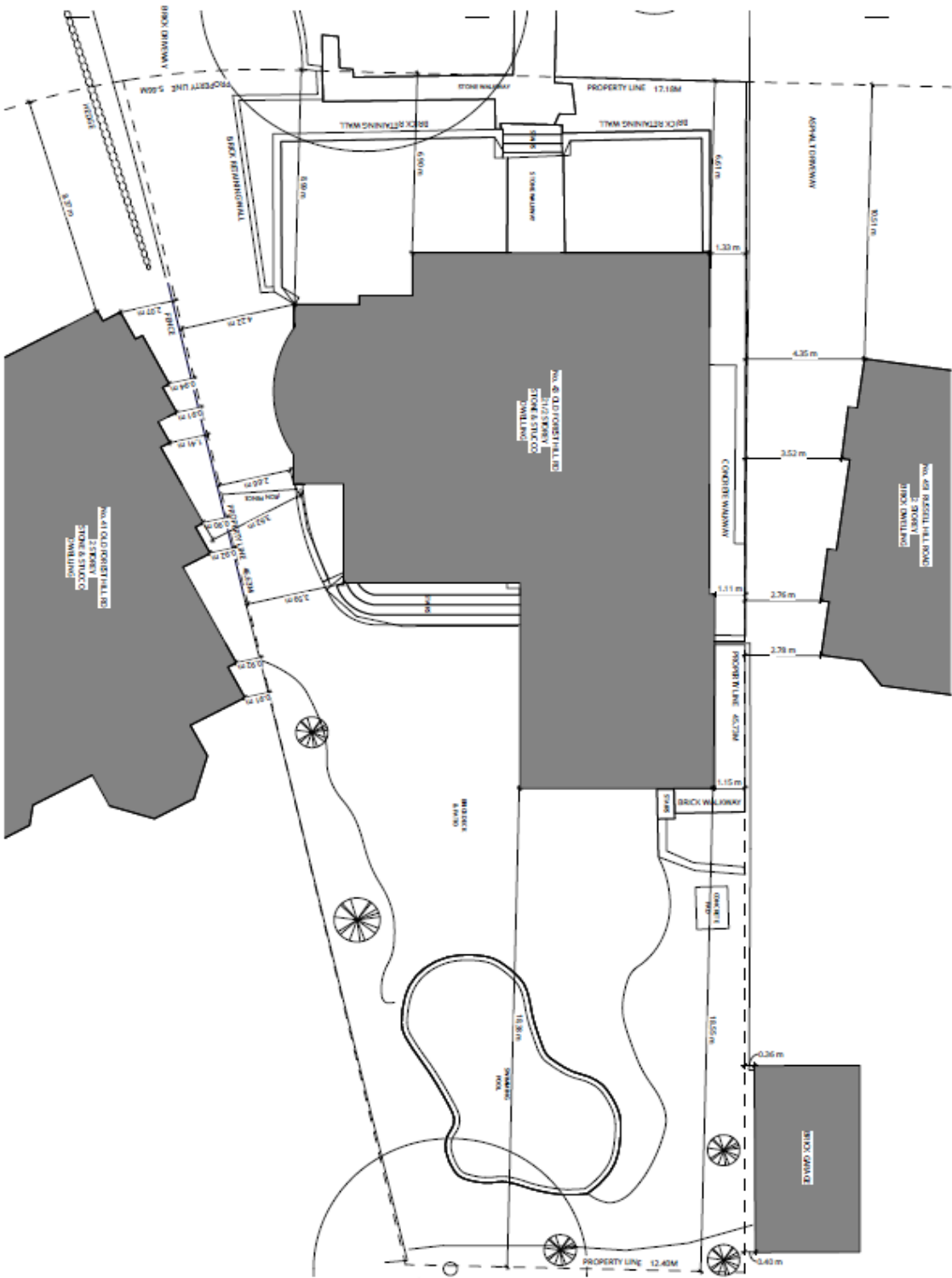
ARCHITECTURAL PACKAGE:

- A001 COVER SHEET
- A001 SITE PLAN - EXISTING
- A002 SITE PLAN - PROPOSED
- A004 LANDSCAPE CALCULATIONS
- A004 ZONING INFORMATION AND FLOOR AREA
- A101 PROPOSED BASEMENT
- A102 PROPOSED GROUND FLOOR
- A102.1 PROPOSED GROUND FLOOR STORAGE SHED
- A103 PROPOSED SECOND FLOOR
- A104 PROPOSED THIRD FLOOR
- A105 PROPOSED ROOF
- A201 PROPOSED WEST ELEVATION
- A202 PROPOSED EAST ELEVATION
- A203 PROPOSED SOUTH ELEVATION
- A204 PROPOSED NORTH ELEVATION
- A201.1 PROPOSED WEST ELEVATION STORAGE SHED
- A201.2 PROPOSED SOUTH ELEVATION STORAGE SHED
- A201.3 PROPOSED EAST ELEVATION STORAGE SHED
- A201.4 PROPOSED NORTH ELEVATION STORAGE SHED
- A301 PROPOSED SECTION A
- A302 PROPOSED SECTION B
- A303 PROPOSED SECTION C
- A304 PROPOSED SECTION D



NO.	ISSUE	DATE
7	COA	02/FEB/2017
6	ZONING REVIEW/04	25/JAN/2017
5	ZONING REVIEW/03	17/JAN/2017
4	ZONING REVIEW/02	04/JAN/2017
3	ZONING REVIEW	13/OCT/2016
2	CLIENT REVIEW	28/NOV/2016
1	EXISTING CONDITIONS	11/NOV/2016

43 OLD FOREST HILL ROAD
 TORONTO, ON
 PROJECT NO.: 1664



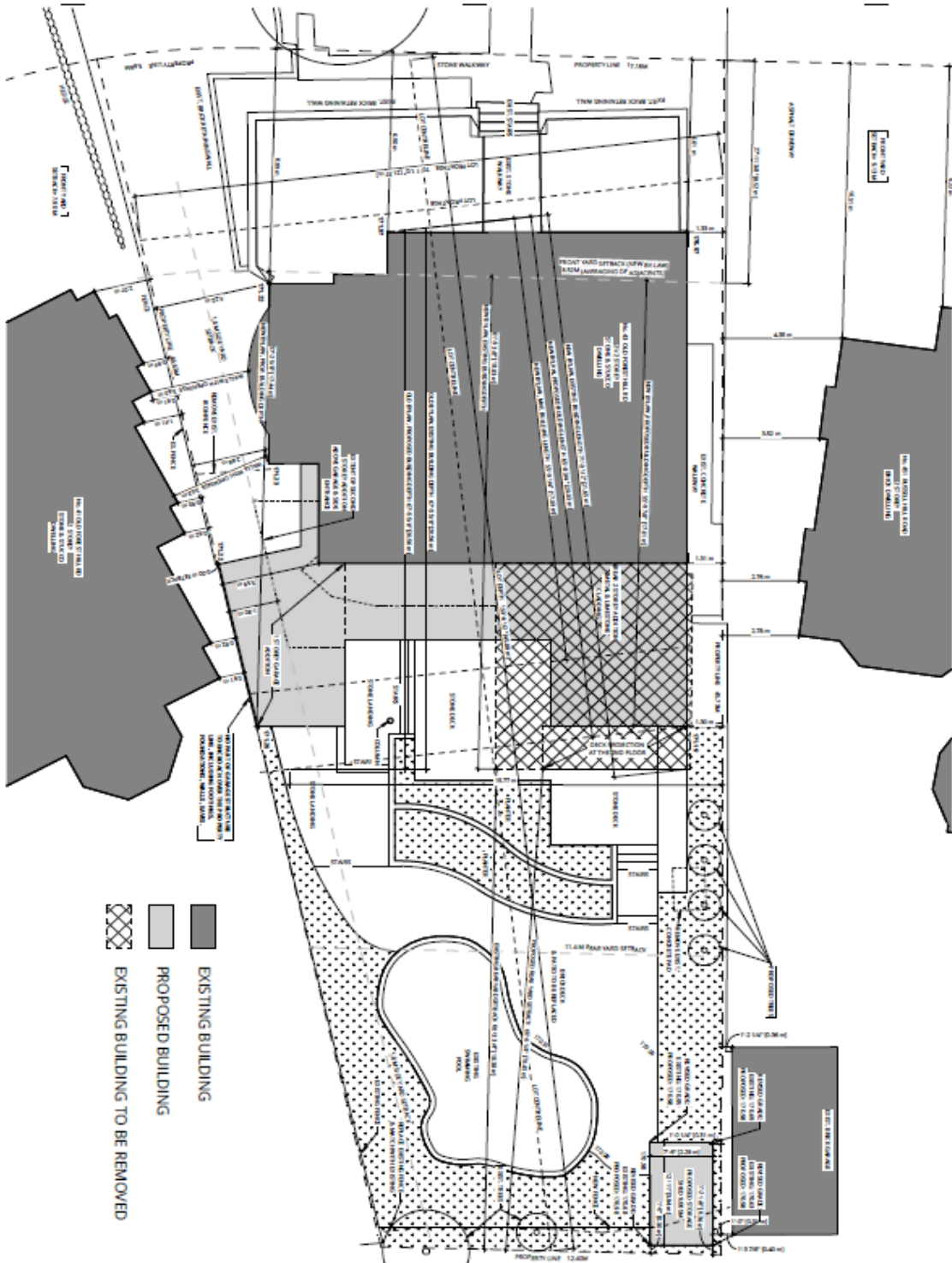
A011

PROJECT NO. 1088
 CLIENT: POWER HILL ROAD
 SUBMISSION
 ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 DRAWN: J. TAYLOR
 DATE: 2017-11-17



THE ARCHITECTS ACT (R.S.O. 1990, CHAPTER A.01)
 REGULATION 947 (R.R.O. 1997, CHAPTER 12)
 THE ARCHITECTS ACT (R.S.O. 1990, CHAPTER A.01)
 REGULATION 947 (R.R.O. 1997, CHAPTER 12)

NO.	DATE	DESCRIPTION
1	2017-11-17	PRELIMINARY DESIGN
2	2017-11-17	PRELIMINARY DESIGN
3	2017-11-17	PRELIMINARY DESIGN
4	2017-11-17	PRELIMINARY DESIGN
5	2017-11-17	PRELIMINARY DESIGN
6	2017-11-17	PRELIMINARY DESIGN
7	2017-11-17	PRELIMINARY DESIGN
8	2017-11-17	PRELIMINARY DESIGN
9	2017-11-17	PRELIMINARY DESIGN
10	2017-11-17	PRELIMINARY DESIGN
11	2017-11-17	PRELIMINARY DESIGN
12	2017-11-17	PRELIMINARY DESIGN
13	2017-11-17	PRELIMINARY DESIGN
14	2017-11-17	PRELIMINARY DESIGN
15	2017-11-17	PRELIMINARY DESIGN
16	2017-11-17	PRELIMINARY DESIGN
17	2017-11-17	PRELIMINARY DESIGN
18	2017-11-17	PRELIMINARY DESIGN
19	2017-11-17	PRELIMINARY DESIGN
20	2017-11-17	PRELIMINARY DESIGN
21	2017-11-17	PRELIMINARY DESIGN
22	2017-11-17	PRELIMINARY DESIGN
23	2017-11-17	PRELIMINARY DESIGN
24	2017-11-17	PRELIMINARY DESIGN
25	2017-11-17	PRELIMINARY DESIGN
26	2017-11-17	PRELIMINARY DESIGN
27	2017-11-17	PRELIMINARY DESIGN
28	2017-11-17	PRELIMINARY DESIGN
29	2017-11-17	PRELIMINARY DESIGN
30	2017-11-17	PRELIMINARY DESIGN
31	2017-11-17	PRELIMINARY DESIGN
32	2017-11-17	PRELIMINARY DESIGN
33	2017-11-17	PRELIMINARY DESIGN
34	2017-11-17	PRELIMINARY DESIGN
35	2017-11-17	PRELIMINARY DESIGN
36	2017-11-17	PRELIMINARY DESIGN
37	2017-11-17	PRELIMINARY DESIGN
38	2017-11-17	PRELIMINARY DESIGN
39	2017-11-17	PRELIMINARY DESIGN
40	2017-11-17	PRELIMINARY DESIGN
41	2017-11-17	PRELIMINARY DESIGN
42	2017-11-17	PRELIMINARY DESIGN
43	2017-11-17	PRELIMINARY DESIGN
44	2017-11-17	PRELIMINARY DESIGN
45	2017-11-17	PRELIMINARY DESIGN
46	2017-11-17	PRELIMINARY DESIGN
47	2017-11-17	PRELIMINARY DESIGN
48	2017-11-17	PRELIMINARY DESIGN
49	2017-11-17	PRELIMINARY DESIGN
50	2017-11-17	PRELIMINARY DESIGN
51	2017-11-17	PRELIMINARY DESIGN
52	2017-11-17	PRELIMINARY DESIGN
53	2017-11-17	PRELIMINARY DESIGN
54	2017-11-17	PRELIMINARY DESIGN
55	2017-11-17	PRELIMINARY DESIGN
56	2017-11-17	PRELIMINARY DESIGN
57	2017-11-17	PRELIMINARY DESIGN
58	2017-11-17	PRELIMINARY DESIGN
59	2017-11-17	PRELIMINARY DESIGN
60	2017-11-17	PRELIMINARY DESIGN
61	2017-11-17	PRELIMINARY DESIGN
62	2017-11-17	PRELIMINARY DESIGN
63	2017-11-17	PRELIMINARY DESIGN
64	2017-11-17	PRELIMINARY DESIGN
65	2017-11-17	PRELIMINARY DESIGN
66	2017-11-17	PRELIMINARY DESIGN
67	2017-11-17	PRELIMINARY DESIGN
68	2017-11-17	PRELIMINARY DESIGN
69	2017-11-17	PRELIMINARY DESIGN
70	2017-11-17	PRELIMINARY DESIGN
71	2017-11-17	PRELIMINARY DESIGN
72	2017-11-17	PRELIMINARY DESIGN
73	2017-11-17	PRELIMINARY DESIGN
74	2017-11-17	PRELIMINARY DESIGN
75	2017-11-17	PRELIMINARY DESIGN
76	2017-11-17	PRELIMINARY DESIGN
77	2017-11-17	PRELIMINARY DESIGN
78	2017-11-17	PRELIMINARY DESIGN
79	2017-11-17	PRELIMINARY DESIGN
80	2017-11-17	PRELIMINARY DESIGN
81	2017-11-17	PRELIMINARY DESIGN
82	2017-11-17	PRELIMINARY DESIGN
83	2017-11-17	PRELIMINARY DESIGN
84	2017-11-17	PRELIMINARY DESIGN
85	2017-11-17	PRELIMINARY DESIGN
86	2017-11-17	PRELIMINARY DESIGN
87	2017-11-17	PRELIMINARY DESIGN
88	2017-11-17	PRELIMINARY DESIGN
89	2017-11-17	PRELIMINARY DESIGN
90	2017-11-17	PRELIMINARY DESIGN
91	2017-11-17	PRELIMINARY DESIGN
92	2017-11-17	PRELIMINARY DESIGN
93	2017-11-17	PRELIMINARY DESIGN
94	2017-11-17	PRELIMINARY DESIGN
95	2017-11-17	PRELIMINARY DESIGN
96	2017-11-17	PRELIMINARY DESIGN
97	2017-11-17	PRELIMINARY DESIGN
98	2017-11-17	PRELIMINARY DESIGN
99	2017-11-17	PRELIMINARY DESIGN
100	2017-11-17	PRELIMINARY DESIGN



- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING BUILDING TO BE REMOVED

A012

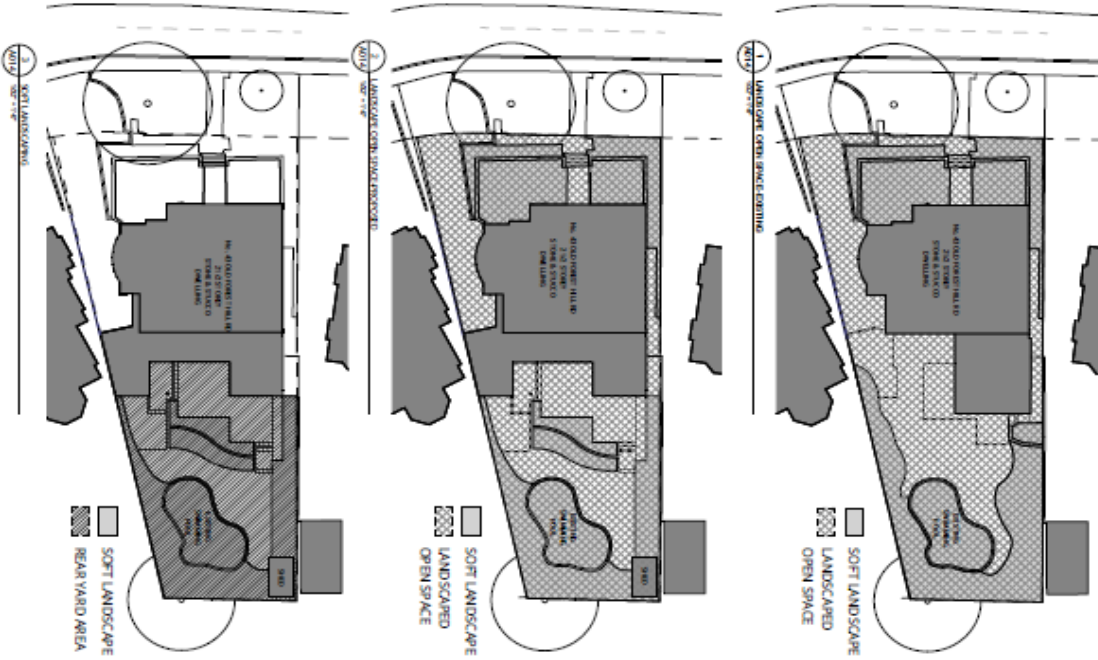
DATE: 11/17/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



WILLIAM DEWSON ARCHITECTS INC.
 174 BEECHWOOD RD., SUITE 206, TORONTO, ON M6R 2A9 T: 416.966.6005 F: 416.966.5371 dewson.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/17/17
2	REVISED PER PERMIT COMMENTS	11/17/17
3	REVISED PER PERMIT COMMENTS	11/17/17
4	REVISED PER PERMIT COMMENTS	11/17/17
5	REVISED PER PERMIT COMMENTS	11/17/17
6	REVISED PER PERMIT COMMENTS	11/17/17
7	REVISED PER PERMIT COMMENTS	11/17/17
8	REVISED PER PERMIT COMMENTS	11/17/17
9	REVISED PER PERMIT COMMENTS	11/17/17
10	REVISED PER PERMIT COMMENTS	11/17/17

THIS DOCUMENT IS THE PROPERTY OF WILLIAM DEWSON ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM DEWSON ARCHITECTS INC.

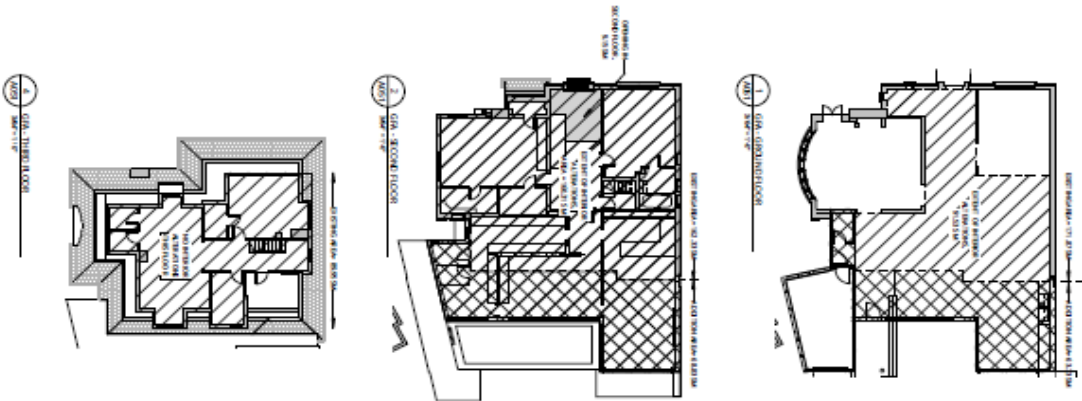


EXISTING LANDSCAPED OPEN SPACE CALCULATION	
LOT AREA	807.60 SM
LANDSCAPED OPEN SPACE	570.96 SM
MIN. 30% OF THE LOT AREA TO BE LANDSCAPED OPEN SPACE	242.28 SM
LANDSCAPED OPEN SPACE/LOT AREA=	70.69%
TOTAL SOFT LANDSCAPE	278.72 SM
MIN. 40% OF LANDSCAPED OPEN SPACE TO BE SOFT LANDSCAPE	278.72 SM / 570.96 SM =
	48.81%

PROPOSED LANDSCAPED OPEN SPACE CALCULATION	
LOT AREA	807.60 SM
LANDSCAPED OPEN SPACE	546.33 SM
MIN. 30% OF THE LOT AREA TO BE LANDSCAPED OPEN SPACE	242.28 SM
LANDSCAPED OPEN SPACE/LOT AREA=	67.39%
TOTAL SOFT LANDSCAPE	273.87 SM
MIN. 40% OF LANDSCAPED OPEN SPACE TO BE SOFT LANDSCAPE	273.87 SM / 546.33 SM =
	50.12%

REAR YARD SOFT LANDSCAPE CALCULATION	
TOTAL SOFT LANDSCAPING	164.78 SM
REAR YARD AREA	317.20 SM
SOFT LANDS/ REAR YARD AREA	51.94%

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8Z 2S9 T:416.966.6025 F:416.966.5371 dewson.com
 PROJECT NO. 174
 CLIENT: ROBERT HILL (NAD)
 DRAWING NO. 174-101
 DATE: 11/11/17
 SCALE: AS SHOWN
 PROJECT LOCATION: 174 BEDFORD RD, TORONTO, ONTARIO
 PROJECT DESCRIPTION: LANDSCAPE CALCULATIONS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/11/17
 PROJECT NO. 174
 A014

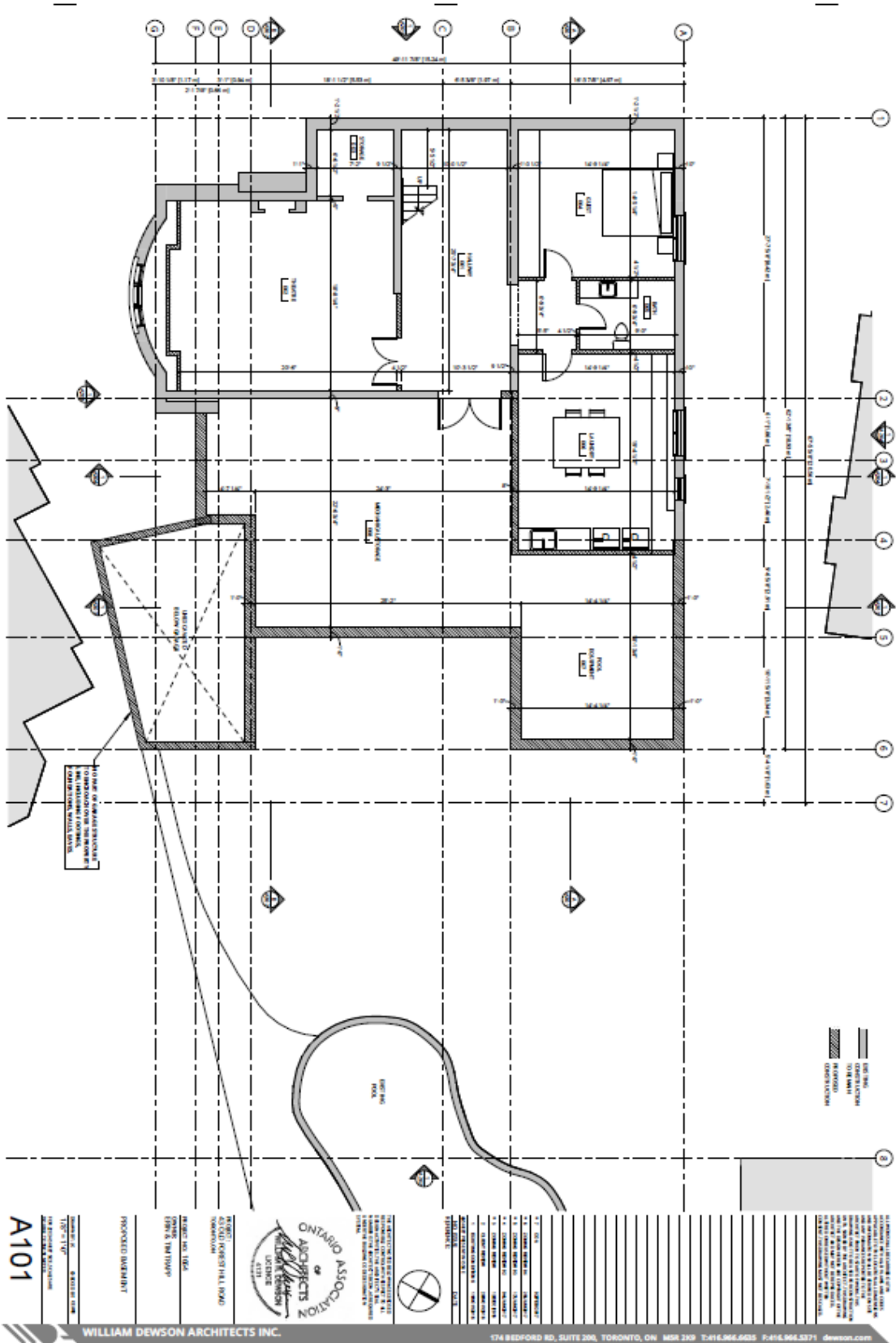


PROPOSED BUILDING FLOOR AREAS		
LEVEL	AREA (sq.ft)	AREA (sq.m)
BASMENT - EXCLUDED FROM GFA	2341.20 sq ft	218.69 m ²
TOTAL EXCLUDED FROM GFA	2341.20 sq ft	218.69 m ²
GROUND FLOOR GFA	3992.25 sq ft	368.50 m ²
SECOND FLOOR GFA	1005.06 sq ft	93.11 m ²
THIRD FLOOR GFA	1908.14 sq ft	176.79 m ²
TOTAL GFA	6906.45 sq ft	644.50 m ²

EXISTING BUILDING FLOOR AREAS		
LEVEL	AREA (sq.ft)	AREA (sq.m)
BASMENT - EXCLUDED FROM GFA	1005.06 sq ft	93.11 m ²
TOTAL EXCLUDED FROM GFA	1005.06 sq ft	93.11 m ²
GROUND FLOOR GFA	2272.41 sq ft	211.11 m ²
SECOND FLOOR GFA	1290.82 sq ft	120.46 m ²
THIRD FLOOR GFA	948.18 sq ft	88.05 m ²
TOTAL GFA	5446.47 sq ft	507.13 m ²

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	CONCRETE FOUNDATION	sq ft	1000	100	100000	100	100000
2	FOUNDATION WALLS	sq ft	2000	200	400000	200	400000
3	FOUNDATION SLABS	sq ft	3000	300	900000	300	900000
4	FOUNDATION BEAMS	sq ft	1000	100	100000	100	100000
5	FOUNDATION BRICKWORK	sq ft	5000	50	250000	50	250000
6	FOUNDATION ROOFING	sq ft	1000	100	100000	100	100000
7	FOUNDATION ELECTRICAL	sq ft	1000	100	100000	100	100000
8	FOUNDATION PLUMBING	sq ft	1000	100	100000	100	100000
9	FOUNDATION MECHANICAL	sq ft	1000	100	100000	100	100000
10	FOUNDATION PAINT	sq ft	1000	100	100000	100	100000
11	FOUNDATION FINISHES	sq ft	1000	100	100000	100	100000
12	FOUNDATION TOTAL	sq ft	10000	1000	1000000	1000	1000000

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8R 2S9 T:416.966.6025 F:416.966.5371 dewson.com
 ARCHITECTS
 A051



A101

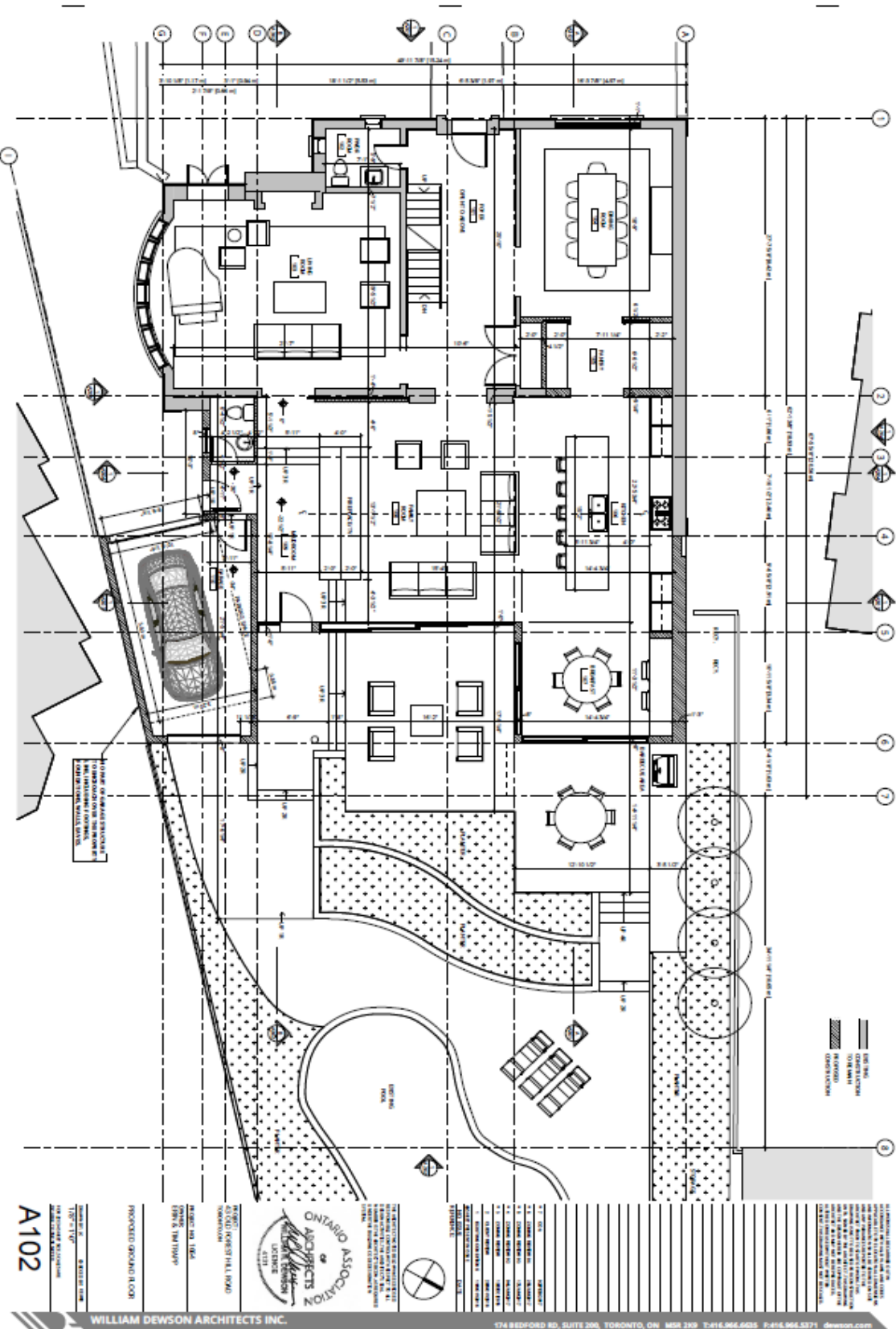
PROJECT NO. 1004
 CLIENT: ROBERT HALL (MBA)
 ARCHITECT: WILLIAM DEWSON
 DATE: 07/17/17

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8R 2X9
 T: 416.964.605 F: 416.964.5371 dewson.com

LEGEND:
 DOTTED LINE: EXISTING
 SOLID LINE: CONCRETE
 HATCHED: MASONRY CONSTRUCTION

DATE: 07/17/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 1004

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8R 2X9
 T: 416.964.605 F: 416.964.5371 dewson.com

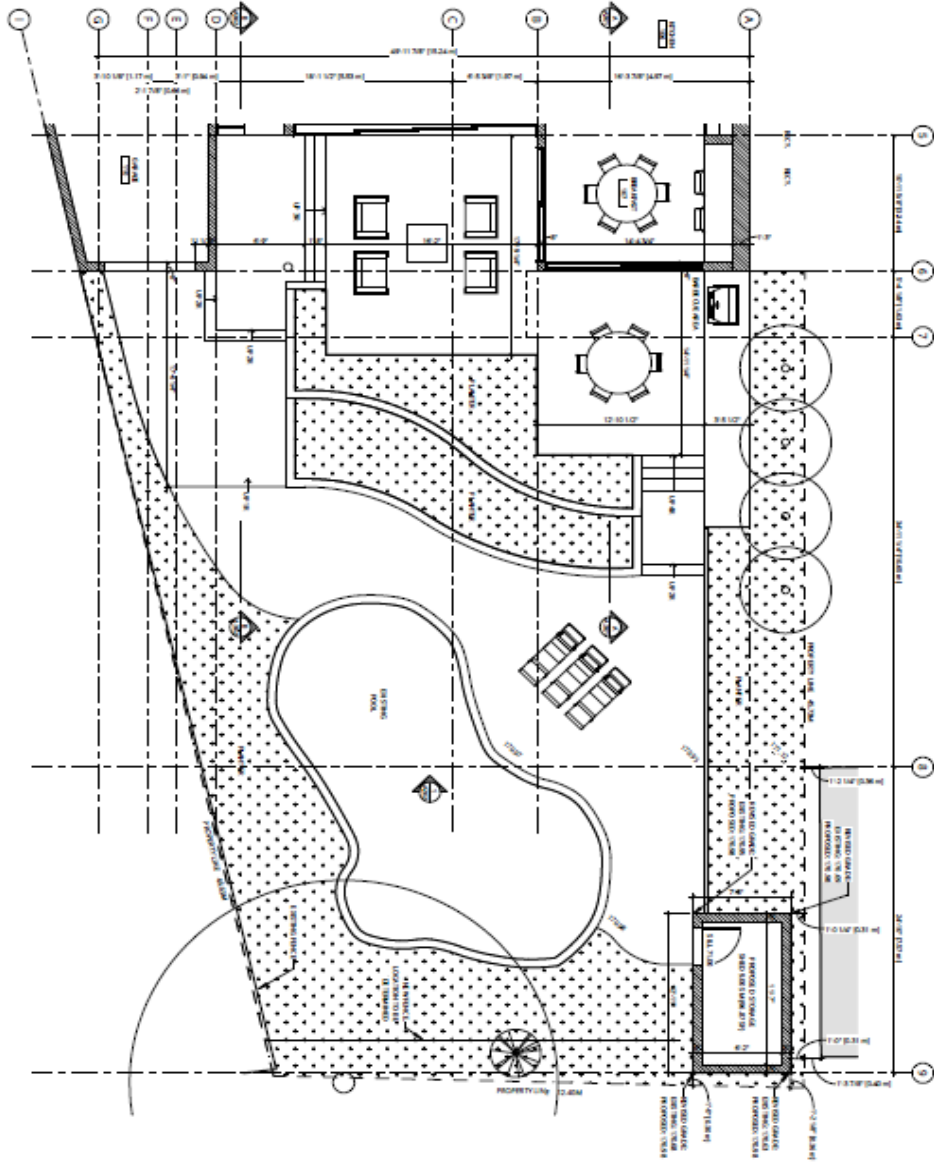


A102

PROJECT: 1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1B 4Y1
 CLIENT: THE UNIVERSITY OF TORONTO
 ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 DATE: 2017-11-17
 DRAWING NO.: A102

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECTS
 WILLIAM DEWSON ARCHITECTS INC.
 4311
 4311

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2017-11-17
2	ISSUED FOR PERMIT	2017-11-17
3	ISSUED FOR PERMIT	2017-11-17
4	ISSUED FOR PERMIT	2017-11-17
5	ISSUED FOR PERMIT	2017-11-17
6	ISSUED FOR PERMIT	2017-11-17
7	ISSUED FOR PERMIT	2017-11-17
8	ISSUED FOR PERMIT	2017-11-17
9	ISSUED FOR PERMIT	2017-11-17
10	ISSUED FOR PERMIT	2017-11-17
11	ISSUED FOR PERMIT	2017-11-17
12	ISSUED FOR PERMIT	2017-11-17
13	ISSUED FOR PERMIT	2017-11-17
14	ISSUED FOR PERMIT	2017-11-17
15	ISSUED FOR PERMIT	2017-11-17
16	ISSUED FOR PERMIT	2017-11-17
17	ISSUED FOR PERMIT	2017-11-17
18	ISSUED FOR PERMIT	2017-11-17
19	ISSUED FOR PERMIT	2017-11-17
20	ISSUED FOR PERMIT	2017-11-17



A102.1

DATE: 2017.11.17
 DRAWN BY: A. DEWSON
 CHECKED BY: A. DEWSON
 PROJECT NO. 1702

PROJECT NO. 1702
 FLOOR PLAN 102.1

PROJECT NAME:
 PROJECT ADDRESS:

PROJECT CLIENT:

PROJECT LOCATION:

PROJECT DATE:

PROJECT STATUS:

PROJECT PHASE:

PROJECT DESCRIPTION:

PROJECT CONTACT:

PROJECT PHONE:

PROJECT FAX:

PROJECT EMAIL:

PROJECT WEBSITE:

PROJECT ADDRESS:

PROJECT CITY:

PROJECT STATE:

PROJECT ZIP:

PROJECT COUNTRY:

PROJECT NOTES:

PROJECT COMMENTS:

PROJECT REVISIONS:

PROJECT SCALE:

PROJECT UNIT:

PROJECT COLOR:

PROJECT LINEWEIGHT:

PROJECT FONT:

PROJECT STYLE:

PROJECT THEME:

PROJECT LAYOUT:

PROJECT PRINT:

PROJECT EXPORT:

PROJECT PLOT:

PROJECT PREP:

PROJECT FINISH:

PROJECT OUTPUT:

PROJECT RESULT:

PROJECT SUCCESS:

PROJECT COMPLETE:

PROJECT END:

PROJECT STOP:

PROJECT FINISH:

PROJECT SUCCESS:

PROJECT COMPLETE:

PROJECT END:

PROJECT STOP:

PROJECT FINISH:

PROJECT SUCCESS:

PROJECT COMPLETE:

PROJECT END:

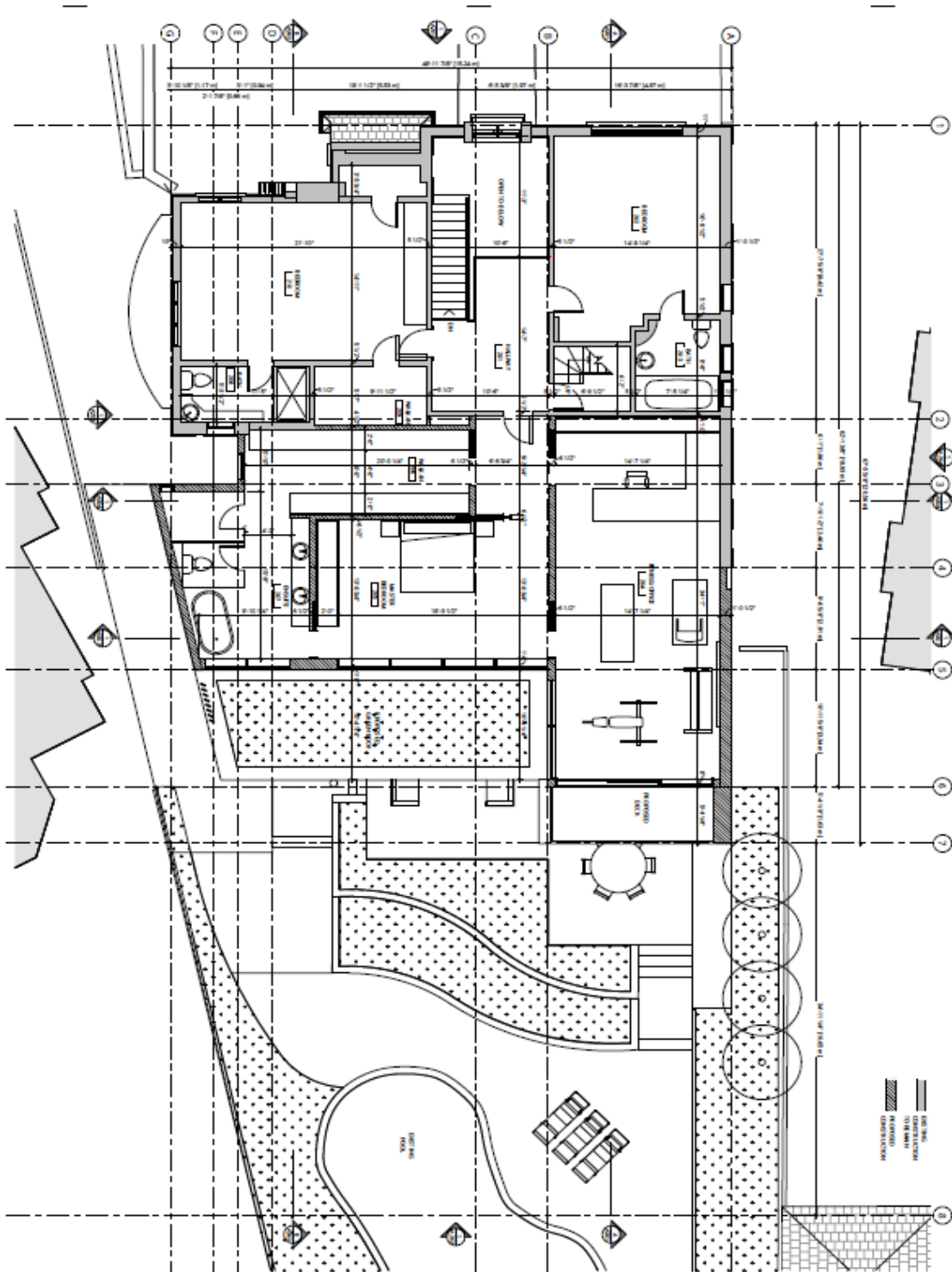
PROJECT STOP:

PROJECT FINISH:

PROJECT SUCCESS:

PROJECT COMPLETE:

PROJECT END:



LEGEND

- EXIST. FIN.
- CONCRETE
- WOOD
- GLASS
- MECHANICAL

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.
4. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL BY-LAWS.
5. ALL WORK TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
6. ALL WORK TO BE IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
7. ALL WORK TO BE IN ACCORDANCE WITH THE CLIENT'S REQUIREMENTS.
8. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT REGULATIONS.

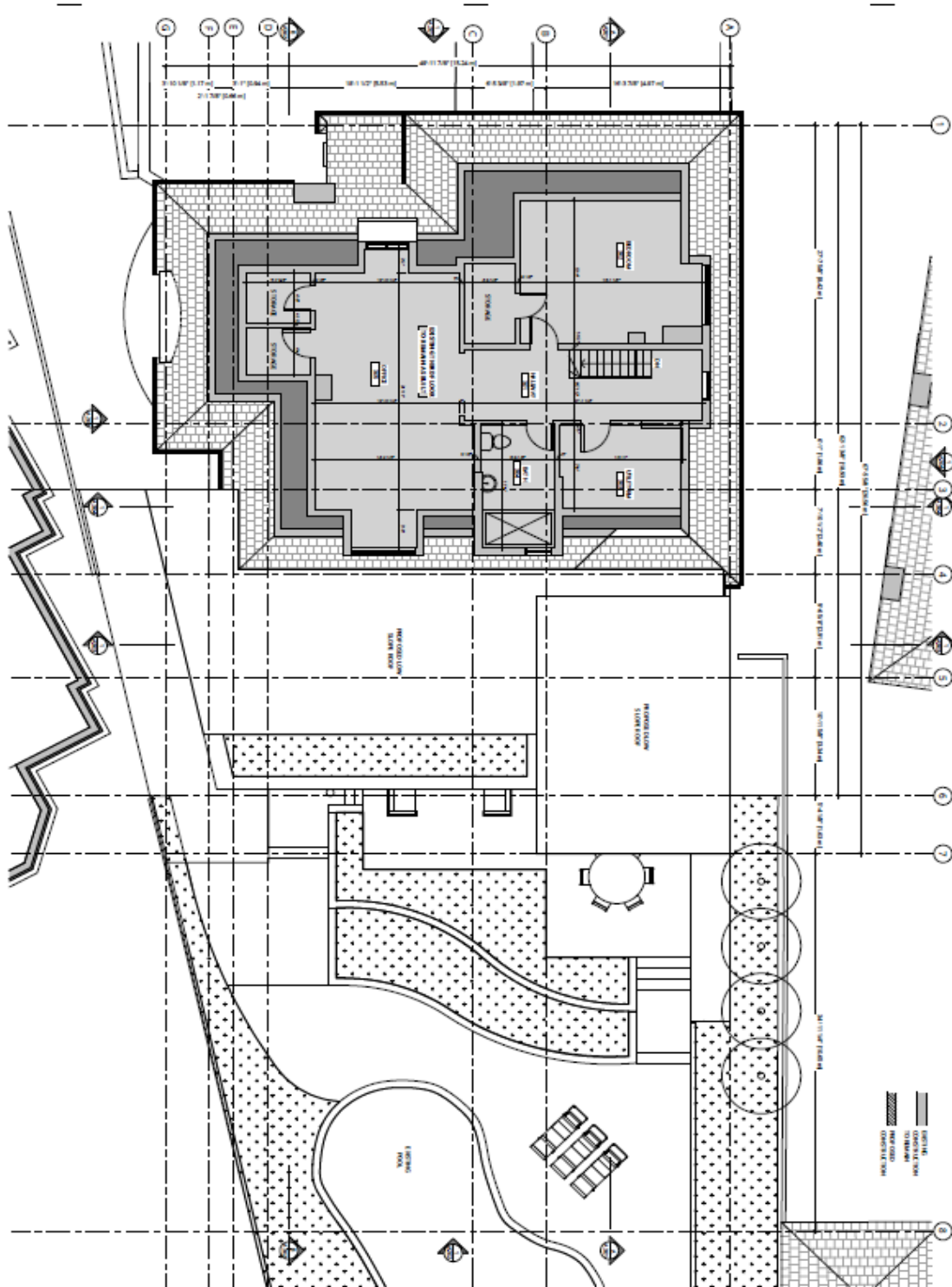
PROJECT INFORMATION

PROJECT: [REDACTED]
 CLIENT: [REDACTED]
 ADDRESS: [REDACTED]
 DATE: [REDACTED]

ARCHITECT

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8S 2B9
 T: 416.966.6025 F: 416.966.5371 dewson.com

A103



A104

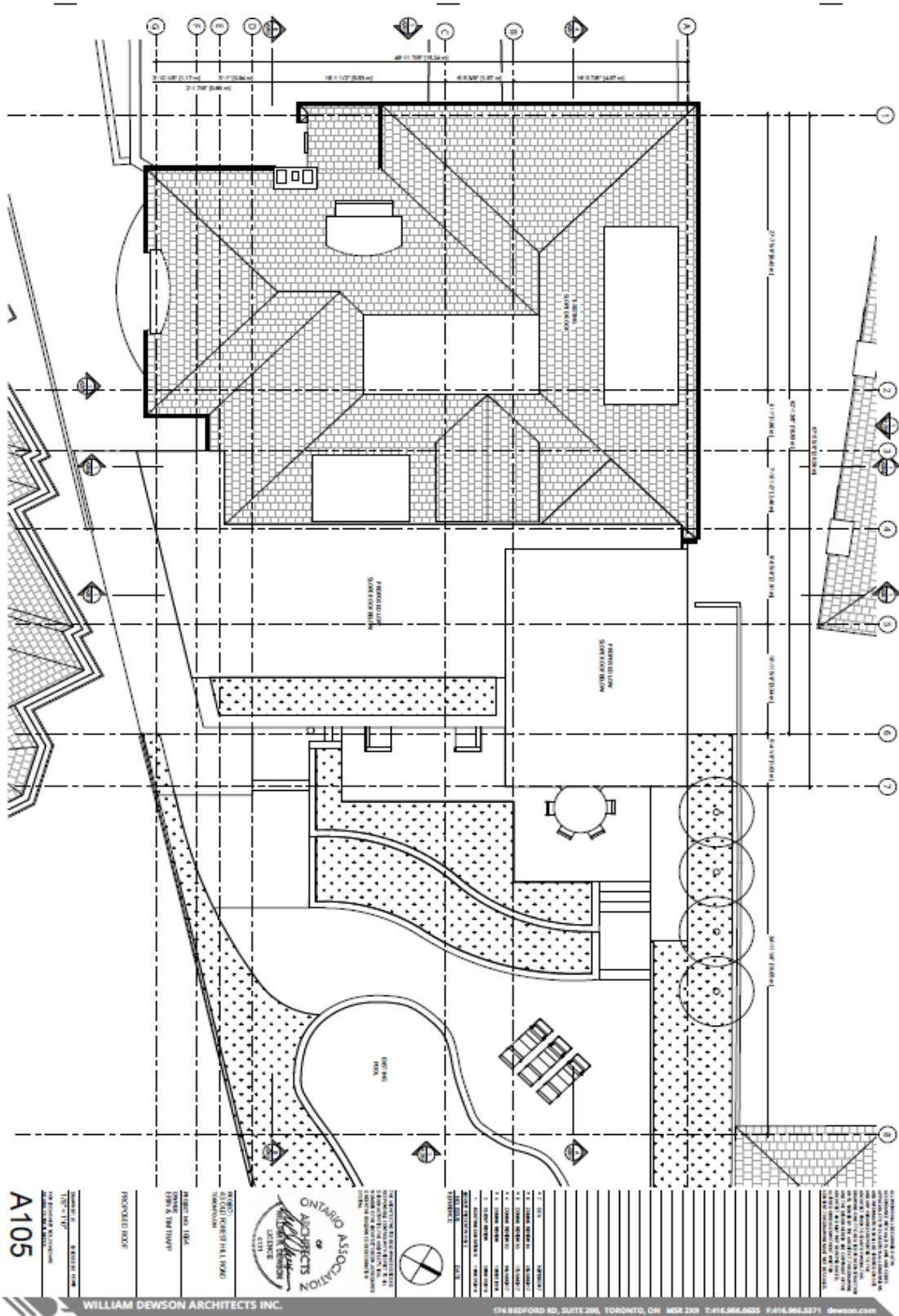
WILLIAM DEWSON ARCHITECTS INC.

174 BEDFORD RD, SUITE 208, TORONTO, ON M8B 2B9 T:416.866.6625 F:416.866.5371 dewson.com

ONTARIO ASSOCIATION OF ARCHITECTS

LEGEND

- SCREENED PATIO
- DECK
- PERGOLA
- COURT
- TERRACE
- PATIO
- POND
- WATER FEATURE
- FURNITURE
- PLANTING
- TREES
- SHRUBS
- GRASS
- PAVING
- CONCRETE
- ASPHALT
- GRAVEL
- WOOD
- STONE
- BRICK
- CLAY TILE
- SLATE
- CERAMIC TILE
- CARPET
- HARDWOOD
- LAMINATE
- VINYL
- PAINT
- STAIN
- SEALER
- FINISH
- DETAILS
- NOTES
- REFERENCES
- LEGEND
- SCALE
- DATE
- DRAWN BY
- CHECKED BY
- APPROVED BY
- PROJECT NO.
- CLIENT
- LOCATION
- SHEET NO.
- TOTAL SHEETS



A105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

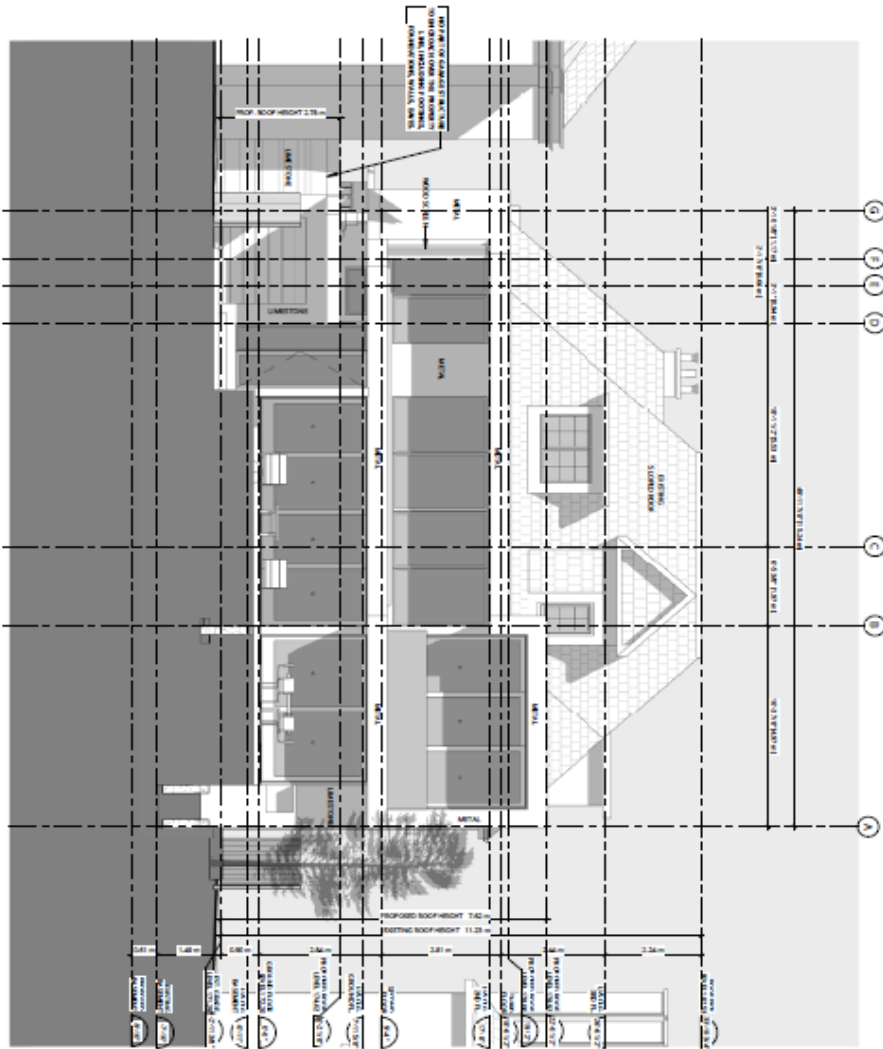
PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105

PROJECT NO. 17-001
 DATE: 2017-11-01
 DRAWING NO. 17-001-105



WILLIAM DEWSON ARCHITECTS INC.
 174 BEECHFORD RD, SUITE 200, TORONTO, ON M6R 2K9 T:416.966.6605 F:416.966.5371 dewson.com

ONTARIO ASSOCIATION OF ARCHITECTS
 100 KING ST. W. TORONTO, ONT. M5X 1C7

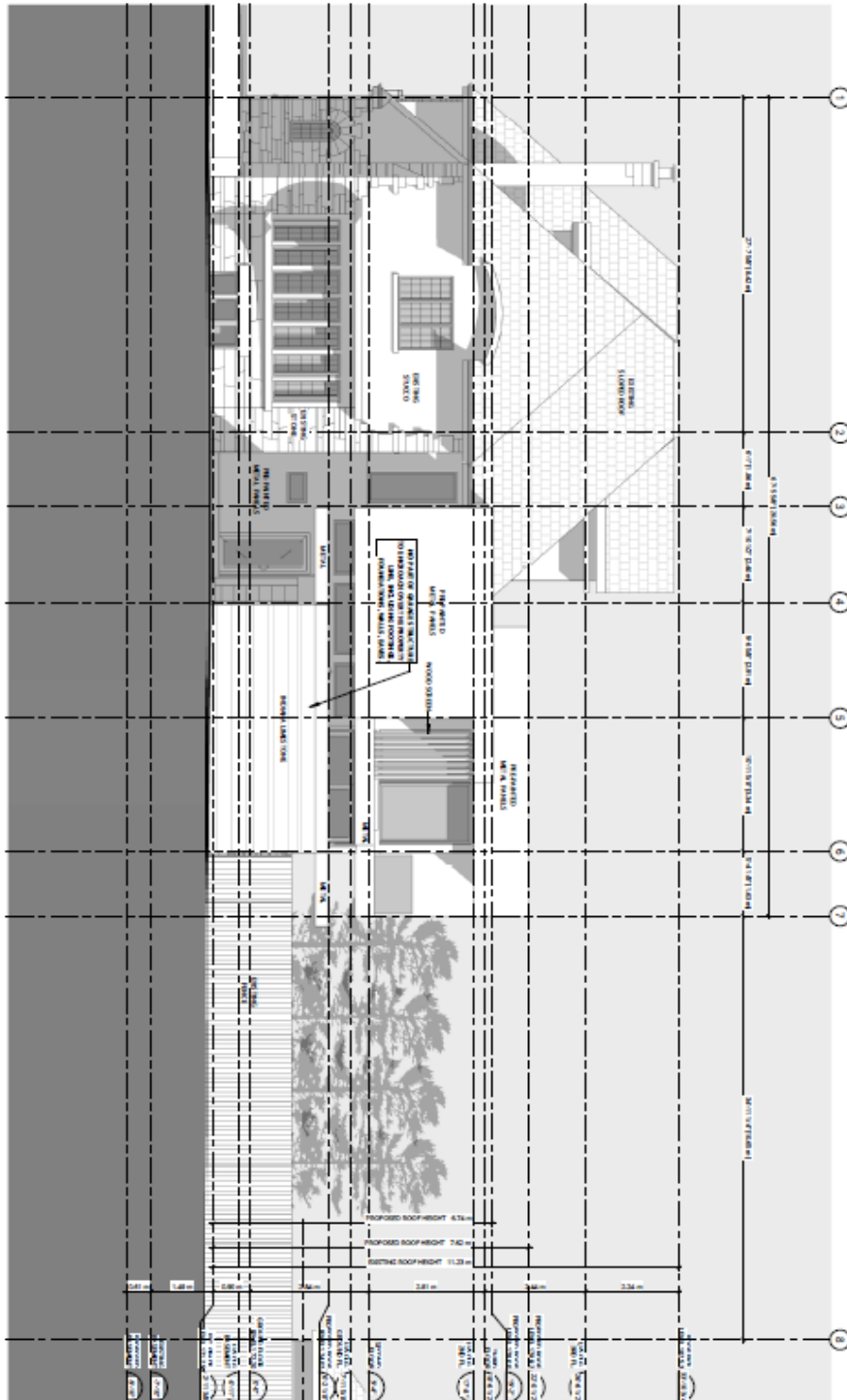
PROJECT: 4101 OLD KENNEDY HILL ROAD
LOCATION: MISSISSAUGA
ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
DATE: 17/05/2017

PROPOSED DATE: 17/05/2017

PROJECT NO.: A202

THE ARCHITECT HAS BEEN ADVISED BY THE CLIENT THAT THE CLIENT IS NOT PROVIDING A PROFESSIONAL ENGINEER'S REPORT FOR THE FOUNDATION DESIGN. THE ARCHITECT HAS REVIEWED THE FOUNDATION DESIGN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF ORDINANCES. THE ARCHITECT HAS REVIEWED THE FOUNDATION DESIGN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF ORDINANCES.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	17/05/2017
2	ISSUED FOR PERMIT	17/05/2017
3	ISSUED FOR PERMIT	17/05/2017
4	ISSUED FOR PERMIT	17/05/2017
5	ISSUED FOR PERMIT	17/05/2017
6	ISSUED FOR PERMIT	17/05/2017
7	ISSUED FOR PERMIT	17/05/2017
8	ISSUED FOR PERMIT	17/05/2017
9	ISSUED FOR PERMIT	17/05/2017
10	ISSUED FOR PERMIT	17/05/2017
11	ISSUED FOR PERMIT	17/05/2017
12	ISSUED FOR PERMIT	17/05/2017
13	ISSUED FOR PERMIT	17/05/2017
14	ISSUED FOR PERMIT	17/05/2017
15	ISSUED FOR PERMIT	17/05/2017
16	ISSUED FOR PERMIT	17/05/2017
17	ISSUED FOR PERMIT	17/05/2017
18	ISSUED FOR PERMIT	17/05/2017
19	ISSUED FOR PERMIT	17/05/2017
20	ISSUED FOR PERMIT	17/05/2017
21	ISSUED FOR PERMIT	17/05/2017
22	ISSUED FOR PERMIT	17/05/2017
23	ISSUED FOR PERMIT	17/05/2017
24	ISSUED FOR PERMIT	17/05/2017
25	ISSUED FOR PERMIT	17/05/2017
26	ISSUED FOR PERMIT	17/05/2017
27	ISSUED FOR PERMIT	17/05/2017
28	ISSUED FOR PERMIT	17/05/2017
29	ISSUED FOR PERMIT	17/05/2017
30	ISSUED FOR PERMIT	17/05/2017
31	ISSUED FOR PERMIT	17/05/2017
32	ISSUED FOR PERMIT	17/05/2017
33	ISSUED FOR PERMIT	17/05/2017
34	ISSUED FOR PERMIT	17/05/2017
35	ISSUED FOR PERMIT	17/05/2017
36	ISSUED FOR PERMIT	17/05/2017
37	ISSUED FOR PERMIT	17/05/2017
38	ISSUED FOR PERMIT	17/05/2017
39	ISSUED FOR PERMIT	17/05/2017
40	ISSUED FOR PERMIT	17/05/2017
41	ISSUED FOR PERMIT	17/05/2017
42	ISSUED FOR PERMIT	17/05/2017
43	ISSUED FOR PERMIT	17/05/2017
44	ISSUED FOR PERMIT	17/05/2017
45	ISSUED FOR PERMIT	17/05/2017
46	ISSUED FOR PERMIT	17/05/2017
47	ISSUED FOR PERMIT	17/05/2017
48	ISSUED FOR PERMIT	17/05/2017
49	ISSUED FOR PERMIT	17/05/2017
50	ISSUED FOR PERMIT	17/05/2017
51	ISSUED FOR PERMIT	17/05/2017
52	ISSUED FOR PERMIT	17/05/2017
53	ISSUED FOR PERMIT	17/05/2017
54	ISSUED FOR PERMIT	17/05/2017
55	ISSUED FOR PERMIT	17/05/2017
56	ISSUED FOR PERMIT	17/05/2017
57	ISSUED FOR PERMIT	17/05/2017
58	ISSUED FOR PERMIT	17/05/2017
59	ISSUED FOR PERMIT	17/05/2017
60	ISSUED FOR PERMIT	17/05/2017
61	ISSUED FOR PERMIT	17/05/2017
62	ISSUED FOR PERMIT	17/05/2017
63	ISSUED FOR PERMIT	17/05/2017
64	ISSUED FOR PERMIT	17/05/2017
65	ISSUED FOR PERMIT	17/05/2017
66	ISSUED FOR PERMIT	17/05/2017
67	ISSUED FOR PERMIT	17/05/2017
68	ISSUED FOR PERMIT	17/05/2017
69	ISSUED FOR PERMIT	17/05/2017
70	ISSUED FOR PERMIT	17/05/2017
71	ISSUED FOR PERMIT	17/05/2017
72	ISSUED FOR PERMIT	17/05/2017
73	ISSUED FOR PERMIT	17/05/2017
74	ISSUED FOR PERMIT	17/05/2017
75	ISSUED FOR PERMIT	17/05/2017
76	ISSUED FOR PERMIT	17/05/2017
77	ISSUED FOR PERMIT	17/05/2017
78	ISSUED FOR PERMIT	17/05/2017
79	ISSUED FOR PERMIT	17/05/2017
80	ISSUED FOR PERMIT	17/05/2017
81	ISSUED FOR PERMIT	17/05/2017
82	ISSUED FOR PERMIT	17/05/2017
83	ISSUED FOR PERMIT	17/05/2017
84	ISSUED FOR PERMIT	17/05/2017
85	ISSUED FOR PERMIT	17/05/2017
86	ISSUED FOR PERMIT	17/05/2017
87	ISSUED FOR PERMIT	17/05/2017
88	ISSUED FOR PERMIT	17/05/2017
89	ISSUED FOR PERMIT	17/05/2017
90	ISSUED FOR PERMIT	17/05/2017
91	ISSUED FOR PERMIT	17/05/2017
92	ISSUED FOR PERMIT	17/05/2017
93	ISSUED FOR PERMIT	17/05/2017
94	ISSUED FOR PERMIT	17/05/2017
95	ISSUED FOR PERMIT	17/05/2017
96	ISSUED FOR PERMIT	17/05/2017
97	ISSUED FOR PERMIT	17/05/2017
98	ISSUED FOR PERMIT	17/05/2017
99	ISSUED FOR PERMIT	17/05/2017
100	ISSUED FOR PERMIT	17/05/2017

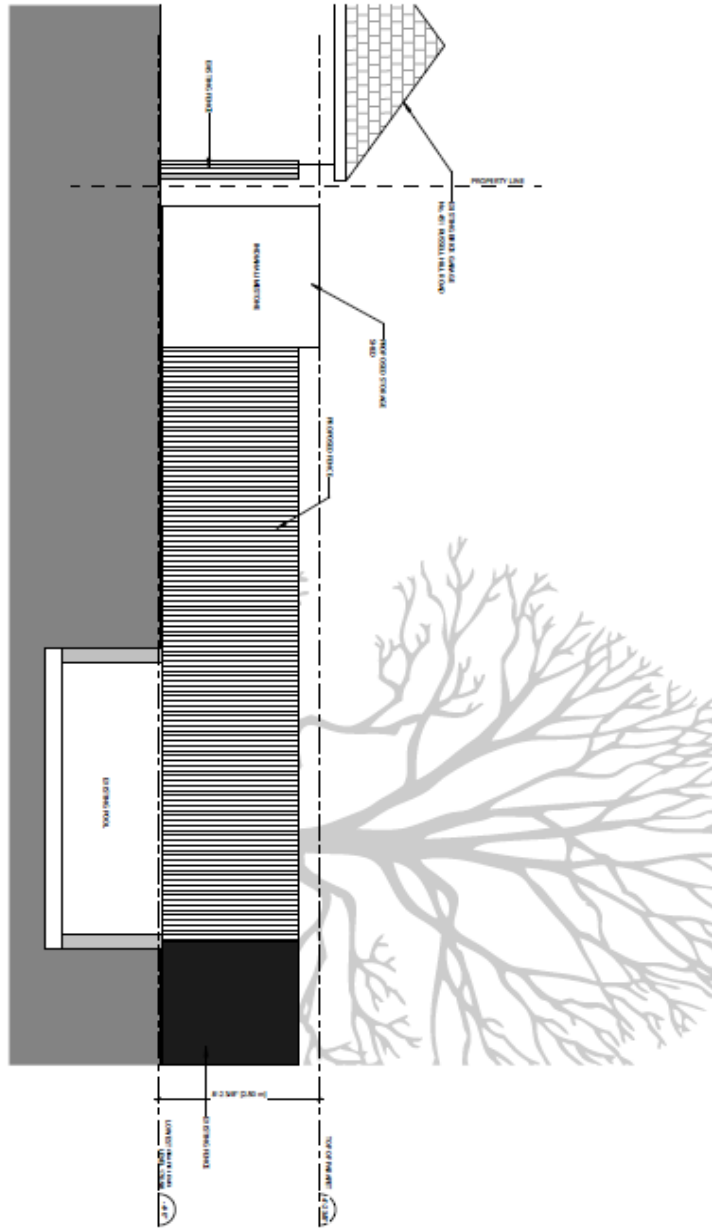


1	DATE	REVISION
2	DATE	REVISION
3	DATE	REVISION
4	DATE	REVISION
5	DATE	REVISION
6	DATE	REVISION
7	DATE	REVISION
8	DATE	REVISION
9	DATE	REVISION
10	DATE	REVISION
11	DATE	REVISION
12	DATE	REVISION
13	DATE	REVISION
14	DATE	REVISION
15	DATE	REVISION
16	DATE	REVISION
17	DATE	REVISION
18	DATE	REVISION
19	DATE	REVISION
20	DATE	REVISION

PROJECT: 17-1107
 CLIENT: 17-1107
 DRAWING NO.: A203
 DATE: 2017-11-17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD, SUITE 206, TORONTO, ON M8R 2X9 T:416.964.605 F:416.964.5371 dewson.com

THESE DOCUMENTS HAVE BEEN PREPARED BY WILLIAM DEWSON ARCHITECTS INC. (WDA) AND ARE THE PROPERTY OF WDA. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WDA. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO WDA. WDA IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THESE DOCUMENTS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO WDA. WDA IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THESE DOCUMENTS.

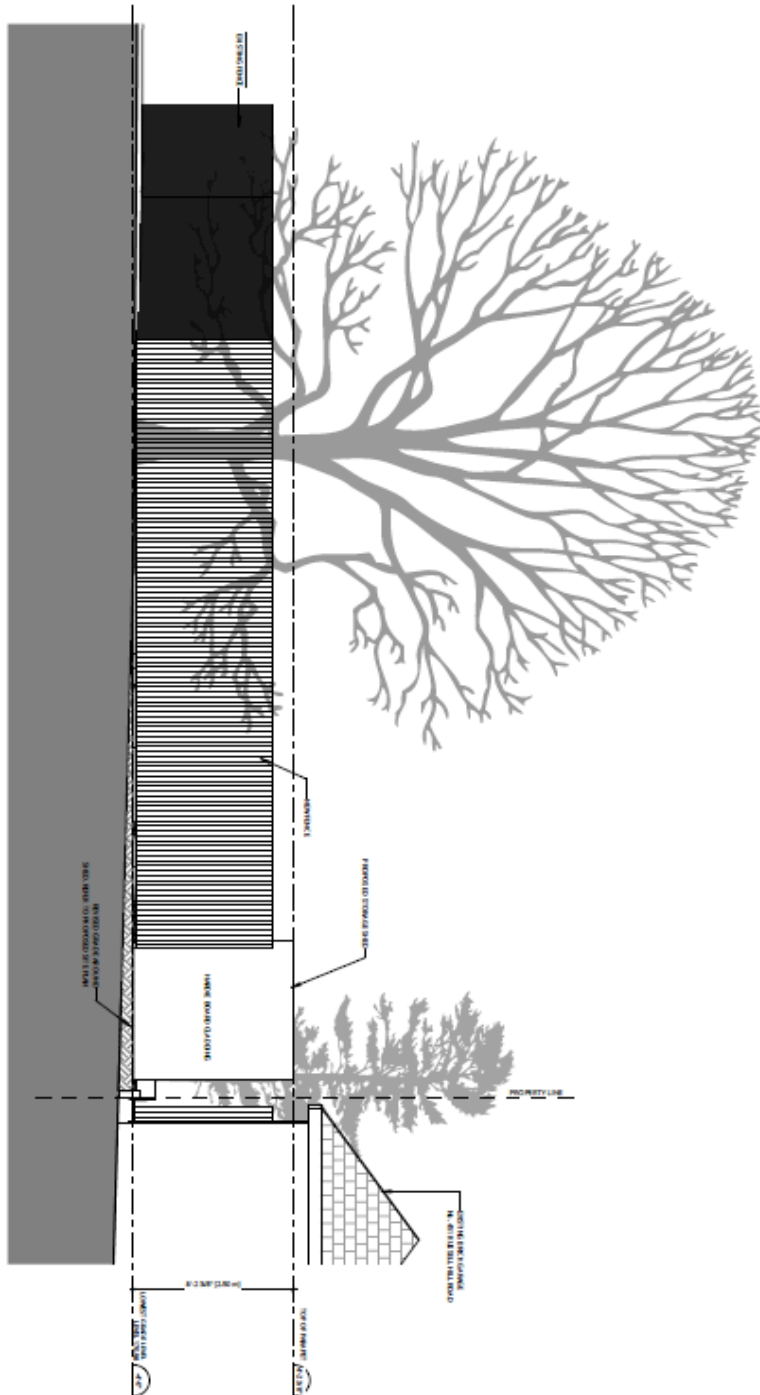


THIS DOCUMENT IS THE PROPERTY OF WILLIAM DEWSON ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM DEWSON ARCHITECTS INC. ALL RIGHTS RESERVED.

NO.	DATE	DESCRIPTION
1	2017-04-11	CONCEPT DESIGN
2	2017-04-11	PRELIMINARY DESIGN
3	2017-04-11	FINAL DESIGN
4	2017-04-11	CONSTRUCTION DOCUMENTS
5	2017-04-11	AS-BUILT DOCUMENTS


ONTARIO ASSOCIATION OF ARCHITECTS
 WILLIAM DEWSON ARCHITECTS INC.
 2017

PROJECT NAME
 1711 DUNDAS ST. W. TORONTO, ONT. M5G 1G2
 PROJECT NO.
 A211



A212

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

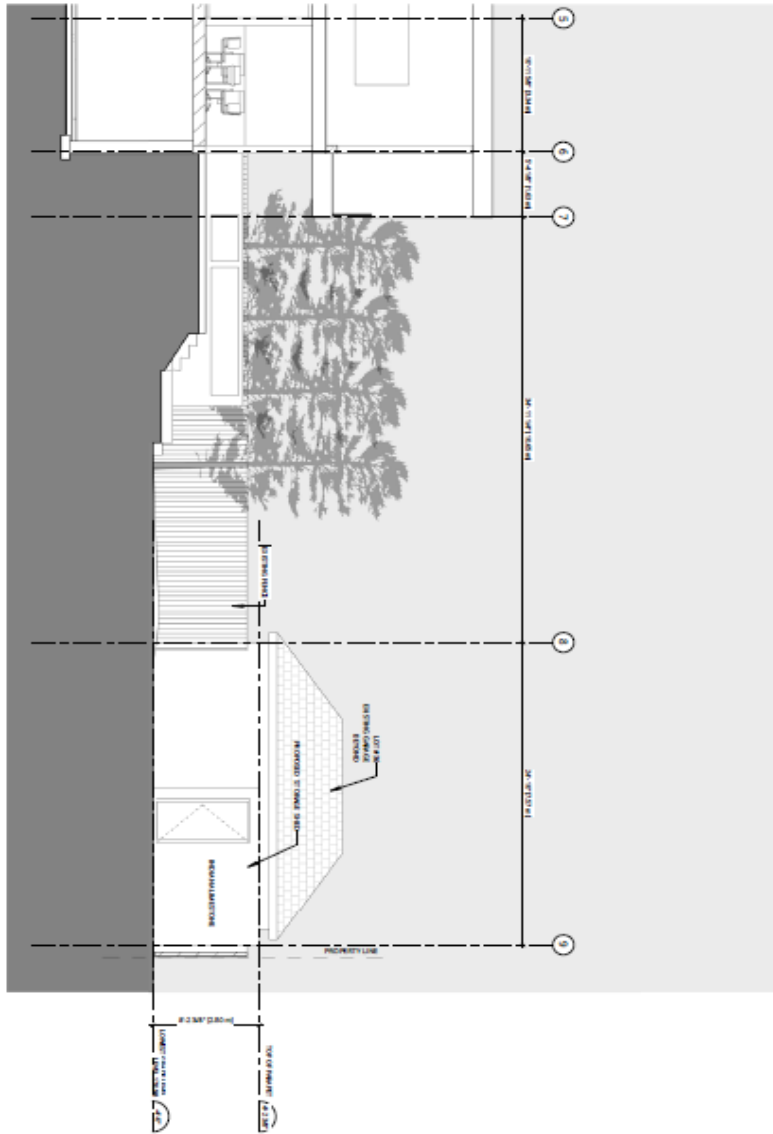
PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.

PROJECT NO. 1084
 PROJECT NAME: 4000 POWER HILL ROAD
 PROJECT DATE: 2017-01-10

PROJECT ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECT ENGINEER: WILLIAM DEWSON ARCHITECTS INC.



THIS DRAWING IS THE PROPERTY OF WILLIAM DEWSON ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM DEWSON ARCHITECTS INC.

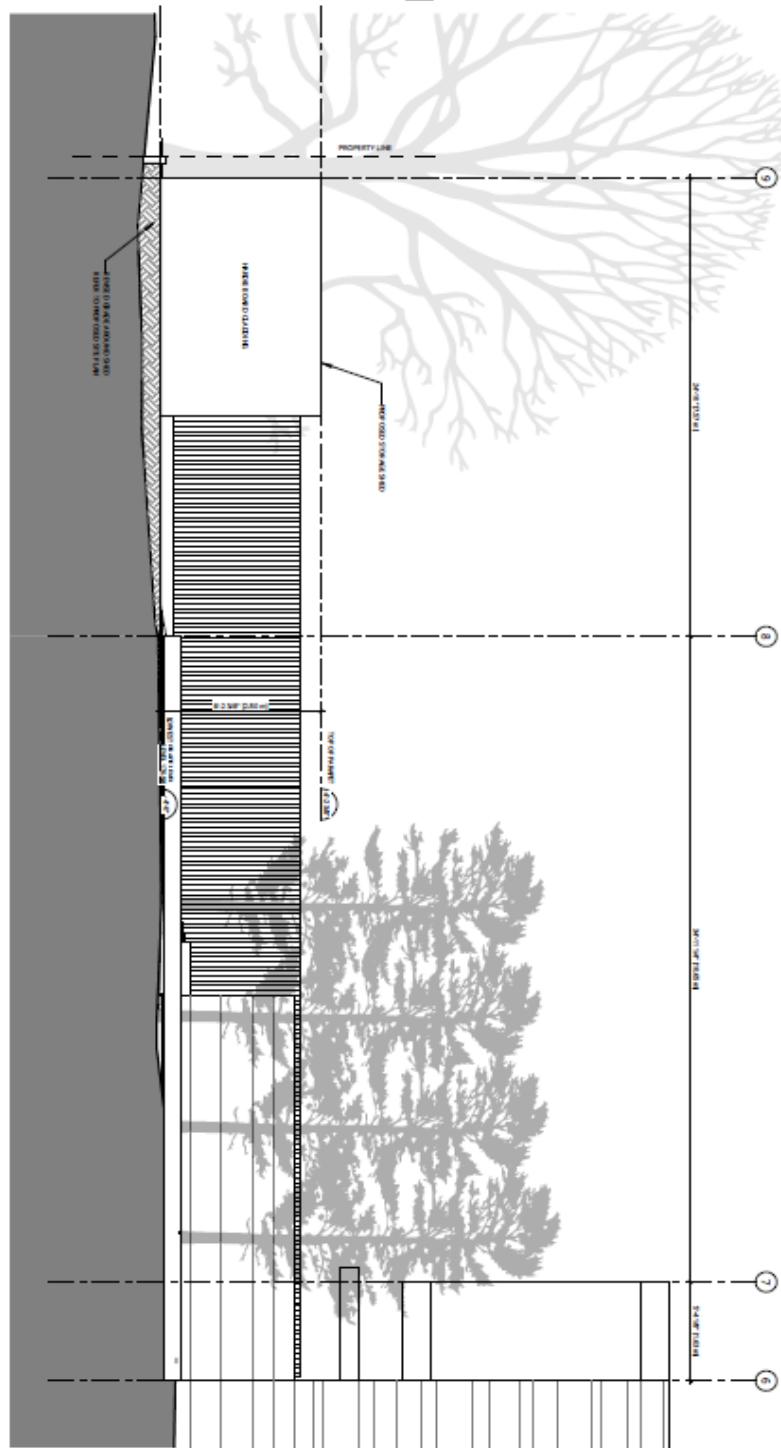
NO.	DATE	DESCRIPTION
1	2017-07-10	CONCEPT DESIGN
2	2017-07-10	PRELIMINARY DESIGN
3	2017-07-10	FINAL DESIGN
4	2017-07-10	CONSTRUCTION DOCUMENTS
5	2017-07-10	AS-BUILT DOCUMENTS

THE ASSOCIATION OF ARCHITECTS OF ONTARIO
 174 BEDFORD RD., SUITE 200, TORONTO, ON M5R 2A9 T:416.964.6205 F:416.964.5271 dewson.com

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD., SUITE 200, TORONTO, ON M5R 2A9 T:416.964.6205 F:416.964.5271 dewson.com

PROJECT NO. 1064
 45 OLD KINGS HILL ROAD
 SCARBOROUGH
 PROJECTED COST
 \$1,000,000.00
 PROJECTED START
 2017-07-10
 PROJECTED END
 2017-07-10

A213



ONTARIO ASSOCIATION OF ARCHITECTS
 REGISTRATION NO. 1217

WILLIAM DEWSON ARCHITECTS INC.

174 BEECHWOOD RD., SUITE 200, TORONTO, ON M6R 2K9 T: 416.966.6605 F: 416.966.5371 dewson.com

PROJECT NO. 1084
 SHEET NO. 1084-01

DATE: 01/11/17

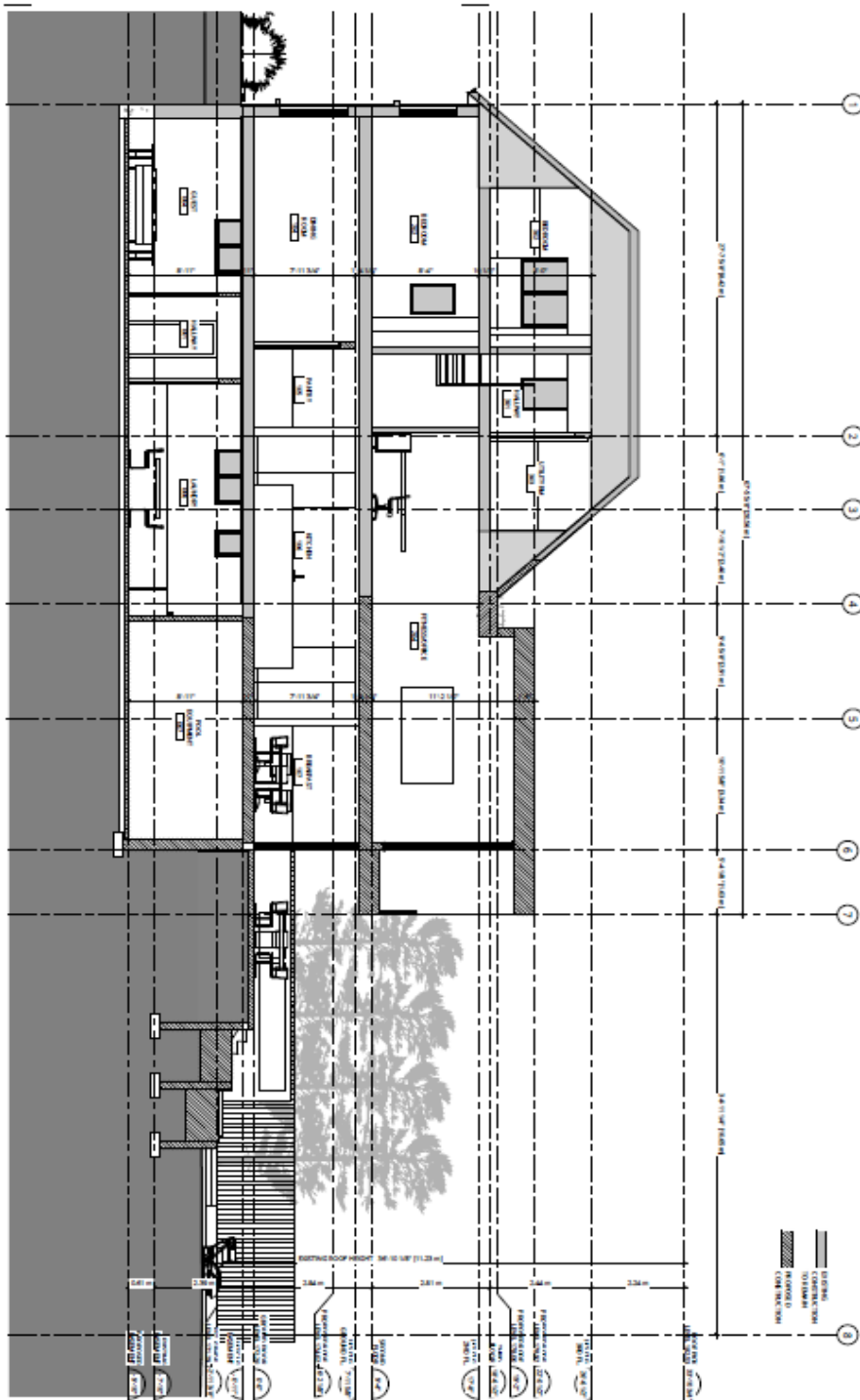
SCALE: 1/4" = 1'-0"

PROJECT: 1084 - 1084-01

DESIGNER: WILLIAM DEWSON ARCHITECTS INC.

ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.

174 BEECHWOOD RD., SUITE 200, TORONTO, ON M6R 2K9 T: 416.966.6605 F: 416.966.5371 dewson.com



LEGEND

- GLASS
- CONCRETE
- MASONRY
- WOOD

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SHOWN ON THE DRAWINGS.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.
5. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF CANADA.
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING AND MECHANICAL CODES OF CANADA.
7. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
8. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA) CODES.

PROJECT INFORMATION

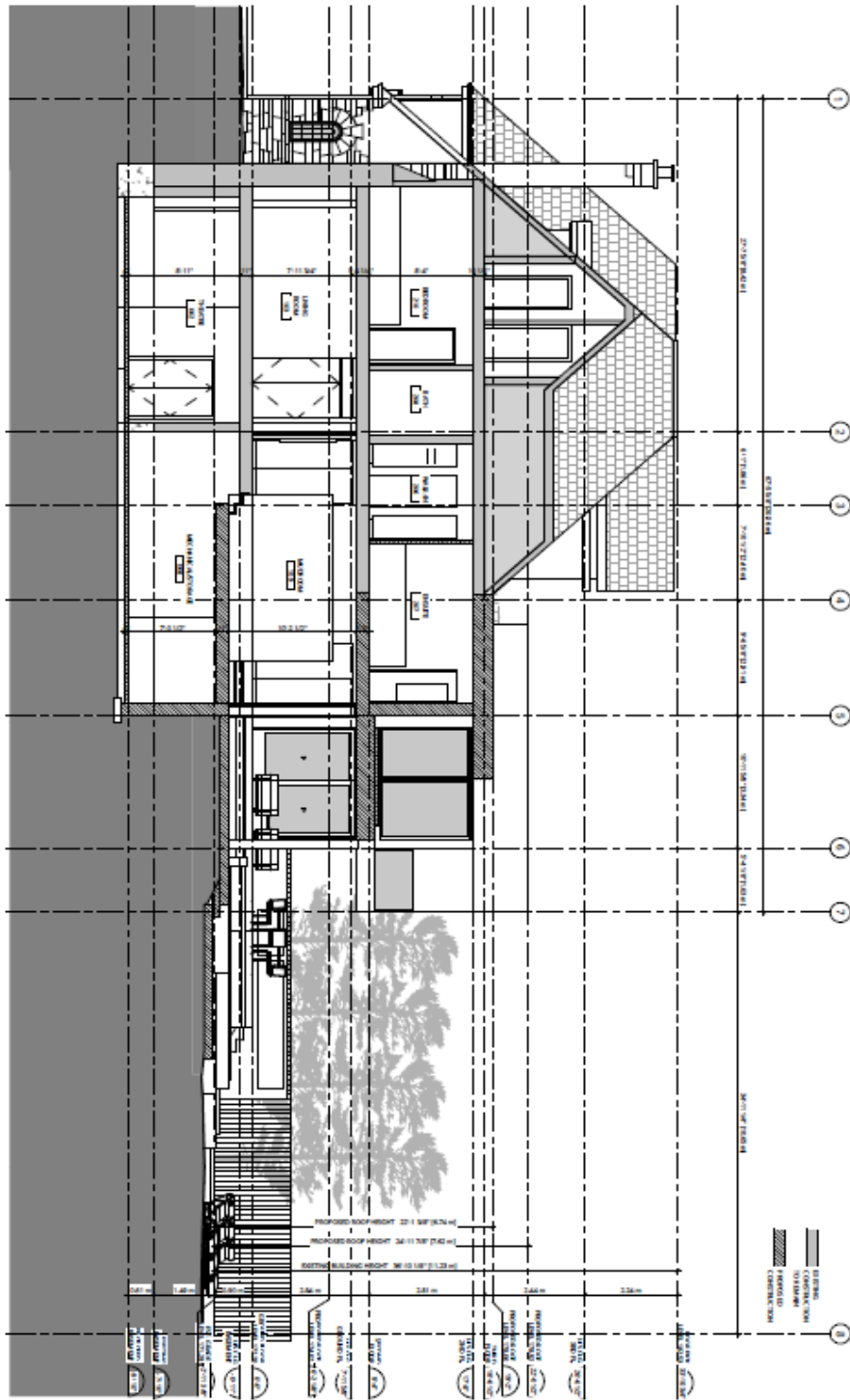
PROJECT: 401 OLD GERRARD HALL (PHASE 2)
 LOCATION: 401 OLD GERRARD ST. E. TORONTO, ONT. M4M 1B7
 ARCHITECT: WILLIAM DEWSON ARCHITECTS INC.
 PROJECTED: 2017
 DRAWN BY: J. BROWN

REVISIONS

NO.	DATE	DESCRIPTION
1	2017-11-10	ISSUED FOR PERMIT
2	2017-11-10	ISSUED FOR PERMIT
3	2017-11-10	ISSUED FOR PERMIT
4	2017-11-10	ISSUED FOR PERMIT
5	2017-11-10	ISSUED FOR PERMIT
6	2017-11-10	ISSUED FOR PERMIT
7	2017-11-10	ISSUED FOR PERMIT
8	2017-11-10	ISSUED FOR PERMIT
9	2017-11-10	ISSUED FOR PERMIT
10	2017-11-10	ISSUED FOR PERMIT
11	2017-11-10	ISSUED FOR PERMIT
12	2017-11-10	ISSUED FOR PERMIT
13	2017-11-10	ISSUED FOR PERMIT
14	2017-11-10	ISSUED FOR PERMIT
15	2017-11-10	ISSUED FOR PERMIT
16	2017-11-10	ISSUED FOR PERMIT
17	2017-11-10	ISSUED FOR PERMIT
18	2017-11-10	ISSUED FOR PERMIT
19	2017-11-10	ISSUED FOR PERMIT
20	2017-11-10	ISSUED FOR PERMIT

WILLIAM DEWSON ARCHITECTS INC.
 174 BIRDFOOT RD., SUITE 200, TORONTO, ON M0R 1R9 T: 416.966.6605 F: 416.966.5371 dewson.com

A301



A302

DATE: 08/20/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: [Name]

CLIENT: [Name]

ARCHITECT: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

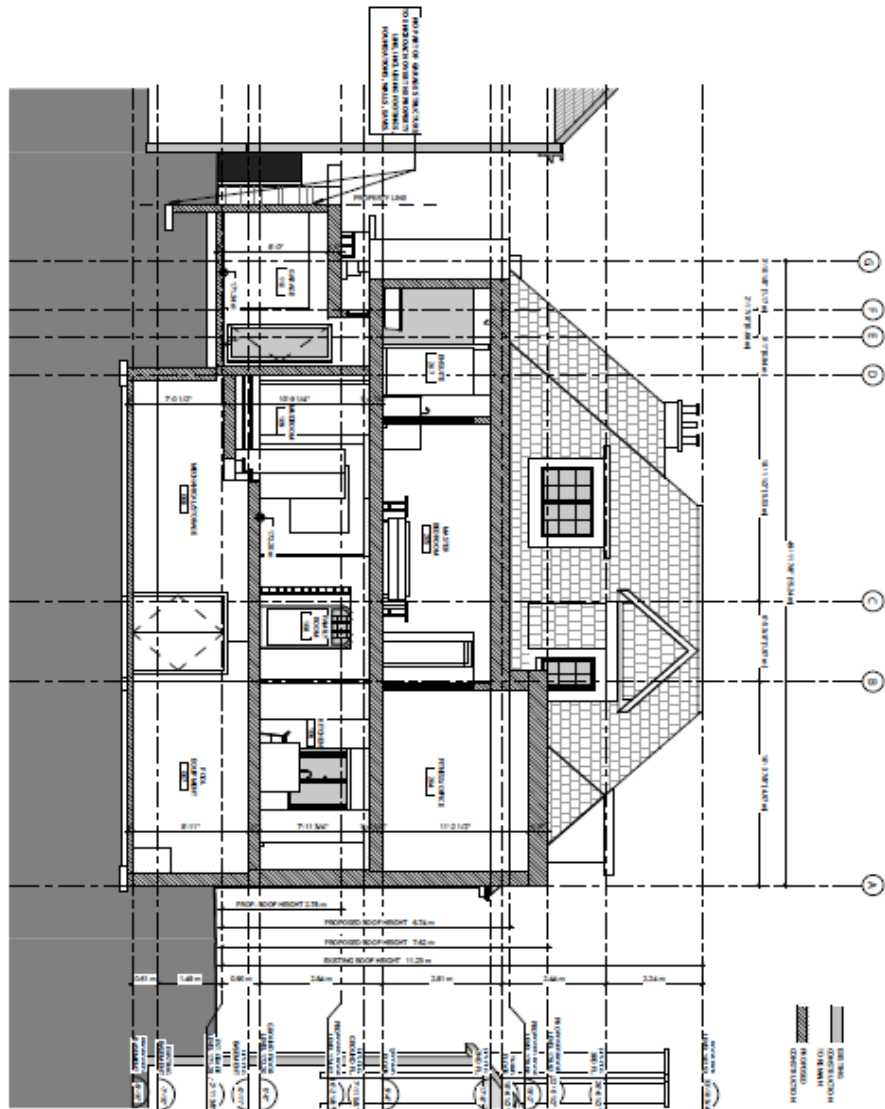
DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]

SCALE: [Scale]



A303

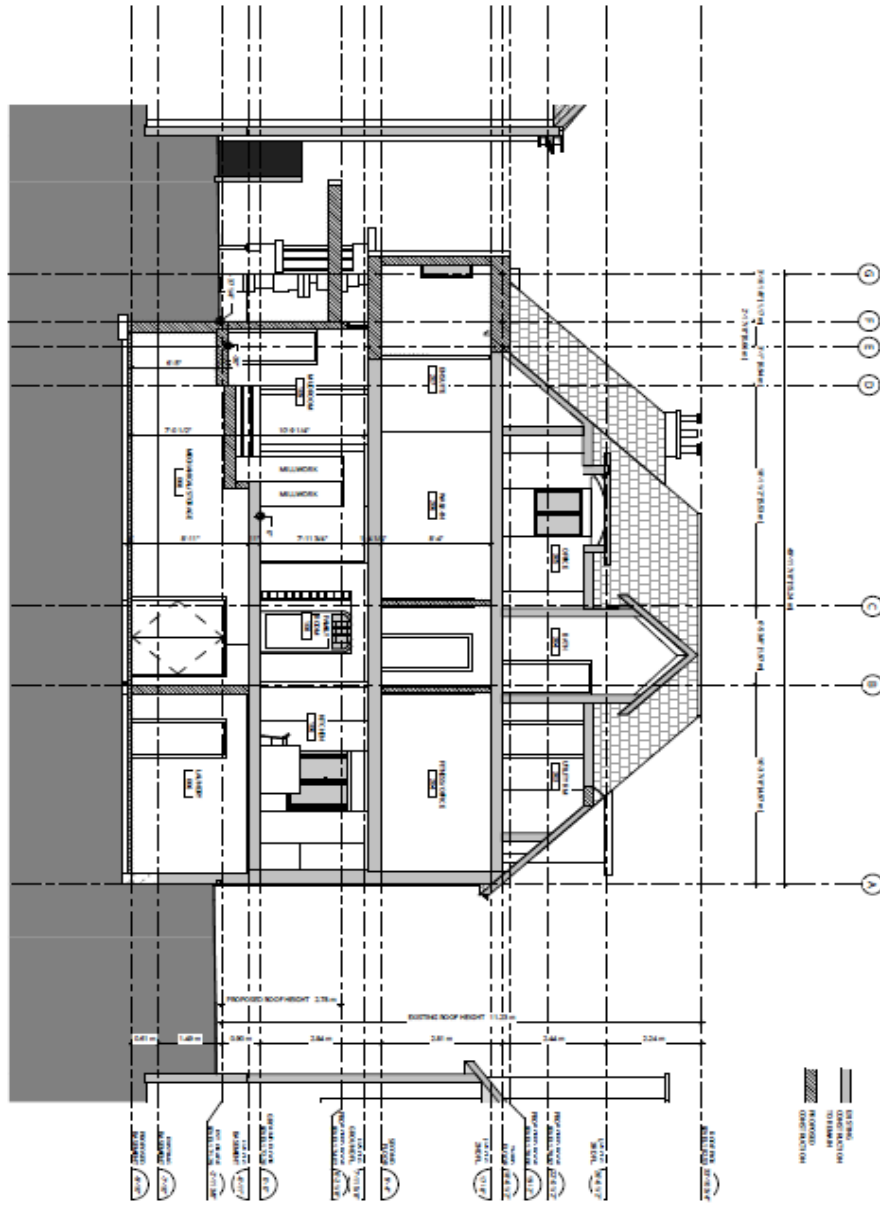
WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD., SUITE 200, TORONTO, ON M5R 2Z9
 T: 416.866.6025 F: 416.866.5371 dewson.com

ONTARIO ASSOCIATION OF ARCHITECTS
 100 KING ST. W. TORONTO, ONT. M5X 1C5
 TEL: 416-967-8888 FAX: 416-967-8889
 WWW.OAARCHITECTS.COM

THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY (P.L.I.) IS A CONTRACT BETWEEN THE ARCHITECT AND THE INSURER. IT IS NOT A GUARANTEE OF THE ARCHITECT'S WORK. THE ARCHITECT'S WORK IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. THE ARCHITECT'S WORK IS NOT A GUARANTEE OF THE ARCHITECT'S WORK. THE ARCHITECT'S WORK IS NOT A GUARANTEE OF THE ARCHITECT'S WORK.

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2017.07.17
2	ISSUE FOR PERMIT	2017.07.17
3	ISSUE FOR PERMIT	2017.07.17
4	ISSUE FOR PERMIT	2017.07.17
5	ISSUE FOR PERMIT	2017.07.17
6	ISSUE FOR PERMIT	2017.07.17
7	ISSUE FOR PERMIT	2017.07.17
8	ISSUE FOR PERMIT	2017.07.17
9	ISSUE FOR PERMIT	2017.07.17
10	ISSUE FOR PERMIT	2017.07.17

WILLIAM DEWSON ARCHITECTS INC.
 174 BEDFORD RD., SUITE 200, TORONTO, ON M5R 2Z9
 T: 416.866.6025 F: 416.866.5371 dewson.com



A304

PROJECT NO. 17-01-17
 PROJECT NO. 17-01-17
 PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

PROJECT NO. 17-01-17

SIGNATURE PAGE

File Number:	A0127/17TEY	Zoning	RD (f18.0; d0.35) (x1418) & R1 Z0.35 (ZZC)
Owner(s):	ERIN LENORE TRAPP TIMOTHY MICHAEL TRAPP	Ward:	St. Paul's (22)
Agent:	WILLIAM DEWSON	Heritage:	Not Applicable
Property Address:	43 OLD FOREST HILL RD	Community:	Toronto
Legal Description:	PLAN 2240 LOT 35		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0128/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RICHARD ARTHUR MCKNIGHT EVELYN MILDRED MCKNIGHT	Ward:	Davenport (18)
Agent:	ROY BANSE	Heritage:	Not Applicable
Property Address:	22 FERNBANK AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK M PT LOT 13		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (150.58 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.75 times the area of the lot (164.11 m²).

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (150.58 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.75 times the area of the lot (164.11 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0128/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RICHARD ARTHUR MCKNIGHT EVELYN MILDRED MCKNIGHT	Ward:	Davenport (18)
Agent:	ROY BANSE	Heritage:	Not Applicable
Property Address:	22 FERNBANK AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK M PT LOT 13		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0129/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	TAO CAI	Ward:	Trinity-Spadina (19)
Agent:	DAVID MOSKAL	Heritage:	Not Applicable
Property Address:	235 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK D PT LOTS 9 & 10		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2 ½-storey semi-detached dwelling by construct a third-storey addition.

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

- Chapter 10.10.40.70.(4)(B), By-law 569-2013**
The minimum required side yard setback for a semi-detached house is 0.45 m.
The altered dwelling will be located 0.00 m from the north side lot line and 0.40 m from the south side lot line, measured from the new third-floor addition.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a semi-detached house is 17.0 m.
The altered dwelling will have a building depth of 17.22 m.
- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The altered dwelling will have a building height of 10.61 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot will be 10.26 m.
- 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 (221.78 m²).
The altered dwelling will have a floor space index equal to 1.17 times the area of the lot (260.34 m²).

- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback for a semi-detached house is 0.45 m, where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.0 m from the north side lot line and 0.40 m from the south side lot line.
- 2. Section 6(3) Part II 3(I), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered semi-detached dwelling will be setback 0.00 m from the side wall of the north adjacent building at 237 Shaw Street and 0.64 m from the side wall of the south adjacent building at 233 Shaw Street, which contains no openings.
- 3. 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 17.22 m.
- 4. Section 4(2)(a), By-law 438-86**
The maximum permitted height of a building or structure is 10.0 m.
The altered semi-detached dwelling will have a building height of 10.61 m.
- 5. 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 (221.78 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 1.17 times the area of the lot (260.34 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0129/17TEY	Zoning	R (d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	TAO CAI	Ward:	Trinity-Spadina (19)
Agent:	DAVID MOSKAL	Heritage:	Not Applicable
Property Address:	235 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK D PT LOTS 9 & 10		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0130/17TEY	Zoning	R (d0.6) (x762) & R2 Z0.6 (ZZC)
Owner(s):	KEVIN LESTER SCHWARTZ KATHERINE JULIA LOKASH	Ward:	St. Paul's (22)
Agent:	KATHERINE JULIA LOKASH	Heritage:	Not Applicable
Property Address:	90 FARNHAM AVE	Community:	Toronto
Legal Description:	PLAN 947 PT LOT 23		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 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 with rooftop deck, a rear ground floor deck, and front exterior stairs.

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (209.34 m²).

The altered dwelling will have a floor space index equal to 0.89 times the area of the lot (270.61 m²).

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (209.34 m²).

The altered dwelling will have a gross floor area equal to 0.89 times the area of the lot (270.61 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0130/17TEY	Zoning	R (d0.6) (x762) & R2 Z0.6 (ZZC)
Owner(s):	KEVIN LESTER SCHWARTZ KATHERINE JULIA LOKASH	Ward:	St. Paul's (22)
Agent:	KATHERINE JULIA LOKASH	Heritage:	Not Applicable
Property Address:	90 FARNHAM AVE	Community:	Toronto
Legal Description:	PLAN 947 PT LOT 23		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

22. 395 BROCK AVE

File Number:	A0131/17TEY	Zoning	R(d1.0)(x810) & R4 Z1.0 (ZZC)
Owner(s):	ALDINA PEREIRA JOSE PEREIRA	Ward:	Davenport (18)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	395 BROCK AVE	Community:	Toronto
Legal Description:	PLAN 690 LOT 26		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 5-unit apartment building by constructing a rear second-storey addition over the existing rear one-storey addition in order to accommodate a 6th residential dwelling unit.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.50 m.
The altered apartment building will be located 3.22 m from the rear lot line.
- 2. Chapter 10.10.40.70.(4)(G), By-law 569-2013**
The minimum required side yard setback is 0.45 m where there are no windows or doors in that side of the building.
The altered apartment building will be located 0.06 m from the north side lot line.
- 3. Chapter 10.10.40.70.(3)(B(iv)), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.13 m from the south side lot line.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 27.28 m.
- 5. 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 (236.99 m²).
The altered apartment building will have a floor space index equal to 2.32 times the area of the lot (550.49 m²).
- 6. Chapter 10.5.50.10.(4)(A), By-law 569-2013**
A minimum of 50% (118.50 m²) of the lot area must be maintained as landscaping.
In this case, 5% (11.12 m²) of the lot area will be maintained as landscaping.
- 7. Chapter 10.5.50.10.(4)(B), By-law 569-2013**
A minimum of 50% (59.25 m²) of the required landscaping must be provided as soft landscaping.
In this case, 9% (5.32 m²) of the required landscaping will be provided as soft landscaping.

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

A 1.5 m wide minimum strip of soft landscaping must be provided for a lot with an apartment building, along any part of a lot line abutting a lot in a Residential Zone.

In this case, no strip of abutting soft landscaping will be provided along the north side lot line.

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

A minimum of six resident parking spaces and one visitor parking space are required to be provided.

In this case, one resident parking space and zero visitor parking spaces will be provided.

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

The minimum required rear yard setback is 7.50 m.

The altered apartment building will be located 3.22 m from the rear lot line.

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

The minimum required side lot line setback of an apartment building is 0.45 m where the side wall contains no openings.

The altered apartment building will be located 0.06 m from the north side lot line.

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

The minimum required side lot line setback of an apartment building is 1.2 m where the side wall contains openings.

The altered apartment building will be located 0.13 m from the south side lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The altered apartment building will be located 0.06 m from the side wall of the north adjacent building.

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

The maximum permitted depth of an apartment building is 14.0 m.

The altered apartment building will have a depth of 27.28 m.

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

The maximum permitted gross floor area is 1.0 times the area of the lot (236.99 m²).

The altered apartment building will have a gross floor area equal to 2.32 times the area of the lot (550.49 m²).

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

A minimum of 50% of the lot area (118.50 m²) shall be landscaped open space.

In this case, 5% of the lot area (11.12 m²) will be landscaped open space.

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

A minimum of four resident parking spaces and one visitor parking space are required to be provided.

In this case, one resident parking space and zero visitor parking spaces will be provided.

MOTION

It was moved by Ewa Modlinska, seconded by Edmund Carlson and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to revise the proposal and to discuss the proposal in more detail with the neighbour. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



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

File Number:	A0132/17TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	ALEXIA TOURALIAS BRADLEY BECHARD	Ward:	Toronto-Danforth (29)
Agent:	DENNIS BENOIT	Heritage:	Not Applicable
Property Address:	300 STRATHMORE BLVD	Community:	Toronto
Legal Description:	557E LOT 611 PT LOT 610 PT LOT 612		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second floor addition to a detached dwelling.

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

- 1. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.5 m.
The front yard setback will be 4.66 m.
- 1. Section 6(3) Part II 8 A, By-law 438-86**
The projection of eaves or cornices into the required setback is restricted to a maximum of 0.45 m.
The eaves or cornices will project 0.46 m.
- 2. Section 4(4)(c)(i), By-law 438-86**
The minimum required driveway width is 2.6 m.
The driveway width will be 2.3 m.
- 3. Section 6(3) Part II 3.B(II), By-law 438-86**
The by-law requires a detached house to have a minimum side lot line setback of 0.9 m for that portion of the building not exceeding 17.0 m in depth, where the side wall contains openings.
The west side lot line setback is 0.46 m.
- 4. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.5 m.
The front yard setback will be 4.66 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 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:	A0132/17TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	ALEXIA TOURALIAS BRADLEY BECHARD	Ward:	Toronto-Danforth (29)
Agent:	DENNIS BENOIT	Heritage:	Not Applicable
Property Address:	300 STRATHMORE BLVD	Community:	Toronto
Legal Description:	557E LOT 611 PT LOT 610 PT LOT 612		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0133/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	CARRIE ANN MCLLWAIN BRAD ROBERT GEROGE MOORE	Ward:	St. Paul's (22)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	247 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1787 PT LOT 136		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building is 9.0 m.
The height of the altered detached dwelling will be 9.25 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.
In this case, the height of the front exterior main wall of the altered dwelling will be 8.69 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.
In this case, the height of rear exterior main wall of the altered dwelling will be 9.06 m.
- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.0 m.
In this case, the height of the side exterior main walls facing a side lot line will be 9.06 m.
- 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 (173.74 m²).
The altered dwelling will have a floor space index equal to 0.81 times the area of the lot (235.23 m²).

6. **Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback for a detached dwelling is 0.45 m.
The altered dwelling will be located 0.28 m from the west side lot line.
7. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (14.8 m²).
In this case, 67% (13.31 m²) of the front yard will be soft landscaping.
1. **Section 4(2), By-law 438-86**
The maximum permitted building height is 9 m.
The altered detached dwelling will have a height of 9.25 m.
2. **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 (173.74 m²).
The altered dwelling will have a residential gross floor area equal to 0.81 times the area of the lot (235.23 m²).
3. **Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.
The altered detached dwelling will be located 0.28 m from the west side lot line.
4. **Section 6(3) Part II 3(i), By-law 438-86**
The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered dwelling will be located 0.56 m from the side wall of the adjacent building to the west at 245 Belsize Drive.
5. **Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% (14.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 67 % (13.31 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

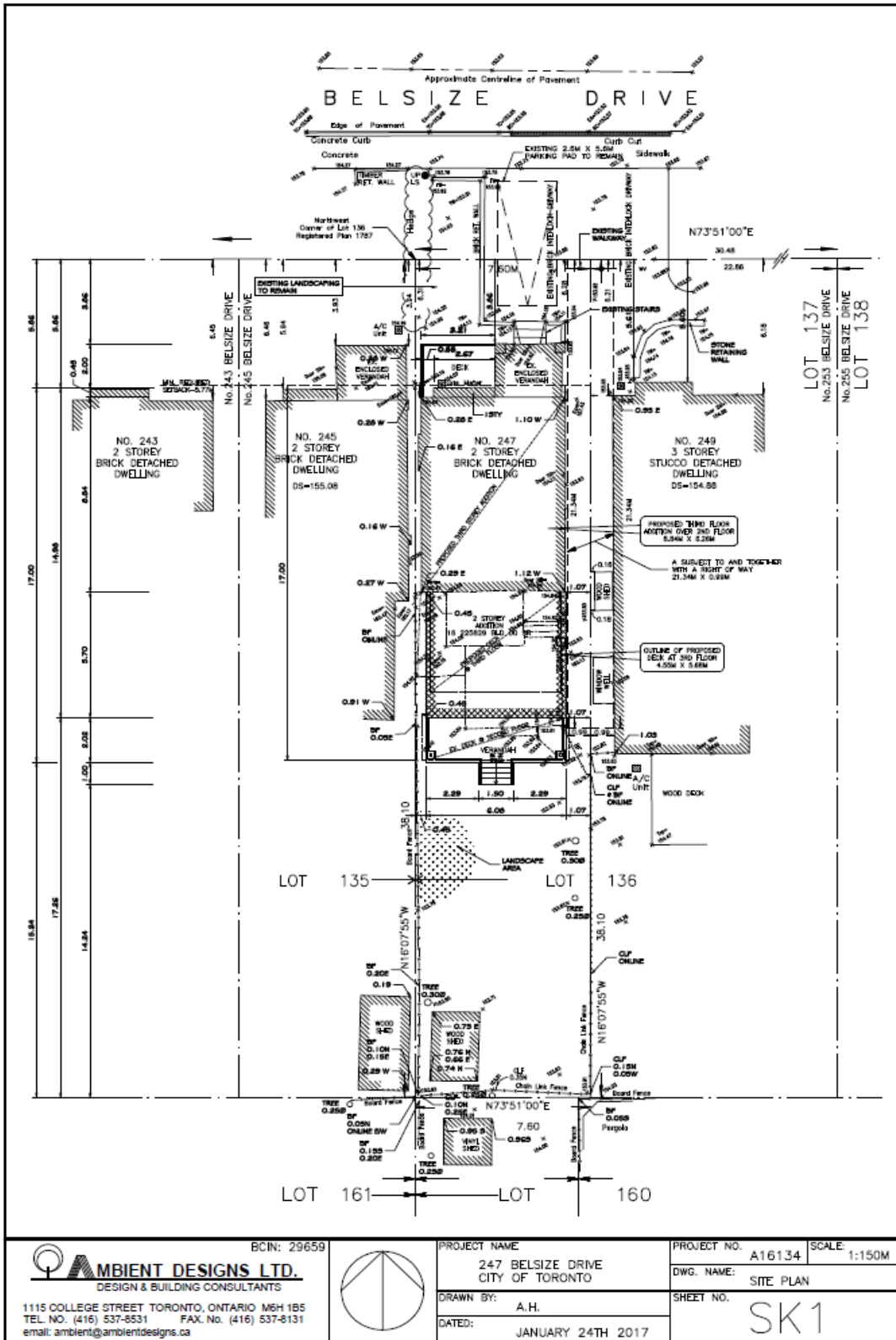
The Minor Variance Application is Approved on Condition

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

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

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The altered dwelling shall be constructed substantially in accordance with the plans received by the Committee of Adjustment on January 24, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.



SITE STATISTICS(3 STOREYS)			
	EXISTING	PROPOSED	NEW TOTAL
FIRST FLOOR	91.24 M ²	0.00 M ²	91.24 M ²
SECOND FLOOR	89.99 M ²	0.00 M ²	89.99 M ²
THIRD FLOOR	0.00 M ²	54.17 M ²	54.17 M ²
GROSS FLR. AREA	181.23 M ²	54.17 M ²	235.40 M ²
	82.59 %	18.71 %	81.30 %

REAR YARD SOFT LANDSCAPING	
REAR YARD AREA 17.26M X 7.62M	131.52 M ²
REQUIRED MIN. SOFT LANDSCAPING (50%)	65.76 M ²
BUILT UP AREAS @ REAR	20.72 M ²
PROVIDED SOFT LANDSCAPING (84.25 %)	110.80 M ²

LOT AREA = 289.56 M²
 ZONED: R2 Z0.6
 MAP NO. : 51K-322
 (BY-LAW) : 438-86
 ZONED : R(40.6)(x830)
 BY-LAW : 569-2013

MIN. LANDSCAPED REQUIRED (30%)	86.87 M ²
LANDSCAPED AREA PROVIDED	175.82 M ²
	60.72 %

BUILT-UP AREA @ REAR	
VERANDAH & STAIRS	14.27 M ²
SHED	6.45 M ²
TOTAL	20.72 M ²

BUILT-UP AREA	
HOUSE	91.24 M ²
FRONT STAIRS	1.57 M ²
VERANDAH @ REAR + STAIRS	14.27 M ²
FRONT DECK	6.65 M ²
TOTAL	113.74 M ²

FRONT YARD LANDSCAPING	
FRONT YARD AREA 7.62M X 5.77M	43.97 M ²
MIN. LANDSCAPING REQ. (50%)	21.98 M ²
PROVIDED LANDSCAPING (48.37%)	21.27 M ²
MIN. REQUIRED SOFT LANDSCAPING (75%)	16.49 M ²
PROVIDED SOFT LANDSCAPING (68.68%)	15.10 M ²

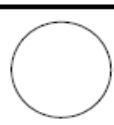
BUILT-UP AREA @ FRONT	
PART ENCLOSED VERANDAH	5.58 M ²
PART PARKING PAD & DRIVEWAY	11.00 M ²
STAIRS + WALKWAY	6.17 M ²
PART FRONT DECK	6.12 M ²
TOTAL	28.87 M ²

BCIN: 29659



AMBIENT DESIGNS LTD.
 DESIGN & BUILDING CONSULTANTS

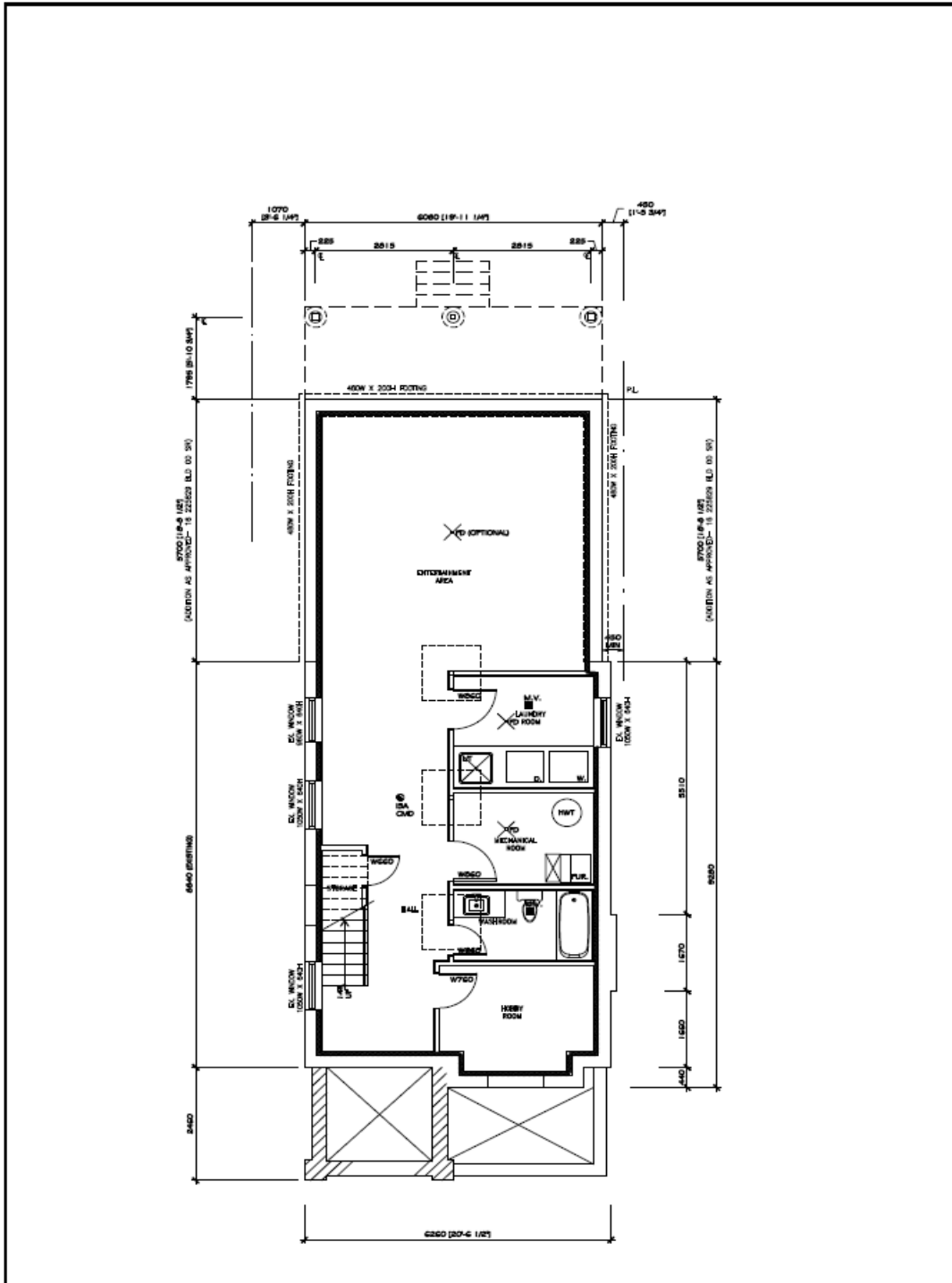
1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
 email: ambient@ambientdesigns.ca





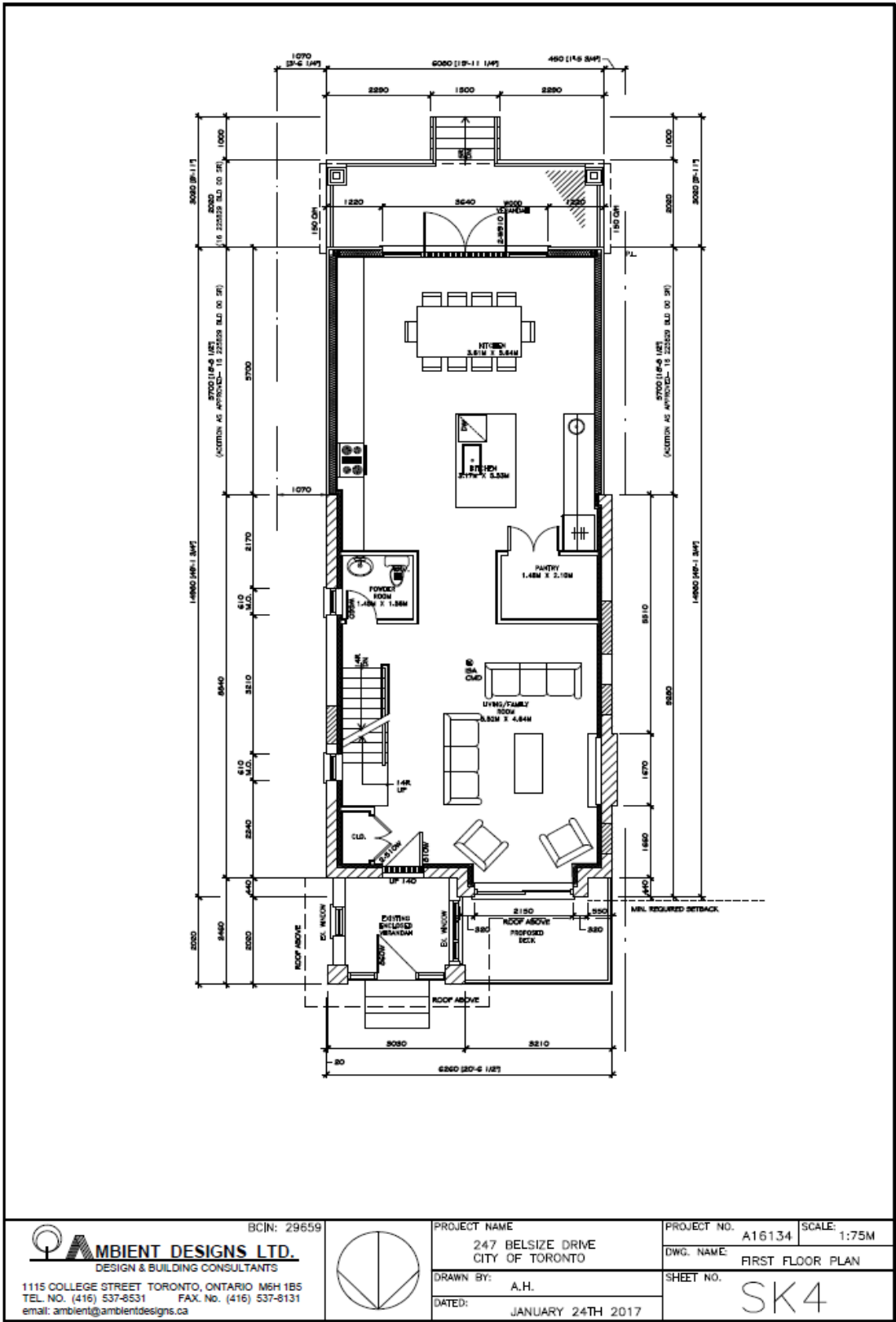
PROJECT NAME
 247 BELSIZE DRIVE
 CITY OF TORONTO

DRAWN BY: A.H.
 DATED: JANUARY 24TH 2017

PROJECT NO. A16134 SCALE: NTS
 DWG. NAME: SITE STATISTICS
 SHEET NO. SK2



 <p>AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS</p> <p>1115 COLLEGE STREET TORONTO, ONTARIO M5H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca</p>		BCIN: 29659	PROJECT NAME 247 BELSIZE DRIVE CITY OF TORONTO	PROJECT NO. A16134	SCALE: 1:75M
		DRAWN BY: A.H. DATED: JANUARY 24TH 2017	DWG. NAME: BASEMENT FLOOR PLAN SHEET NO. SK3		

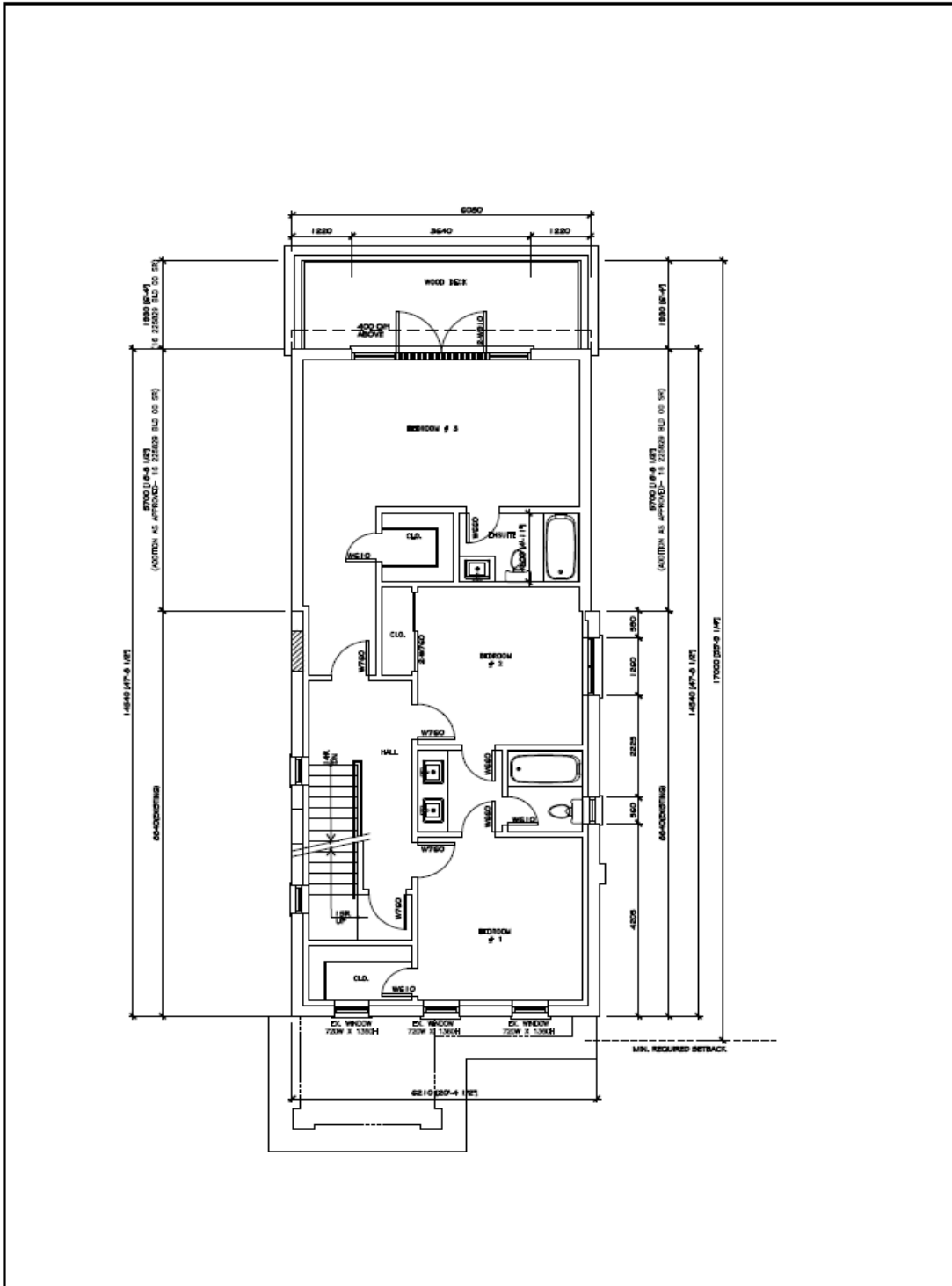




BCIN: 29659
AMBIENT DESIGNS LTD.
 DESIGN & BUILDING CONSULTANTS
 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
 email: ambient@ambientdesigns.ca

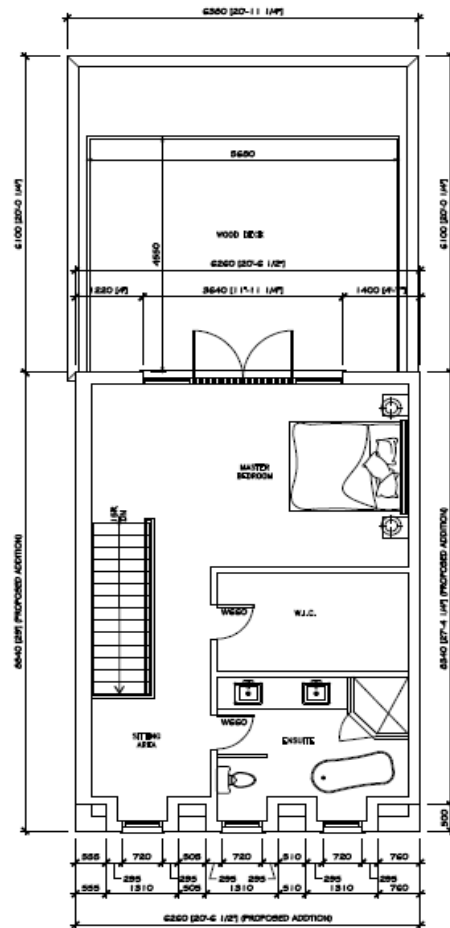




PROJECT NAME
 247 BELSIZE DRIVE
 CITY OF TORONTO
 DRAWN BY: A.H.
 DATED: JANUARY 24TH 2017

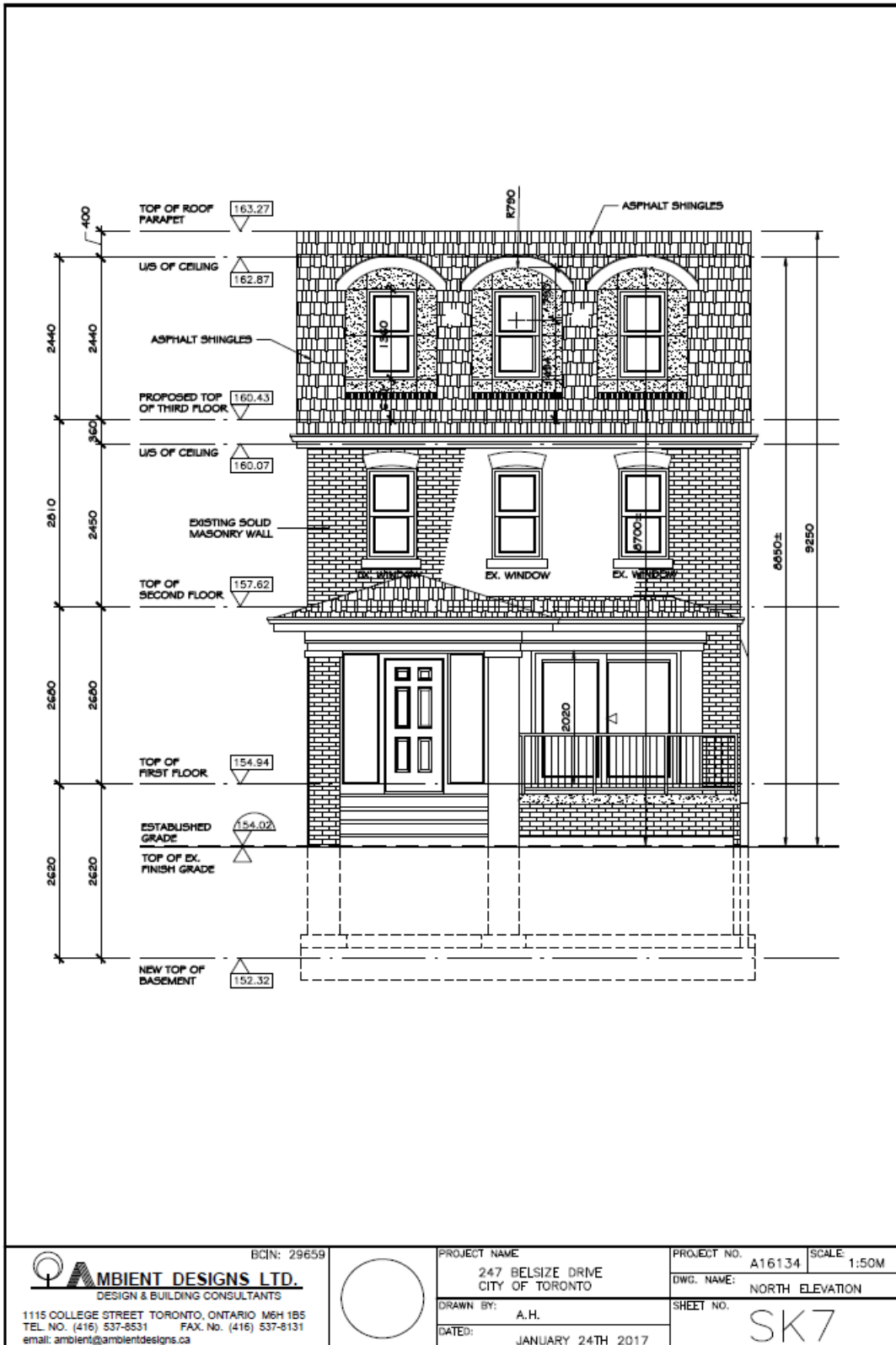
PROJECT NO. A16134 SCALE: 1:75M
 DWG. NAME: FIRST FLOOR PLAN
 SHEET NO. SK4

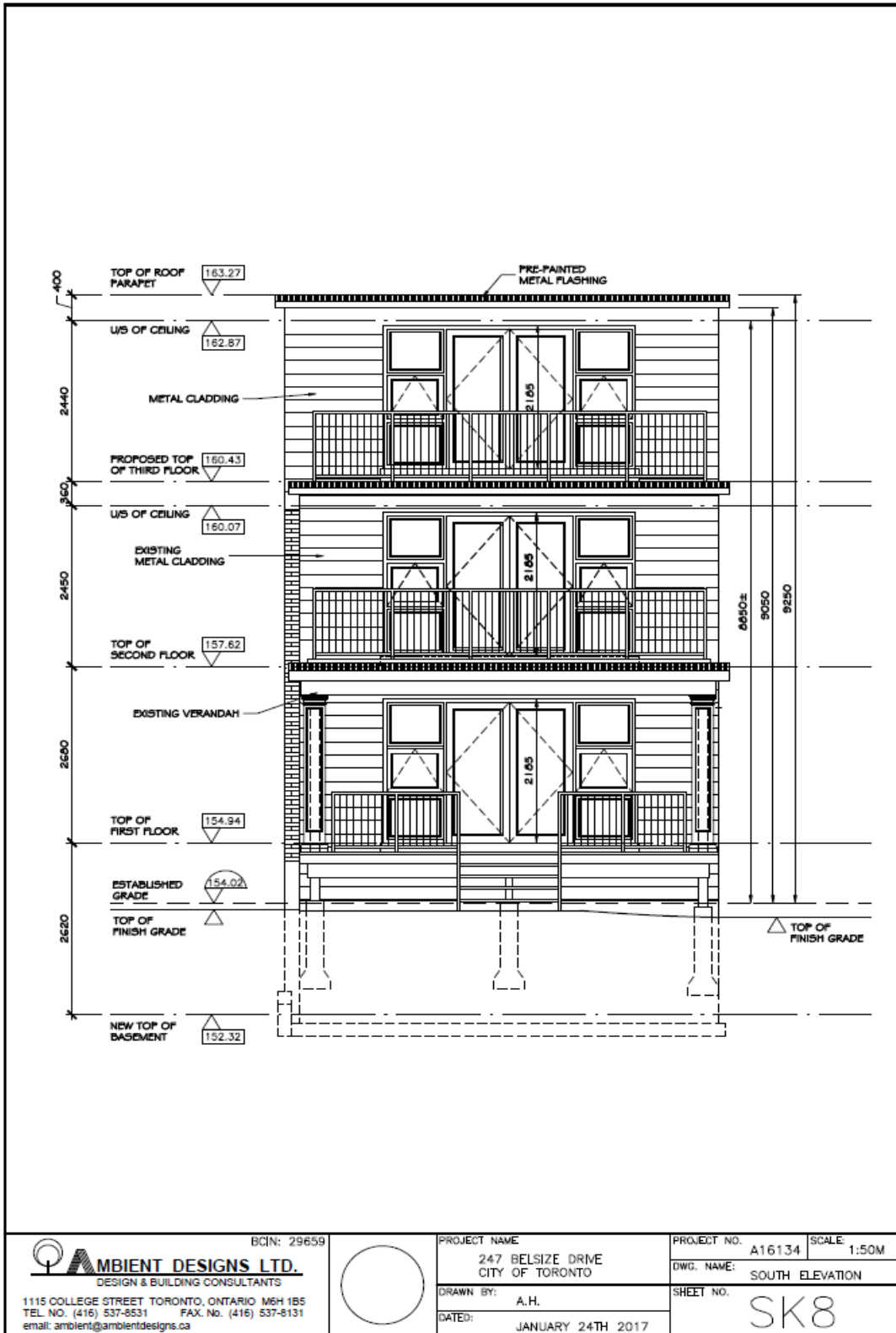


 AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS 1115 COLLEGE STREET TORONTO, ONTARIO M5H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca		BCIN: 29659	PROJECT NAME 247 BELSIZE DRIVE CITY OF TORONTO	PROJECT NO. A16134 SCALE: 1:75M
		DRAWN BY: A.H.	DWG. NAME: SECOND FLOOR PLAN	
		DATED: JANUARY 24TH 2017	SHEET NO. SK5	

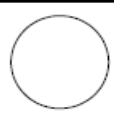


 AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca		BCIN: 29659	PROJECT NAME 247 BELSIZE DRIVE CITY OF TORONTO	PROJECT NO. A16134	SCALE: 1:75M
		DRAWN BY: A.H.	DWG. NAME THIRD FLOOR PLAN	SHEET NO. SK6	DATED: JANUARY 24TH 2017



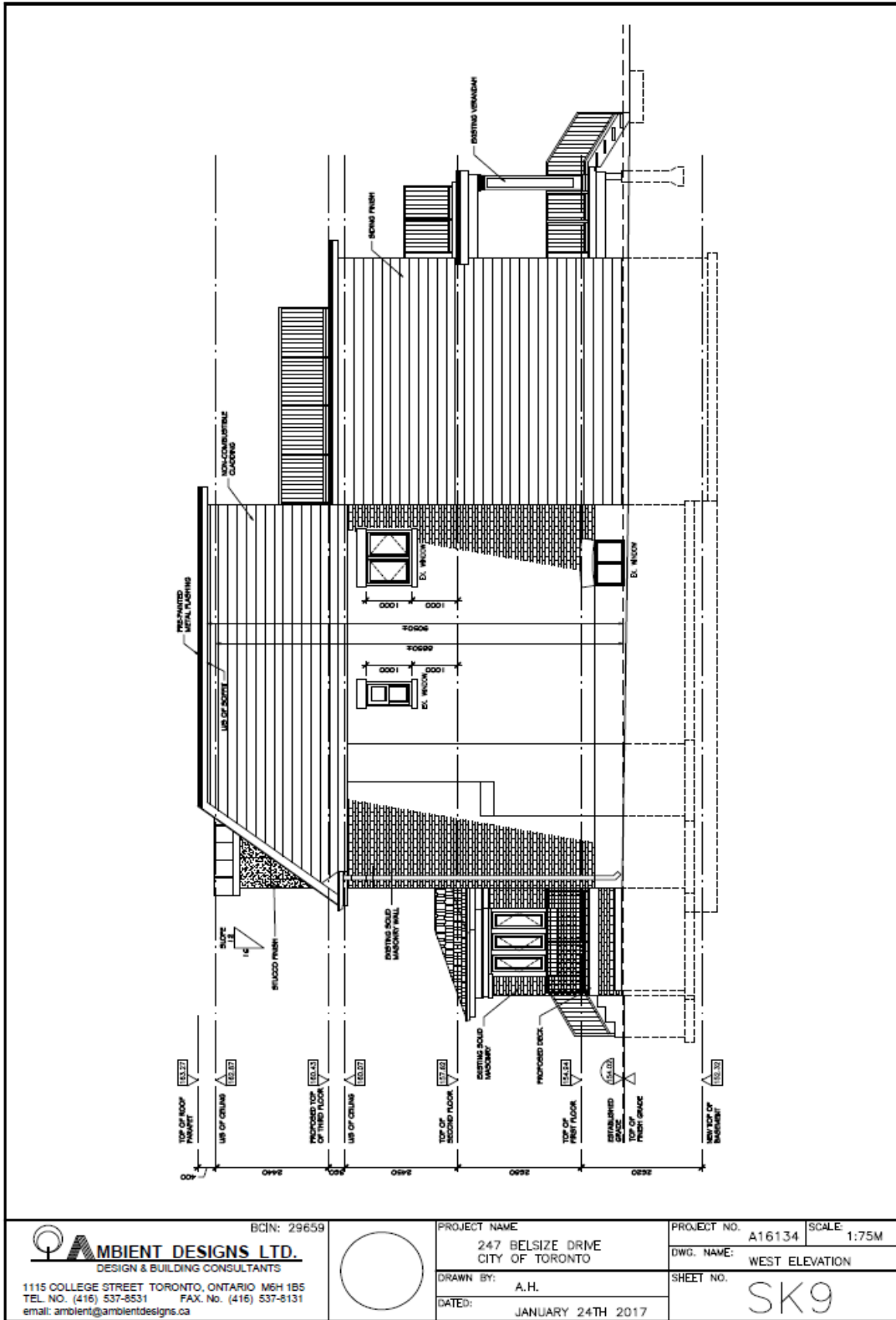



AMBIENT DESIGNS LTD.
 DESIGN & BUILDING CONSULTANTS
 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
 TEL. NO. (416) 537-8531 FAX. NO. (416) 537-8131
 email: ambient@ambientdesigns.ca

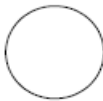


PROJECT NAME
 247 BELSIZE DRIVE
 CITY OF TORONTO
 DRAWN BY:
 A.H.
 DATED:
 JANUARY 24TH 2017

PROJECT NO. A16134 SCALE 1:50M
 DWG. NAME: SOUTH ELEVATION
 SHEET NO. SK8

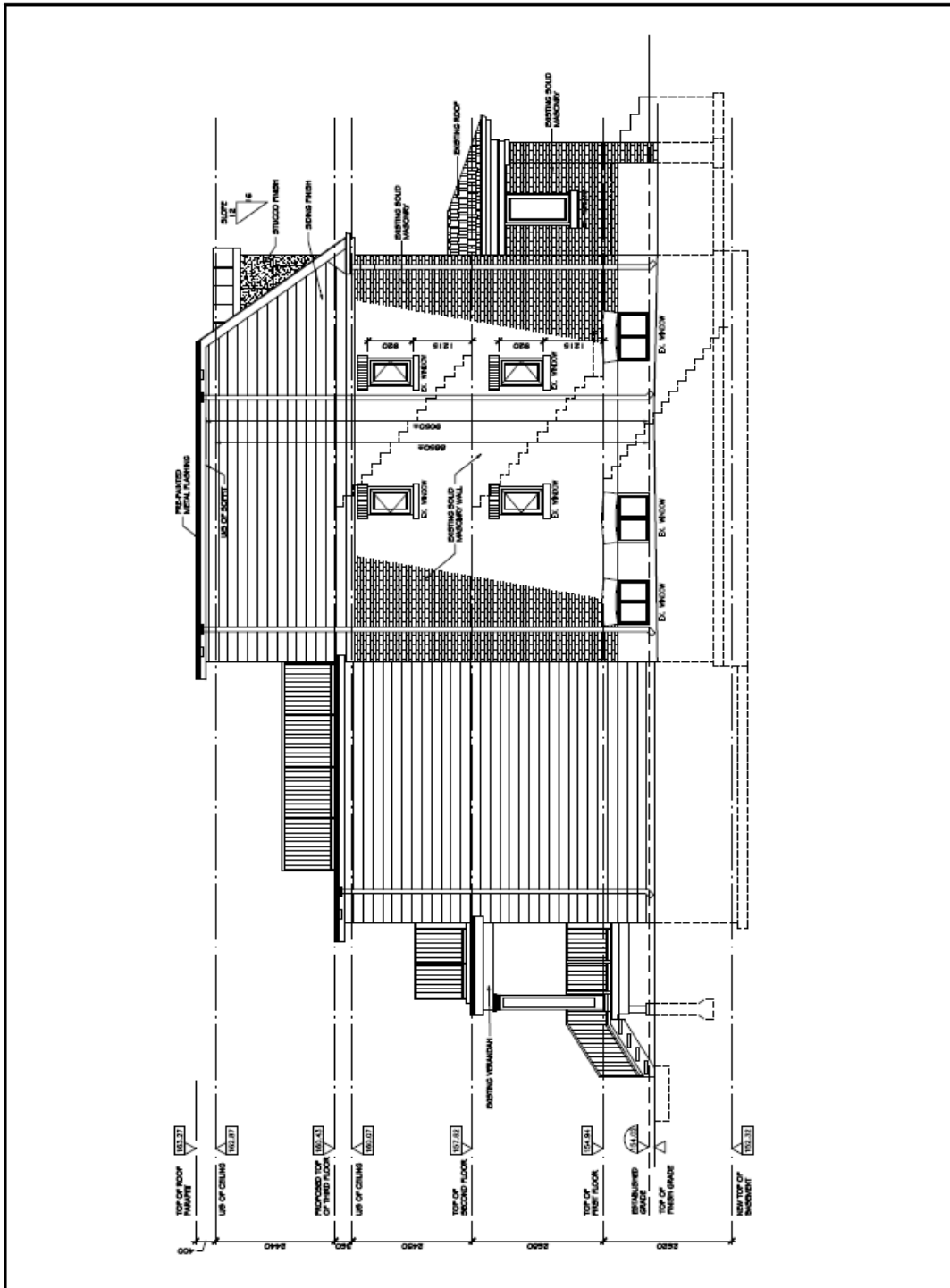



BCIN: 29659
AMBIENT DESIGNS LTD.
 DESIGN & BUILDING CONSULTANTS
 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
 TEL NO. (416) 537-8531 FAX. NO. (416) 537-8131
 email: ambient@ambientdesigns.ca



PROJECT NAME
 247 BELSIZE DRIVE
 CITY OF TORONTO
 DRAWN BY:
 A.H.
 DATED:
 JANUARY 24TH 2017

PROJECT NO.	A16134	SCALE:	1:75M
DWG. NAME:	WEST ELEVATION		
SHEET NO.	SK9		



 <p>AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS</p> <p>1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca</p>	BCIN: 29659	PROJECT NAME	PROJECT NO.	SCALE
		247 BELSIZE DRNE CITY OF TORONTO	A16134	1:75M
		DRAWN BY:	DWG. NAME:	
		A.H.	EAST ELEVATION	
	DATED:	JANUARY 24TH 2017	SHEET NO.	SK10

SIGNATURE PAGE

File Number:	A0133/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	CARRIE ANN MCLLWAIN BRAD ROBERT GEROGÉ MOORE	Ward:	St. Paul's (22)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	247 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1787 PT LOT 136		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0134/17TEY	Zoning	R (d0.6) (x752) & R2 Z0.6 (BLD)
Owner(s):	NADINE SARICH	Ward:	Toronto-Danforth (30)
Agent:	YELENA DJURIC	Heritage:	Not Applicable
Property Address:	75 ALTON AVE	Community:	Toronto
Legal Description:	PLAN M381 PT LOT 41		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear second floor addition, complete third-storey addition with rear rooftop deck, and rear basement walkout.

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

- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.95 m.
- Chapter 10.10.40.10.(2)(B)(i), by-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 8.95 m.
- 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 (116.0 m²).
The altered dwelling will have a floor space index equal to 0.9 times the area of the lot (174.5 m²).
- Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.3 m if it is no closer to a side lot line than the required side yard setback.
In this case, the platform will be located 0.3 m closer to the side lot line than the required setback.
- 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 0.22 m from the north lot line.

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 (116.0 m²).

The altered dwelling will have a gross floor area equal to 0.9 times the area of the lot (174.5 m²).

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

The minimum required side lot line setback for a depth not exceeding 17.0 m where the side walls contain no openings is 0.45 m.

The altered dwelling will be located 0.15 m from the north side lot line from the third floor north side wall.

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:	A0134/17TEY	Zoning	R (d0.6) (x752) & R2 Z0.6 (BLD)
Owner(s):	NADINE SARICH	Ward:	Toronto-Danforth (30)
Agent:	YELENA DJURIC	Heritage:	Not Applicable
Property Address:	75 ALTON AVE	Community:	Toronto
Legal Description:	PLAN M381 PT LOT 41		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0135/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	CURTIS MICHAEL MCCONE	Ward:	St. Paul's (22)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	451 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 149 & 151		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two-storey addition, a complete third storey addition, a rear third storey terrace, a rear ground floor deck, and a rear basement walkout.

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 7 m.
The altered semi-detached dwelling will have a height of 9.69 m.
- 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 m.
The height of the side exterior main walls facing a side lot line will be 9.69 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 18.02 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (182.34 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.81 times the area of the lot (246.45 m²).
- Chapter 200.5.10.1.(1), By-law 569-2013**

A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

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

A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

2. Section 6(3) Part II 3.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 altered semi-detached dwelling will be located 0 m from the east side lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The altered semi-detached dwelling will be located 0 m from the side wall of the adjacent building, 451 Hillsdale Avenue East.

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

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

The altered semi-detached dwelling will have a depth of 18.02 m.

5. 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 uncovered platform will project 4.57 m from the rear wall.

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

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (182.34 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.81 times the area of the lot (246.45 m²).

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

The maximum permitted building height is 9 m.

The altered semi-detached dwelling will have a height of 9.66 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 Approved on Condition

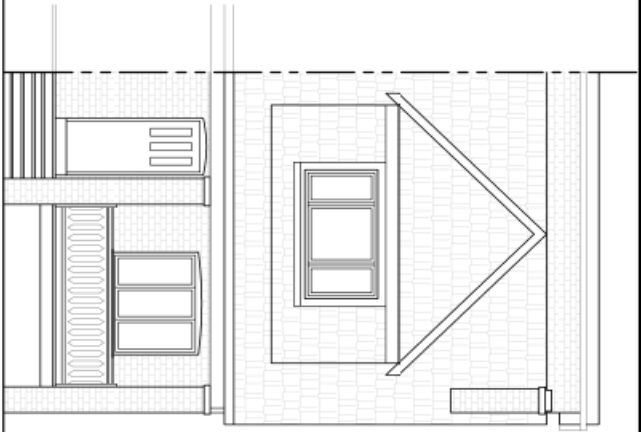
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

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

- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The applicant shall reduce the size of the rear third floor terrace to the satisfaction of the Director of Community Planning, Toronto and East York District.
- (3) The altered dwelling (except for the third floor terrace) shall be constructed substantially in accordance with the plans date stamped received by Committee of Adjustment on February 23, 2017. Any variances that may appear on these plans that are NOT listed in the written decision are not authorized.



RECEIVED
By TEY CoFA at 2:15 pm, Feb 23, 2017

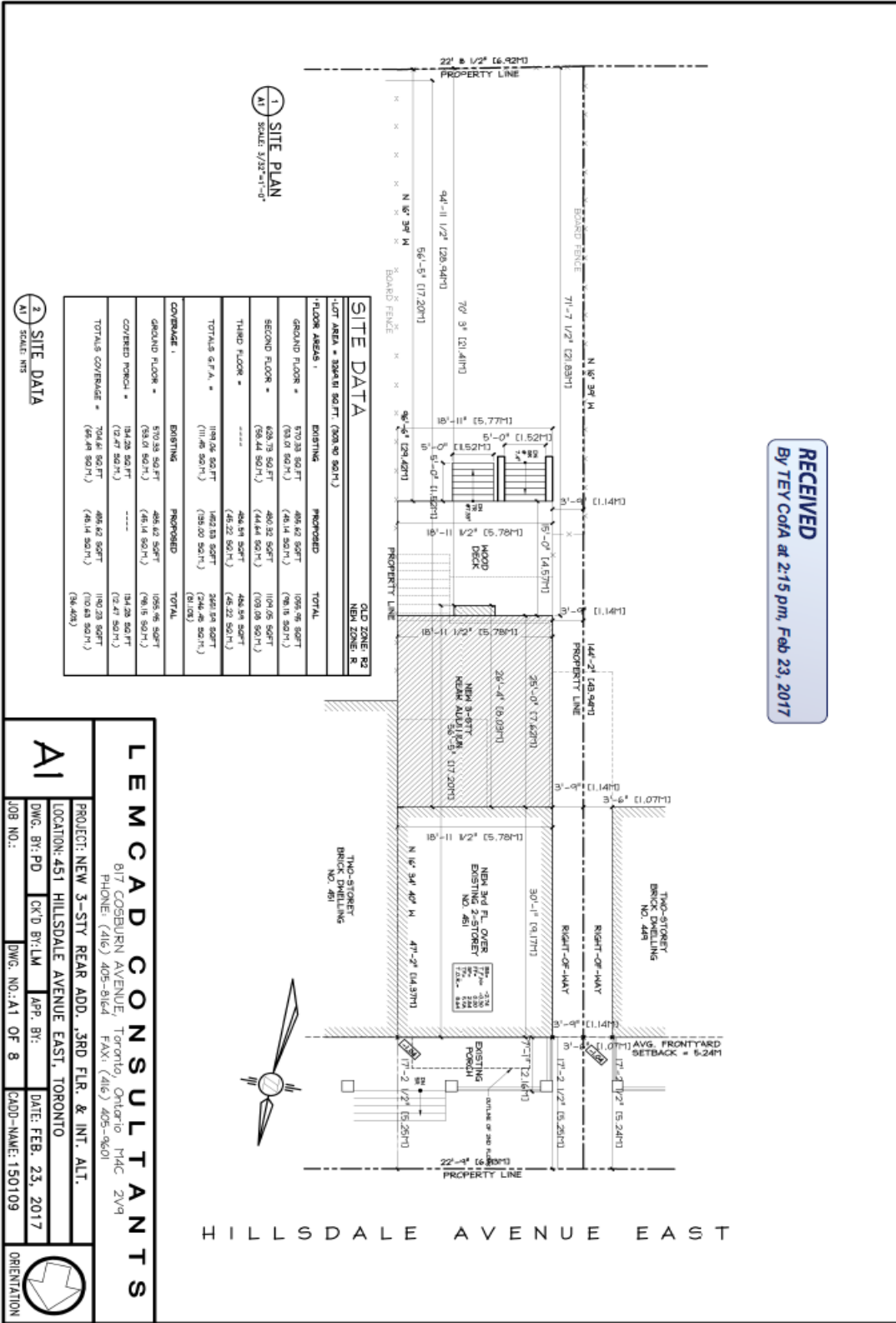
**451 HILLSDALE AVENUE EAST, TORONTO
PROPOSED NEW 3-STORY REAR ADDITION
NEW THIRD FLOOR AND INTERIOR ALTERATIONS**

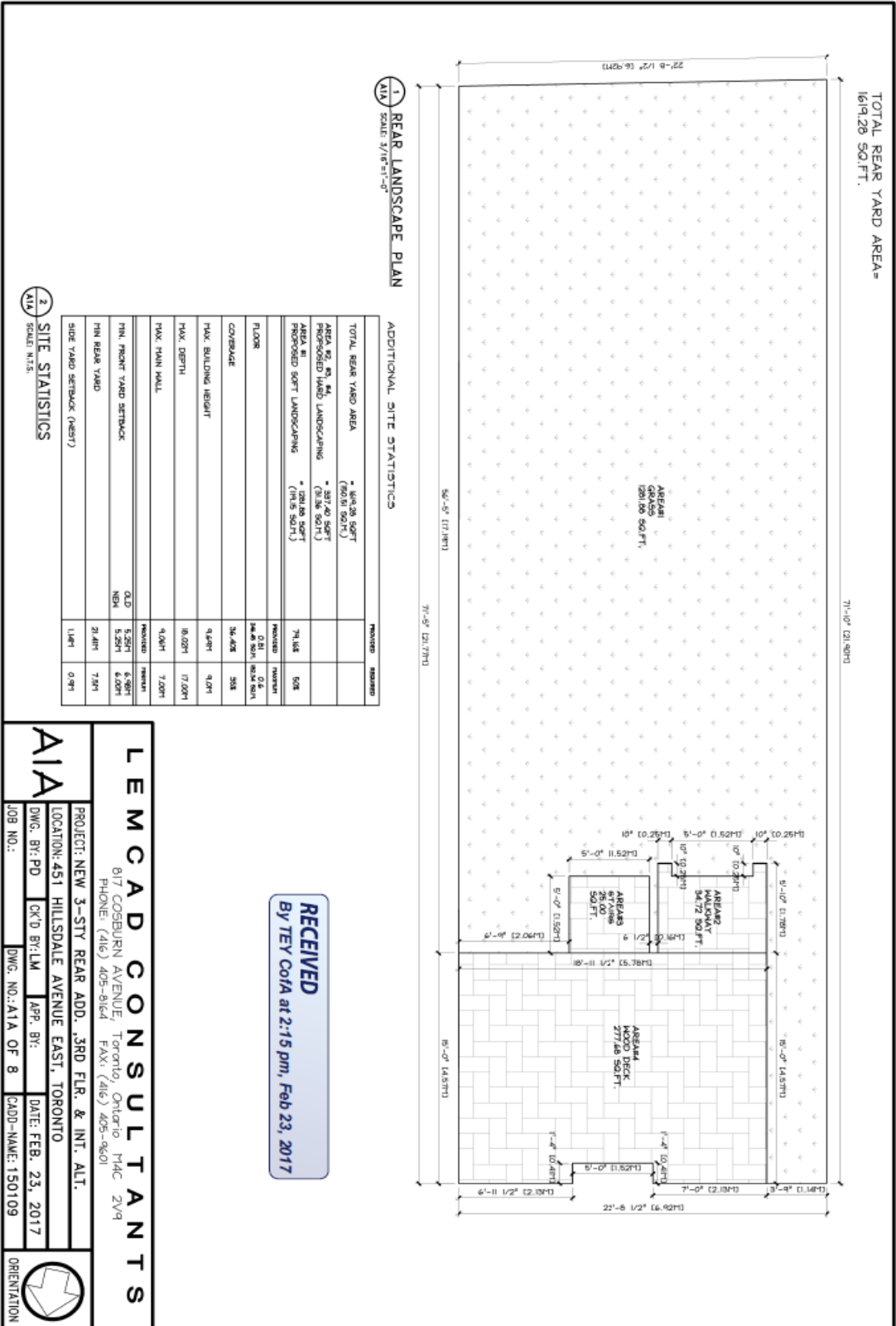
LIST OF DRAWINGS

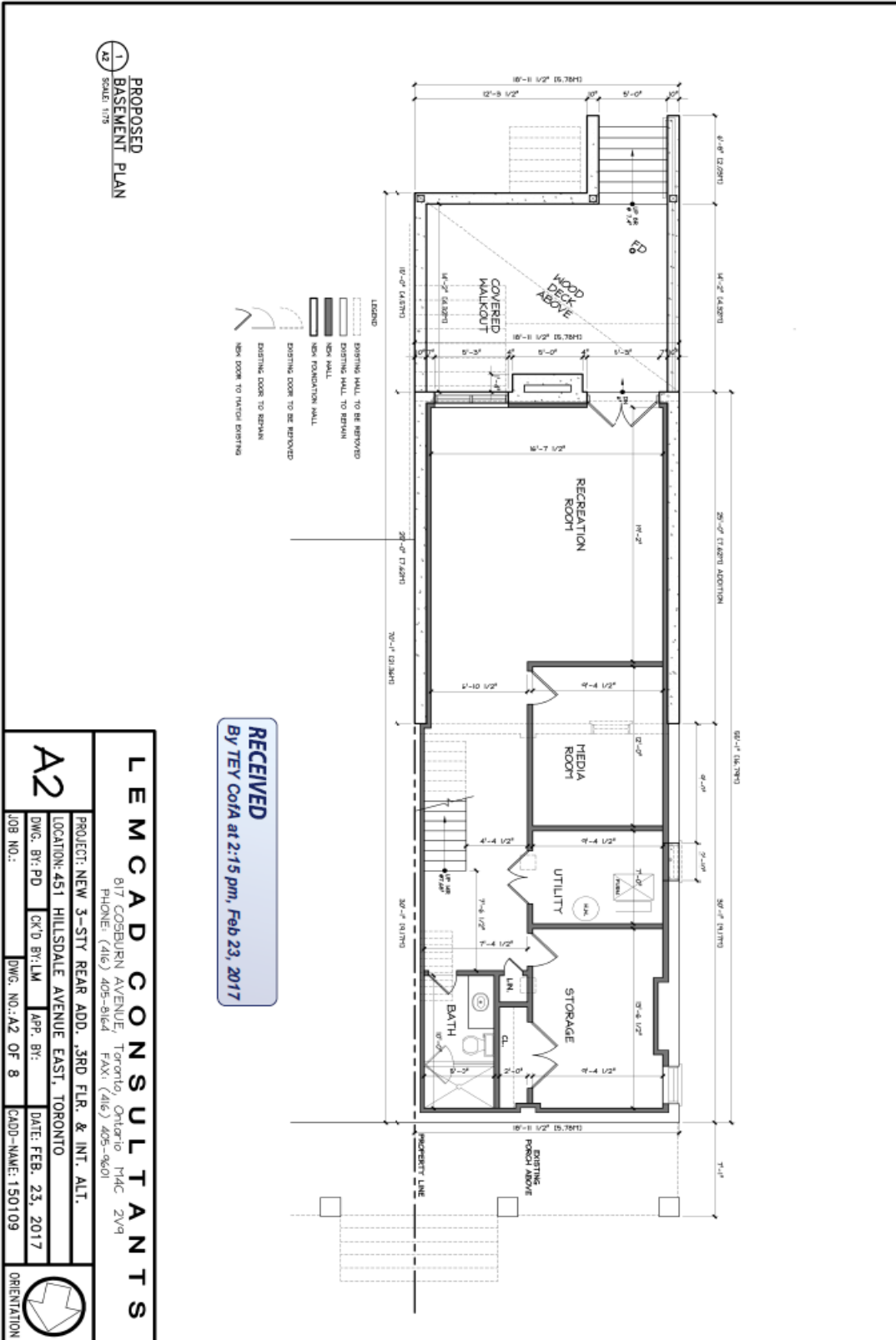
ISSUED FOR ZONING CERTIFICATE NOVEMBER 16 2016

- | | | | | | |
|-----|-----------|-------------------|-----|----------|------------------------|
| A1 | PROPOSED | SITE PLAN | A5 | PROPOSED | THIRD FLOOR PLAN |
| A1a | LANDSCAPE | PLAN & STATISTICS | A6 | PROPOSED | ROOF PLAN |
| A2 | PROPOSED | BASEMENT PLAN | A7 | PROPOSED | FRONT (NORTH) |
| A3 | PROPOSED | GROUND FLOOR PLAN | A7a | PROPOSED | REAR (SOUTH) ELEVATION |
| A4 | PROPOSED | SECOND FLOOR PLAN | A8 | PROPOSED | SIDE (WEST) ELEVATION |

RECEIVED
By TEY Co/ta at 2:15 pm, Feb 23, 2017




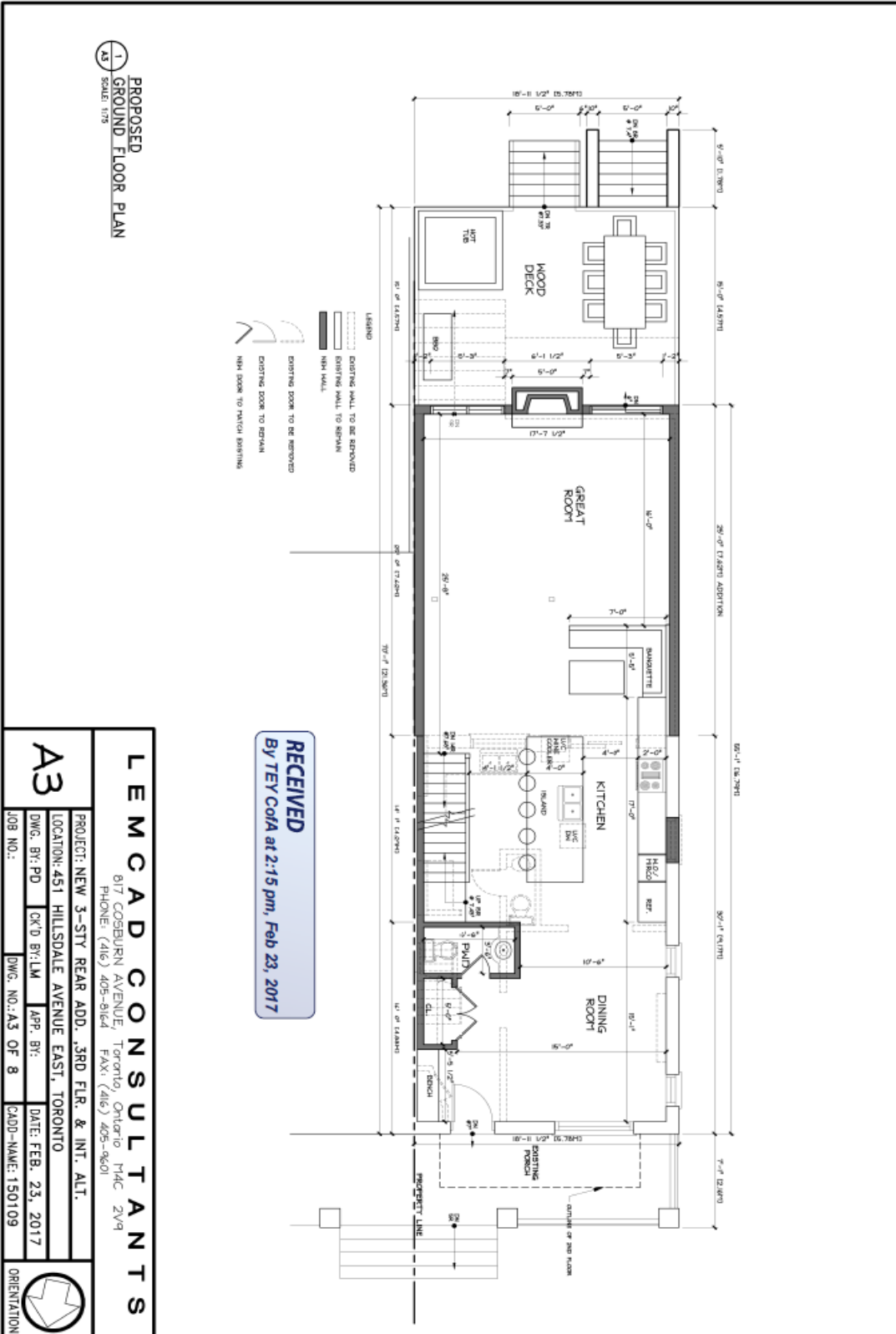


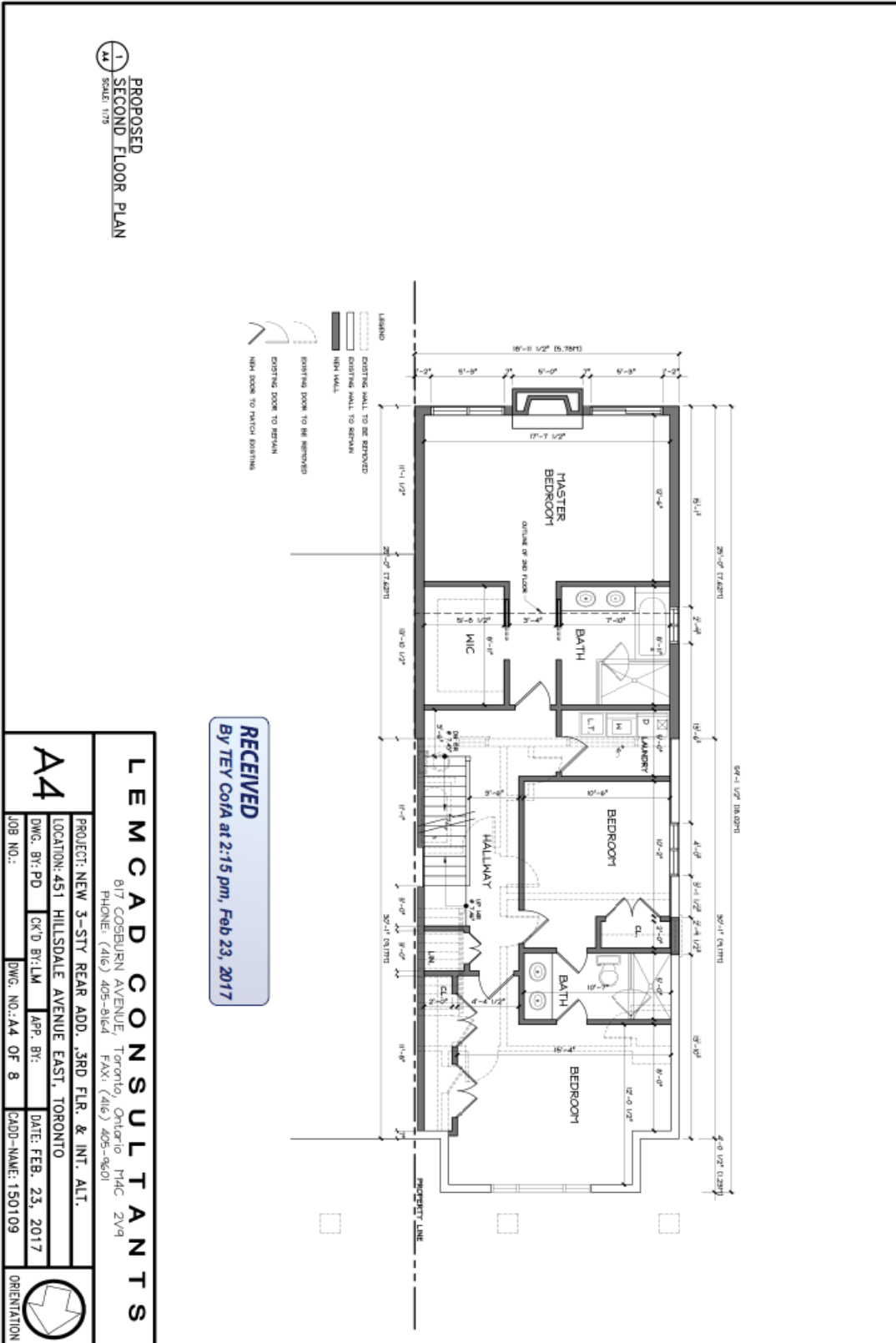


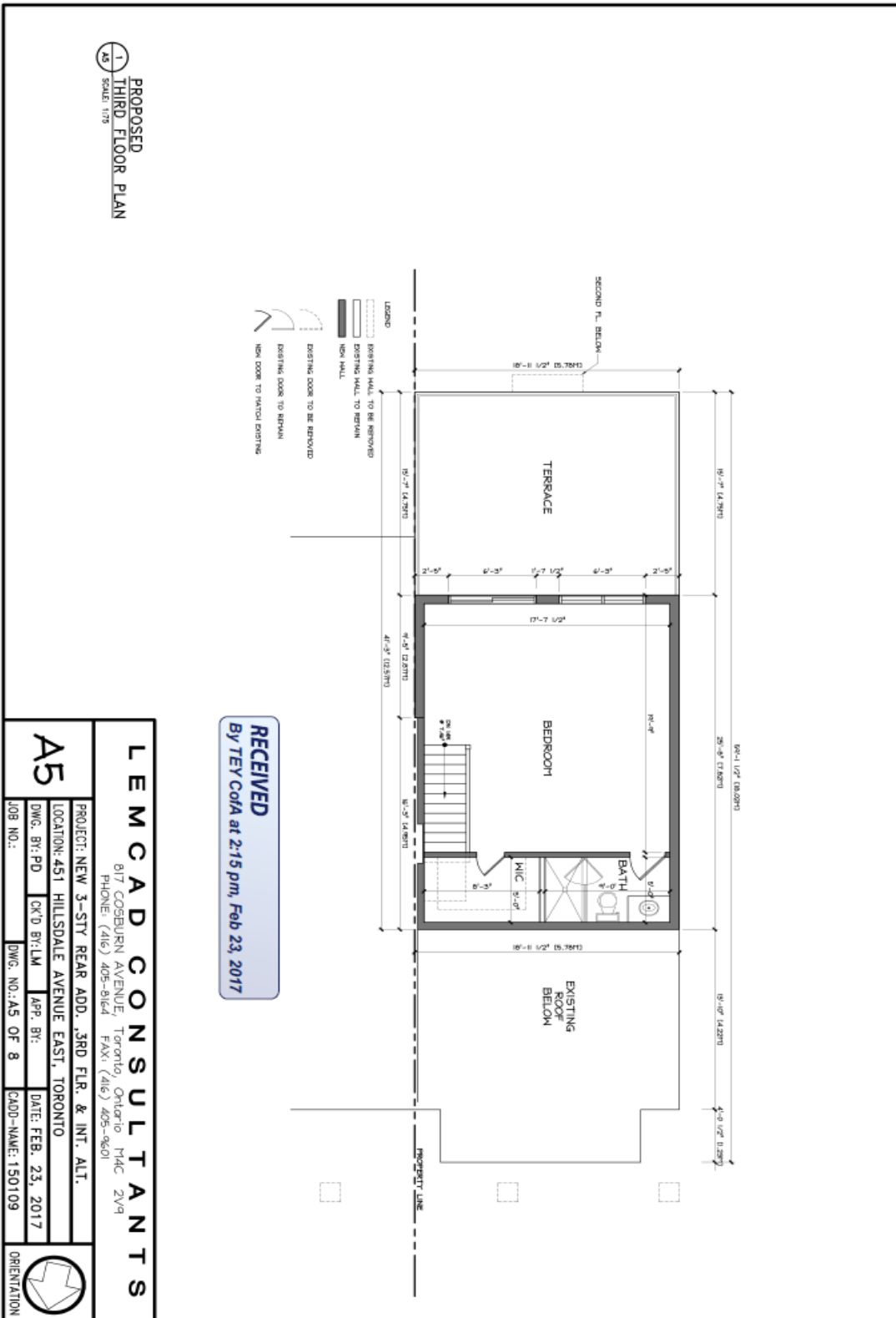
1
BASEMENT PLAN
 SCALE: 1/8\"/>

RECEIVED
 By TEY Co/ta at 2:15 pm, Feb 23, 2017

LEM CAD CONSULTANTS	
817 COSEBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601	
PROJECT: NEW 3-STY REAR ADD., 3RD FLR. & INT. ALT.	
LOCATION: 451 HILSDALE AVENUE EAST, TORONTO	
DWG. BY: PD	CK'D BY: LM
APP. BY:	DATE: FEB. 23, 2017
JOB NO.:	CADD-NAME: 150109
	







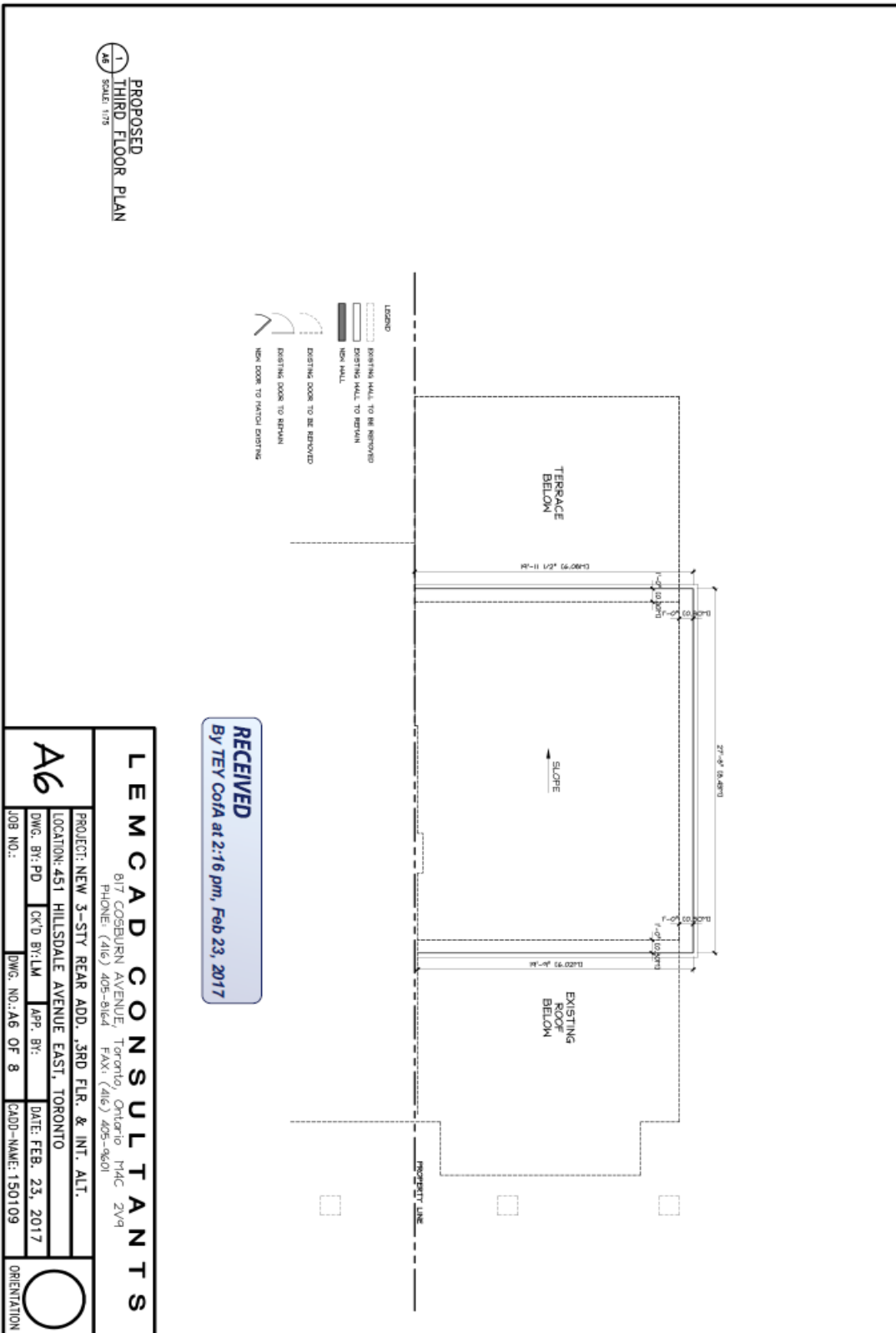
1
AS
SCALE: 1/8" = 1'-0"

PROPOSED
THIRD FLOOR PLAN

LEM CAD CONSULTANTS
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9
PHONE: (416) 405-8164 FAX: (416) 405-9601

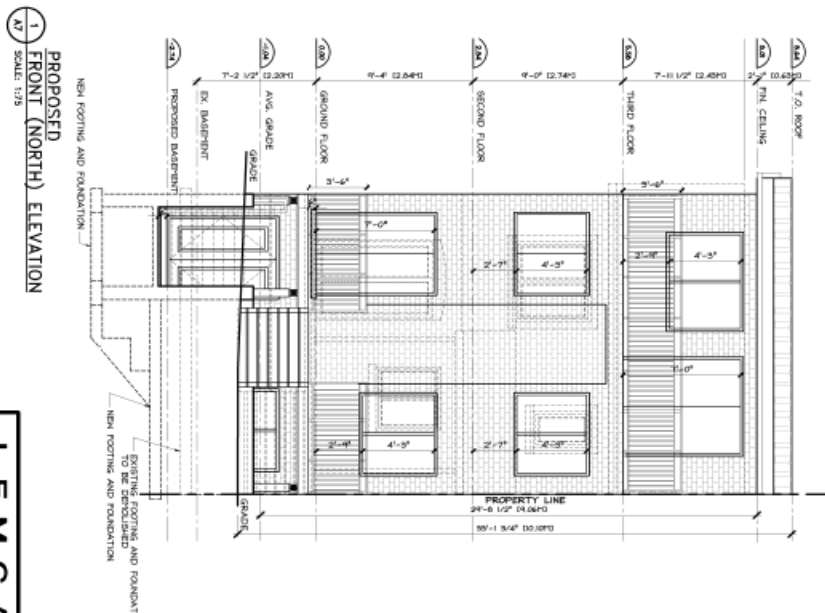
PROJECT: NEW 3-STY REAR ADD. 3RD FLR. & INT. ALT.
LOCATION: 451 HILLSDALE AVENUE EAST, TORONTO

DWG. BY: PD	CHK'D BY: LM	APP. BY:	DATE: FEB. 23, 2017
JOB NO.:	DWG. NO.: A5 OF 8	CAAD-NAME: 150109	ORIENTATION



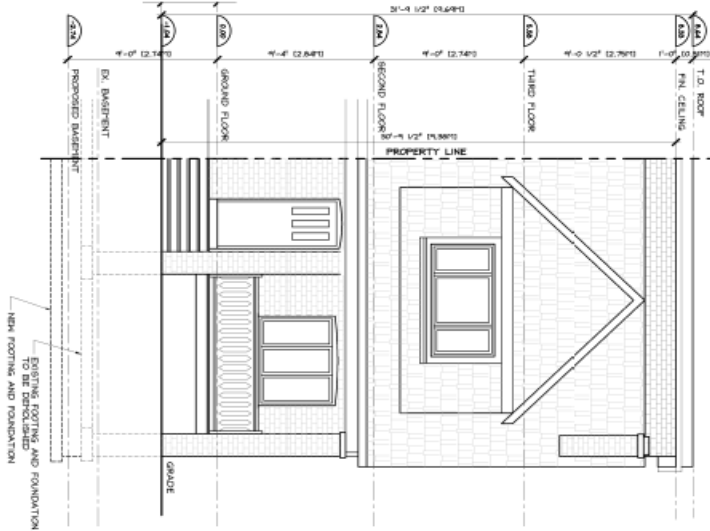
PROPOSED
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

A6



RECEIVED
By TEY Co/A at 2:16 pm, Feb 23, 2017

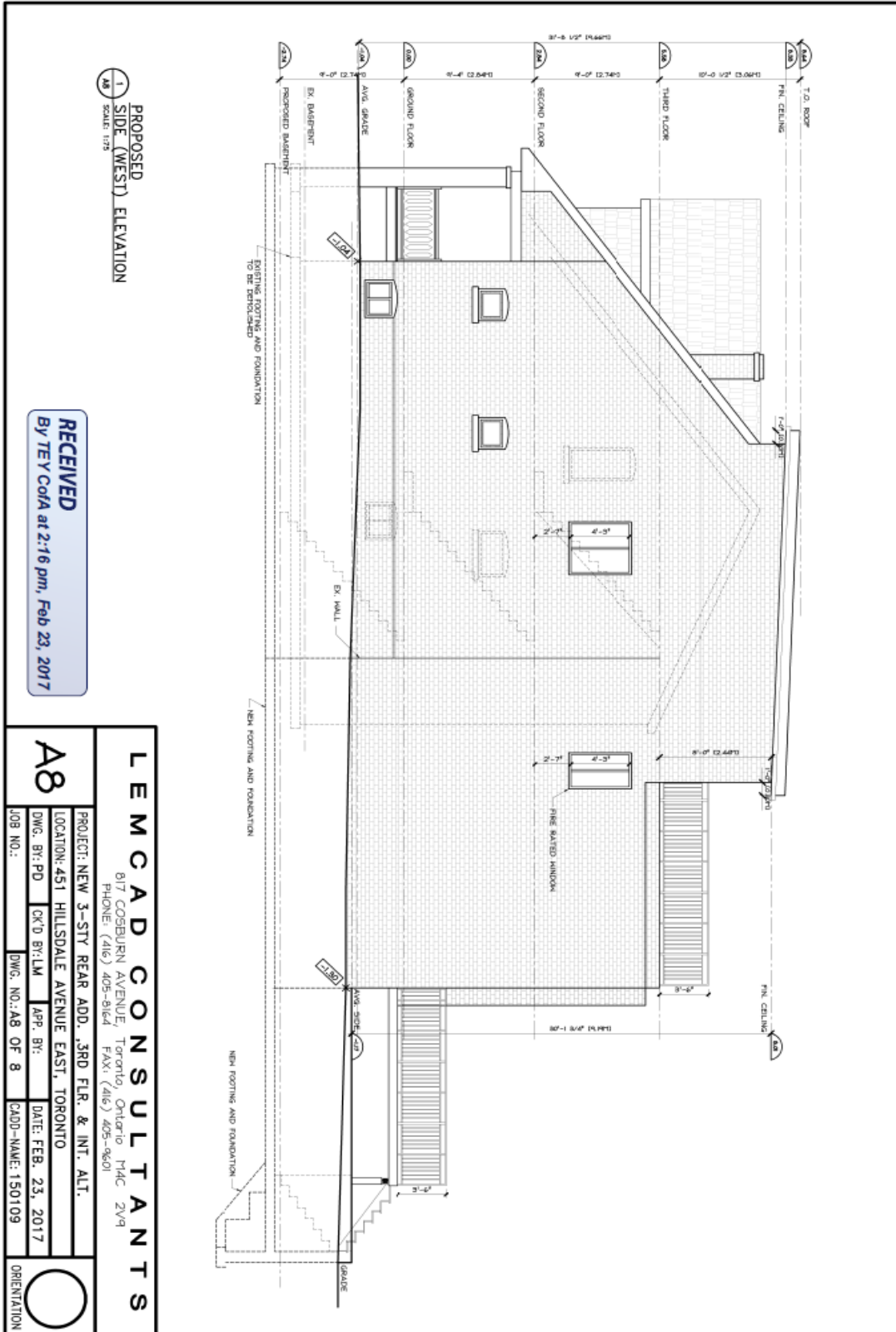
LEM CAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: NEW 3-STY REAR ADD. 3RD FLR. & INT. ALT.			
LOCATION: 451 HILLSDALE AVENUE EAST, TORONTO			
DWG. BY: PD	CHK'D BY: LM	APP. BY:	DATE: FEB. 23, 2017
JOB NO.: A7		DWG. NO.: A7 OF 8	
		CADD-NAME: 150109	
			ORIENTATION



PROPOSED
 REAR (SOUTH) ELEVATION
 SCALE: 1/8\"/>

RECEIVED
 By TEY Co/TA at 2:16 pm, Feb 23, 2017

LEMCAD CONSULTANTS			
817 COSEBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-8601			
PROJECT: NEW 3-STY REAR ADD., 3RD FLR. & INT. ALT.			
LOCATION: 451 HILLSDALE AVENUE EAST, TORONTO			
DWG. BY: PD		CK'D BY: LM	
APP. BY:		DATE: FEB. 23, 2017	
JOB NO.: A7d		CAD-NAME: 150109	
DWG. NO.: A7 OF 8		ORIENTATION	



PROPOSED
1 SIDE (WEST) ELEVATION
 A8 SCALE: 1/2"

RECEIVED
 By TEY Co/A at 2:16 pm, Feb 23, 2017

LEM CAD CONSULTANTS			
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9 PHONE: (416) 405-8164 FAX: (416) 405-9601			
PROJECT: NEW 3-STY REAR ADD. 3RD FLR. & INT. ALT.			
LOCATION: 451 HILLSDALE AVENUE EAST, TORONTO	DWG. BY: PD	CK'D BY: LM	APP. BY:
DATE: FEB. 23, 2017	JOB NO.: DWG. NO.: A8 OF 8		
CADD-NAME: 150109			ORIENTATION

SIGNATURE PAGE

File Number:	A0135/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	CURTIS MICHAEL MCCONE	Ward:	St. Paul's (22)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	451 HILLSDALE AVE E	Community:	Toronto
Legal Description:	PLAN 866 PT LOTS 149 & 151		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

DISSENTED

Ewa Modlinska

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

27. 115 TRINITY ST

File Number:	A0136/17TEY	Zoning	R (d1.0)(x862) & R3 Z1.0 (ZZC)
Owner(s):	LORRAINE DONG PAWEL TEREK	Ward:	Toronto Centre-Rosedale (28)
Agent:	PAWEL TEREK	Heritage:	Not Applicable
Property Address:	115 TRINITY ST	Community:	Toronto
Legal Description:	PLAN 108 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/row house by constructing a third-floor addition.

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

- 1. Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 12.0 m.
The height of the altered building will be 12.3 m.
- 2. Chapter 10.10.40.10.(2), By-law 569-2013**
The maximum permitted height of all exterior main walls is 9.5 m.
The height of all the exterior main walls will be 11.75 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 (78.41 m²).
The altered dwelling will have a floor space index equal to 1.85 times the area of the lot (145.44 m²).
- 1. 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 (78.41 m²).
The altered dwelling will have a residential gross floor area equal to 1.85 times the area of the lot (145.44 m²).
- 2. Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m, where the side walls contain 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 6.13 m from the west rear lot line.
- 4. Section 4(2), By-law 438-86**
The maximum permitted building height is 12.0 m.
The altered dwellings will have a building height of 12.3 m.

MOTION

It was moved by Edmund Carlson, seconded by Ewa Modlinska and carried unanimously that the application be **deferred, for a maximum of 3 to 6 months**. The deferral would provide the applicant with an opportunity to discuss the proposal with area residents and to enable Heritage Preservation Services' staff to evaluate the property. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0137/17TEY	Zoning	RD (f12.0; d0.6) (x1335) & R1 Z0.6 (ZZC)
Owner(s):	SHARON CELNIKER	Ward:	St. Paul's (21)
Agent:	GREGOR TRATNIK	Heritage:	Not Applicable
Property Address:	55 RIDGE HILL DR	Community:	Toronto
Legal Description:	PLAN 1596 PT LOT 51		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing south side two-storey addition.

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

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

The minimum required side yard setback is 1.5 m.

The altered dwelling will be located 0.94 m from the south side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0137/17TEY	Zoning	RD (f12.0; d0.6) (x1335) & R1 Z0.6 (ZZC)
Owner(s):	SHARON CELNIKER	Ward:	St. Paul's (21)
Agent:	GREGOR TRATNIK	Heritage:	Not Applicable
Property Address:	55 RIDGE HILL DR	Community:	Toronto
Legal Description:	PLAN 1596 PT LOT 51		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0138/17TEY	Zoning	R(f10.5, d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	NATHAN SCHMERLER	Ward:	Trinity-Spadina (20)
Agent:	NATHAN SCHMERLER	Heritage:	Not Applicable
Property Address:	6 ADMIRAL RD	Community:	Toronto
Legal Description:	PLAN M6 PT LOT 73 RP R2338 PART 2		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a third storey addition, front porch, and rear deck.

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

1. Chapter 10.5.40.70.(1)(A), By-law 569-2013

The minimum required front yard setback is 8.38 m.

The altered semi-detached dwelling will be located 7.03 m from the front lot line, measured to the front porch.

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

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

The height of the front and rear exterior main walls will be 11.41 m.

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

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

The altered semi-detached dwelling will have a depth of 17.92 m, measured from the front porch to the rear main wall.

4. 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 (329.81 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.16 times the area of the lot (384.18 m²).

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

The minimum required side yard setback is 0.45 m.

The altered semi-detached dwelling will be located 0.0 m from the north side lot line.

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

The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (329.81 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.16 times the area of the lot (384.18 m²).

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

The minimum required front yard setback is 8.38 m.

The altered semi-detached dwelling will be located 7.03 m from the front lot line, measured to the front porch.

3. Section 6(3) Part II 3.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 altered semi-detached dwelling will be located 0.0 m from the north side 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 altered semi-detached dwelling will have a depth of 21.26 m, measured from the front porch to 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

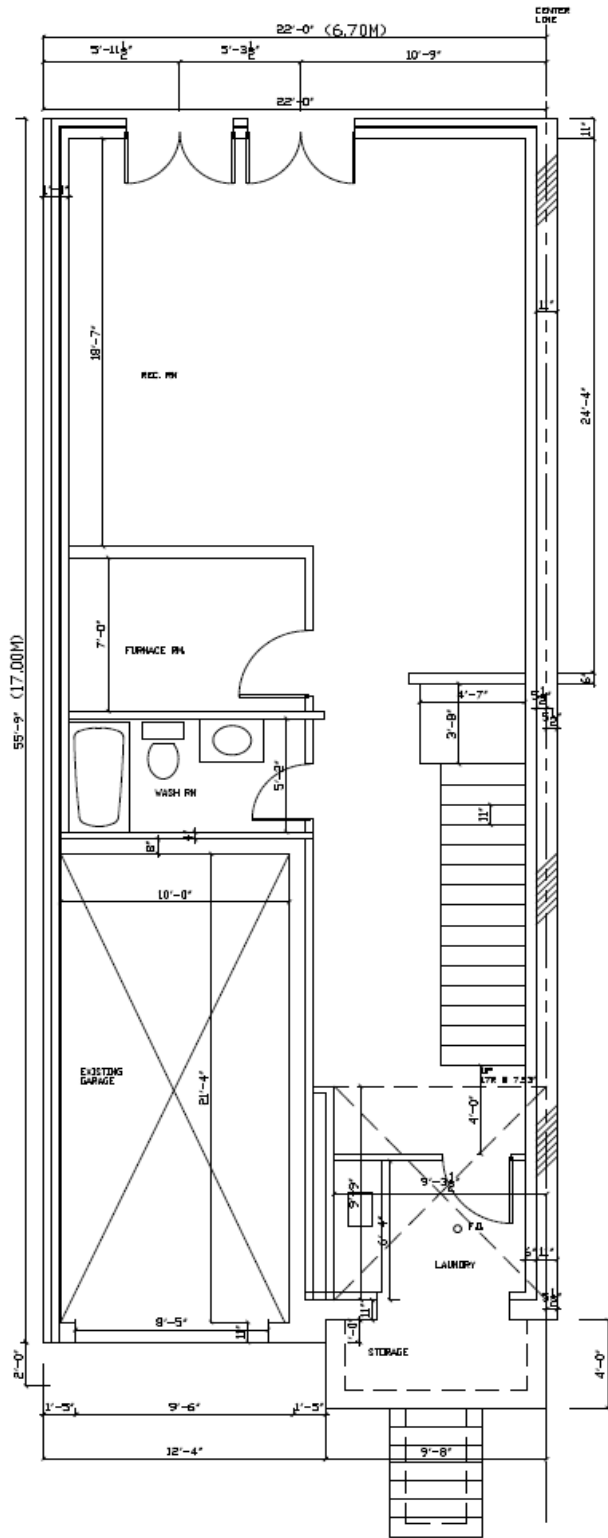
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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):

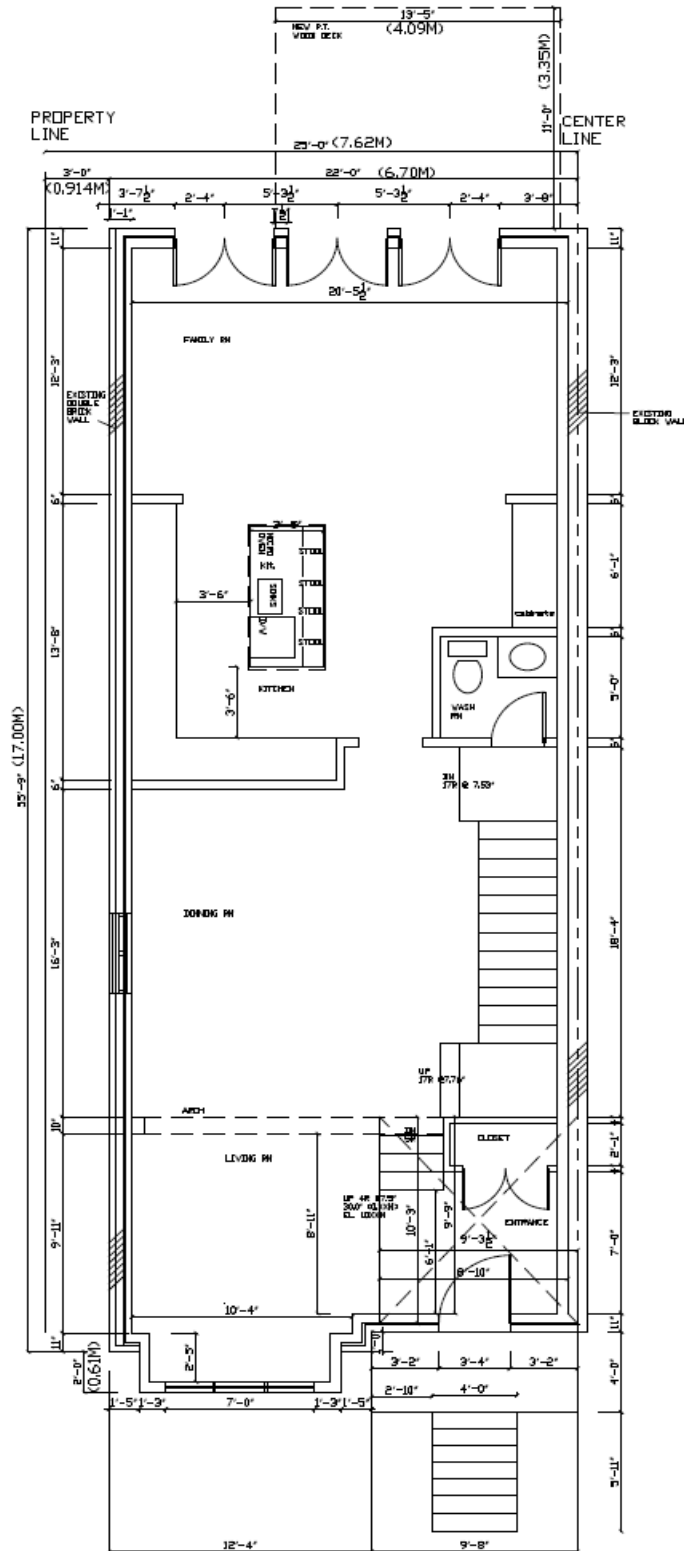
- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Variance 4 under Zoning By-law 438-86 regarding the maximum permitted dwelling depth shall be reduced from 21.26 m to 18.91 m.

- (3) The front façade of the altered dwelling be constructed substantially in accordance with the plans dated February 7, 2017. Any variances that may appear on these plans that are NOT listed in the written decision are not authorized.



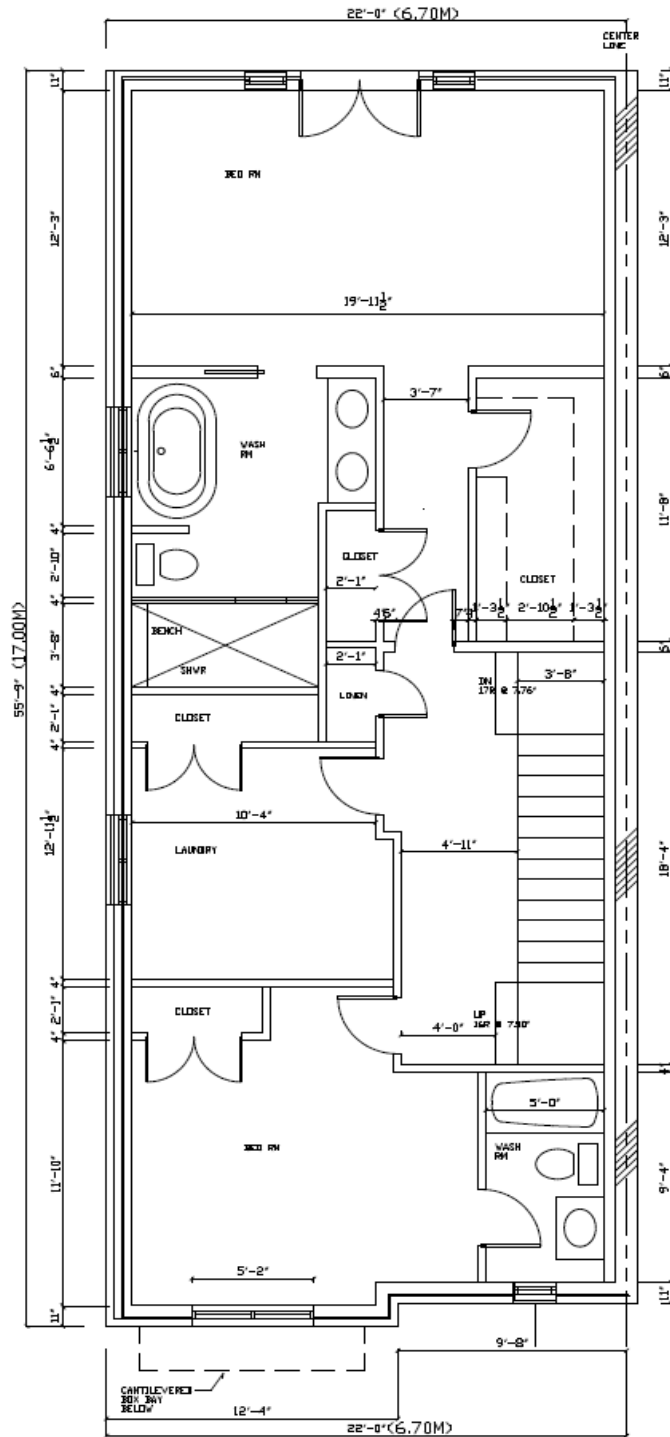
1 BASEMENT PLAN
 A4 SCALE: 1/4"=1'-0" (1:50 METRIC)

1	BUILDING PERMIT-PAL REVIEW	12/28/16	N.S.
NO.	REVISIONS-VOID ALL PREVIOUS COPIES	DATE	BY
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED			
NATHAN SCHMERLER ENGINEERING 6 ADMIRAL ROAD TORONTO, ONTARIO M5R 2L5 TEL. (416) FAX. (416)			
6 ADMIRAL ROAD FOR MR. & MRS. SCHMERLER 6 ADMIRAL ROAD TORONTO, ONTARIO			
DRAWING TITLE:			
BASEMENT FLOOR PLAN			
SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:	
DATE: 12/28/16	2017	A-1	



2 FIRST FLOOR PLAN
A4 SCALE: 1/4"=1'-0" (1:50 METRIC)

1 BUILDING PERMIT-PAL REVIEW		12/28/16	MS.
NO.	REVISIONS-VOID ALL PREVIOUS COPIES	DATE	BY
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.			
NATHAN SCHMERLER ENGINEERING 6 ADMIRAL ROAD TORONTO, ONTARIO M5R 2L5 TEL. (416) FAX. (416)			
6 ADMIRAL ROAD FOR MR. & MRS. SCHMERLER 6 ADMIRAL ROAD TORONTO, ONTARIO			
DRAWING TITLE:			
GROUND FLOOR PLAN			
SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:	
DATE: 12/28/16	2017	A-1	



3 SECOND FLOOR PLAN
 A4 SCALE: 1/4"=1'-0" (1:50 METRIC)

NO.	REVISIONS-VOID ALL PREVIOUS COPIES	DATE	BY
1	BUILDING PERMIT-PAL REVIEW	12/28/16	N.S.

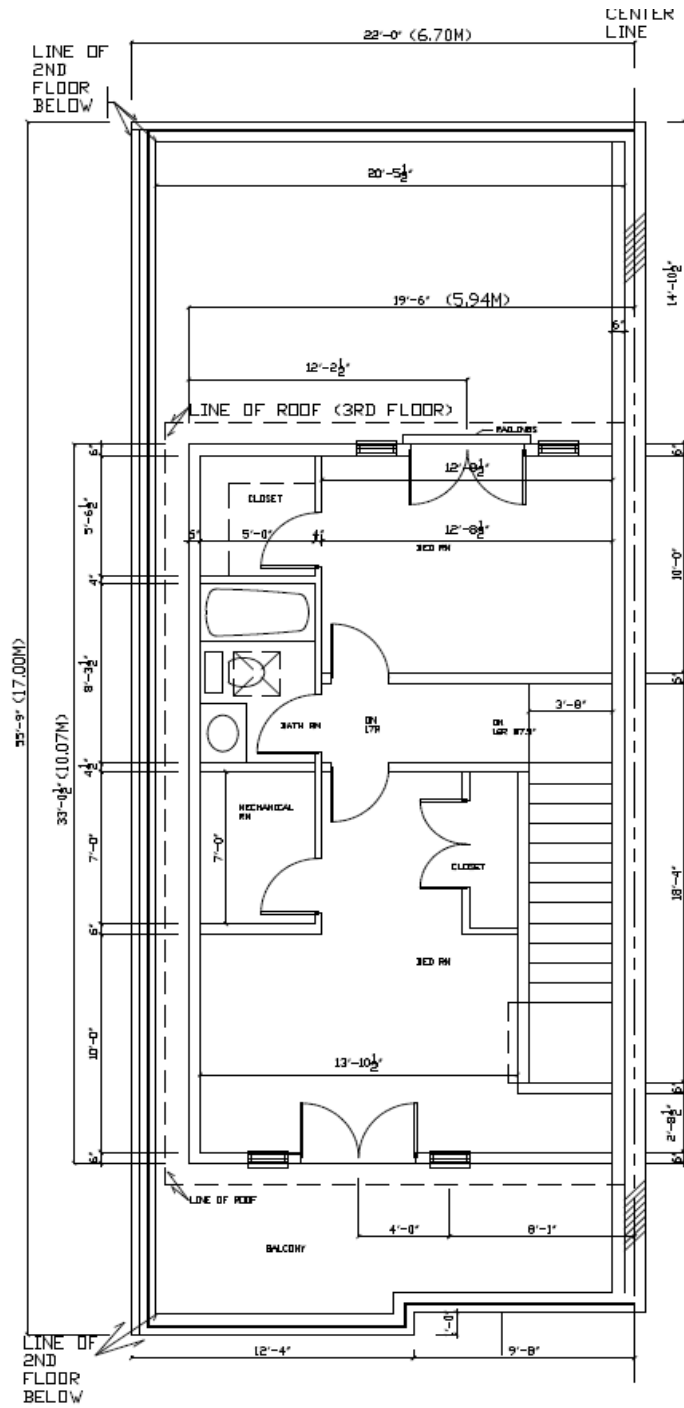
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED

NATHAN SCHMERLER ENGINEERING
 6 ADMIRAL ROAD
 TORONTO, ONTARIO M5R 2L5
 TEL. (416) FAX. (416)


6 ADMIRAL ROAD
 FOR
 MR. & MRS. SCHMERLER
 6 ADMIRAL ROAD
 TORONTO, ONTARIO

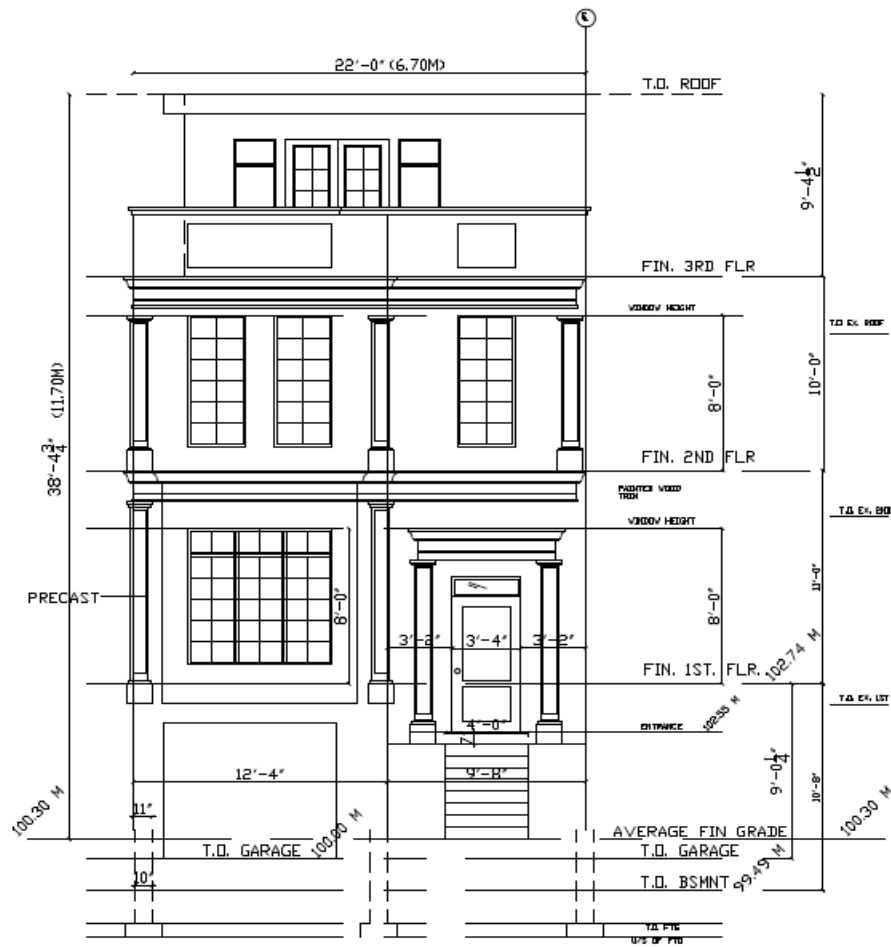
DRAWING TITLE:
 SECOND FLOOR PLAN

SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:
DATE: 12/28/16	2017	A-1



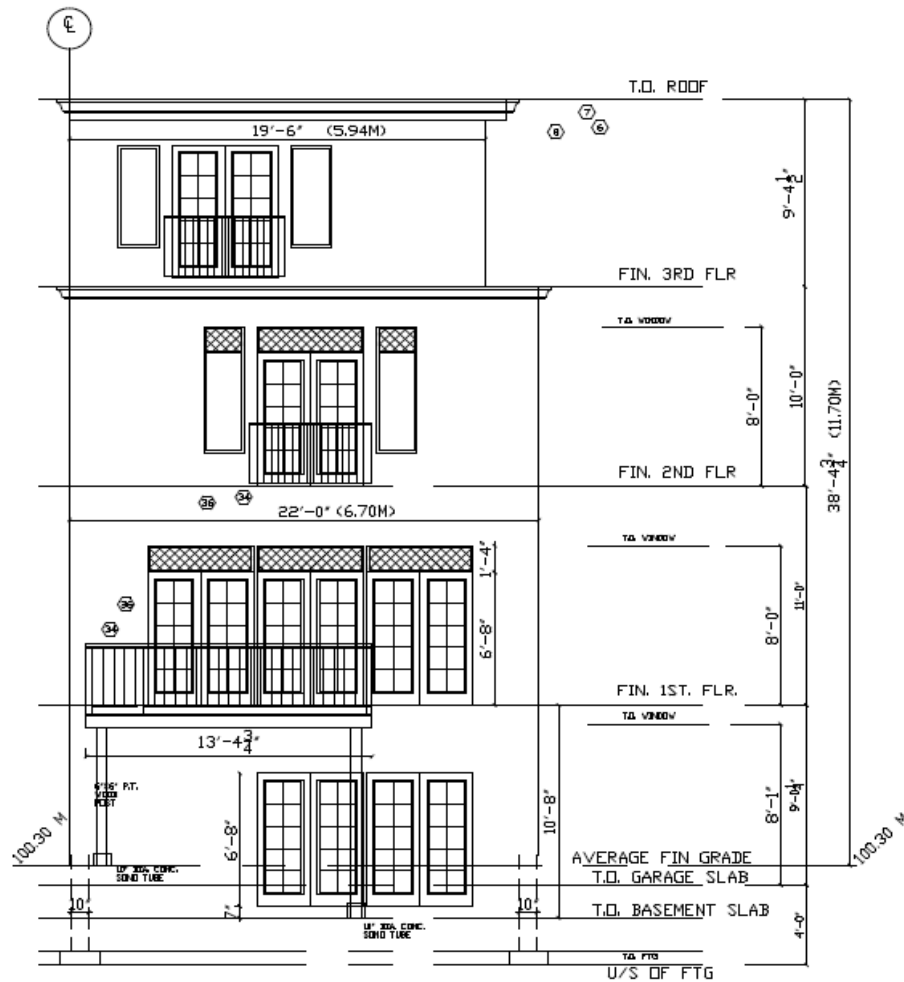
4 THIRD FLOOR PLAN
 A4 SCALE 1/4"=1'-0" (1:50 METRIC)

1 BUILDING PERMIT-PAL REVIEW		12/28/16	N.S.
NO.	REVISIONS-100 ALL PREVIOUS COPIES	DATE	BY
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.			
			
NATHAN SCHMERLER ENGINEERING 6 ADMIRAL ROAD TORONTO, ONTARIO M5R 2L5 TEL. (416) FAX. (416)			
6 ADMIRAL ROAD FOR MR. & MRS. SCHMERLER 6 ADMIRAL ROAD TORONTO, ONTARIO			
DRAWING TITLE:			
THIRD FLOOR PLAN			
SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:	
DATE: 12/28/16	2017	A-1	



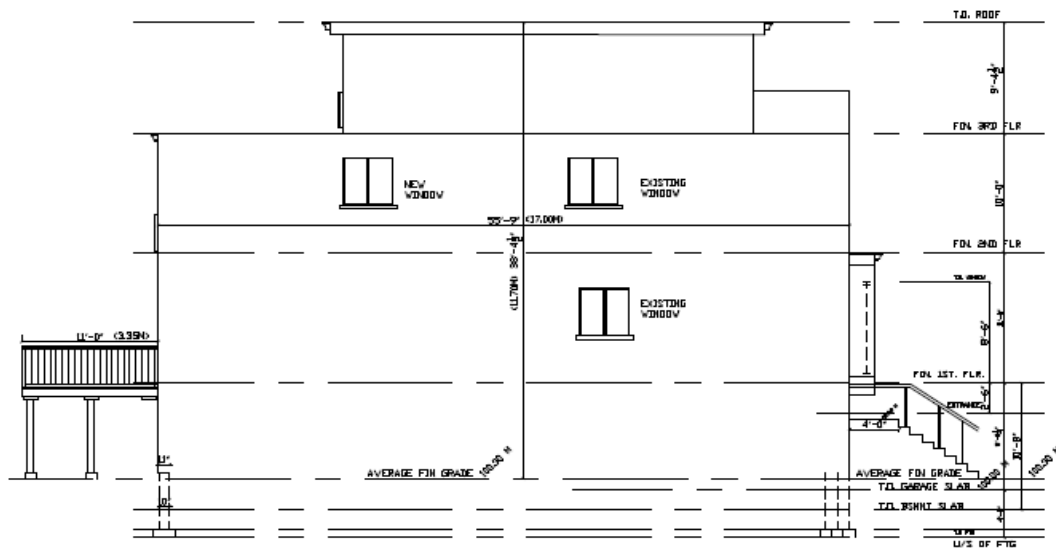
1 FRONT ELEVATION
 A2 SCALE: 1/4"=1'-0" (1:50 METRIC)

1 BUILDING PERMIT-PAL REVIEW		12/28/16	N.S.
NO.	REASONS-NO ALL PREVIOUS COPIES	DATE	BY
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.			
NATHAN SCHMERLER ENGINEERING 6 ADMIRAL ROAD TORONTO, ONTARIO M5R 2L5 TEL. (416) FAX. (416)			
6 ADMIRAL ROAD FOR MR. & MRS. SCHMERLER 6 ADMIRAL ROAD TORONTO, ONTARIO			
DRAWING TITLE:			
ELEVATIONS-FRONT			
SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:	
DATE: 12/28/16	2017	A-2	




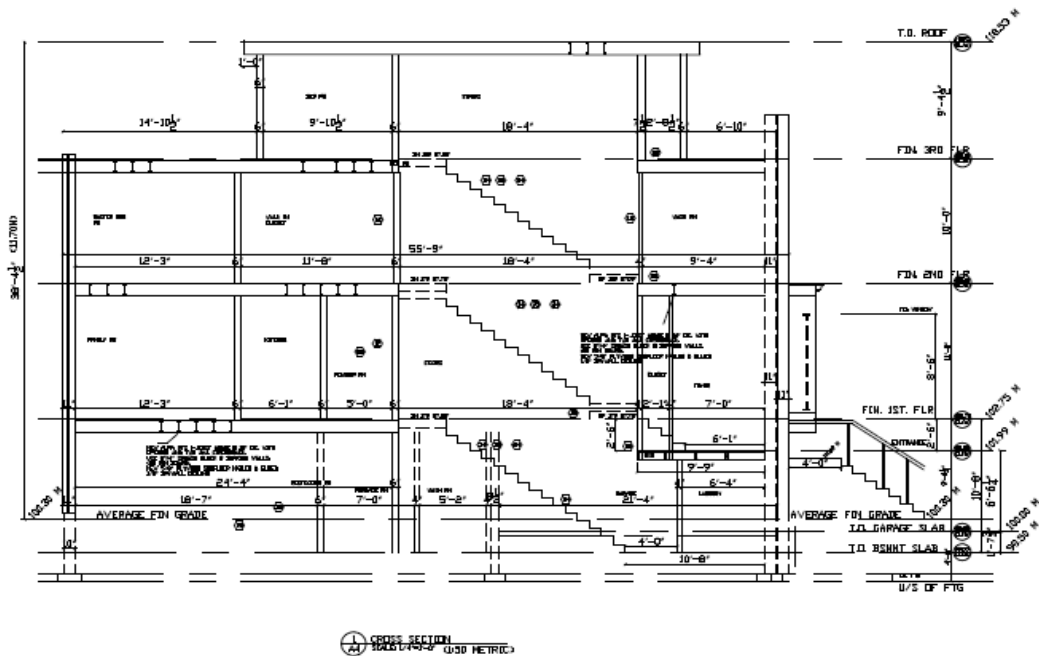
2 REAR ELEVATION
 A2 SCALE: 1/4"=1'-0" (1:50 METRIC)

2	C.O.A. APPLICATION	2/7/17	
1	BUILDING PERMIT-FINAL REVIEW	12/28/16	N.S.
NO.	REVISIONS-VOID ALL PREVIOUS COPIES	DATE	BY
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ENGINEER. THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.			
NATHAN SCHMERLER ENGINEERING 6 ADMIRAL ROAD TORONTO, ONTARIO M5R 2L5 TEL. (416) FAX. (416)			
6 ADMIRAL ROAD FOR MR. & MRS. SCHMERLER 6 ADMIRAL ROAD TORONTO, ONTARIO			
DRAWING TITLE:			
ELEVATIONS- REAR			
SCALE: SEE PLAN	PROJECT NO.:	DRAWING NO.:	
DATE: 12/28/16	2017	A-2	



35 SOUTH ELEVATION
1:50 (METRIC)

REVISIONS	
NO.	DESCRIPTION
	
WITHN SCHNERLER ENGINEERING & ARCHITECTURAL TORONTO, ONTARIO M5R 1L5 TEL. (416) 461-1100 FAX. (416) 461-1101	
8 ADELAID ROAD FOR MR. & MRS. SCHNERLER 8 ADELAID ROAD TORONTO, ONTARIO	
DRAWING TITLE SOUTH ELEVATION	
SCALE: SEE PLAN DATE: 12/26/16	PROJECT NO: 2017 SHEET NO: A-3



CROSS SECTION
SCALE 1/4" = 1'-0" (30.5 METRE)

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2017
2	ISSUE FOR PERMIT	2017
3	ISSUE FOR PERMIT	2017
4	ISSUE FOR PERMIT	2017
5	ISSUE FOR PERMIT	2017
6	ISSUE FOR PERMIT	2017
7	ISSUE FOR PERMIT	2017
8	ISSUE FOR PERMIT	2017
9	ISSUE FOR PERMIT	2017
10	ISSUE FOR PERMIT	2017

NATHAN SCHMERLER ENGINEERING
 8 ADAMSON ROAD
 TORONTO - ONTARIO M5P 2S5
 TEL. (416) 593-1416 FAX. (416) 593-1417

FOR
 MR. & MRS. SCHMERLER
 8 ADAMSON ROAD
 TORONTO, ONTARIO

DRAWING FILE:
 CROSS SECTION
 SCALE SEE PLAN PROJECT NO.: DRAWING NO.:
 DATE: 12/20/16 2017 A-4

SIGNATURE PAGE

File Number:	A0138/17TEY	Zoning	R(f10.5, d1.0)(x714) & R2 Z1.0 (ZPR)
Owner(s):	NATHAN SCHMERLER	Ward:	Trinity-Spadina (20)
Agent:	NATHAN SCHMERLER	Heritage:	Not Applicable
Property Address:	6 ADMIRAL RD	Community:	Toronto
Legal Description:	PLAN M6 PT LOT 73 RP R2338 PART 2		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0139/17TEY	Zoning	CR 3.0(c2.0;r2.5)SS2(x2363) & MCR T3.0 C2.0 R2.5 (WAIVER)
Owner(s):	ELMO REALTY INC	Ward:	Trinity-Spadina (20)
Agent:	RICHARD RAMOS	Heritage:	Not Applicable
Property Address:	462 SPADINA AVE	Community:	Toronto
Legal Description:	PLAN D225 PT LOTS 6 & 7		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To be permitted to complete the construction of a third storey addition to the existing building, that commenced prior to obtaining proper authorization; and to use the subject building as a night club and entertainment facility.

REQUESTED PERMISSION:

The property has a lawful-nonconforming status under the *Planning Act*, as the property was used as an entertainment facility (El Mocombo) prior to the passing of the Zoning By-law, which does not permit the said use in a CR 3.0(c2.0; r2.5) SS2 (x2363) & MCR T3.0 C2.0 R2.5 zone. 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:

- Chapter 40.10.40.40 (1B), By-law 569-2013**
The maximum permitted floor space index is 2.0 times the area of the lot (871.24 m²).
In this case, the expanded building will have a commercial floor space index equal to 2.73 times the area of the lot (1190.0 m²).
- Chapter 200.5.10.1 (1), By-law 569-2013**
A minimum of 8 on-site parking spaces are required to be provided.
In this case, no on-site parking will be provided.
- Chapter 40.10.40.10 (5), By-law 569-2013**
The minimum required height of first floor shall not be less than 4.5 m.

In this case the height of the first floor will be 3.8 m.

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

Where the rear lot line abuts a lane, the building is required to be setback 7.5 m from the lot line of the property on the opposite side of the lane.

In this case, the altered building will be located 3.66 m from the lot line off the property on the opposite side of the lane.

5. Chapter 40.10.20.100 (2), By-law 569-2103

In a CR zone, a nightclub is a permitted use, provided the zone labeled of the lot has a "c" value of 4.0 or greater.

In this case, the property is zoned CR and has a "c" value 2.0.

1. Section 4, 14(a)(ii), By-law 438-86

The setback from the centre line of a public lane is to be at a minimum of 3 m.

The setback from the centre of the lane will be 1.83 m.

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

The minimum parking criteria for a performing art studio is one parking space for 100 m² at a total of 4 parking spaces that can be accommodated at one time.

Zero parking spaces are provided.

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

The maximum floor space index in a MCR zone is to be no more than 2.0 times the area of the lot (871.24 m²).

The commercial floor space index will be 2.73 times the area of the lot (1,190 m²).

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

A building on a lot zoned MCR to be used for the purpose of an entertainment facility, is not permitted.

In this case the proposal represents an expansion of a legal-non-conforming use requiring approval from the Committee of Adjustment.

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 and Permission Application is Approved on Condition

It is the opinion of the Committee of Adjustment that, **subject to the condition(s)**, 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; and
- (v) has met the requirements of subsections 45(2)(a)(i)(ii) of the Planning Act.

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

Prior to the issuance of a building permit, the applicant shall work with Heritage Preservation Services on the design for the front (east) elevation and submit a revised front elevation plan as part of the building permit submission, to the satisfaction of the Senior Manager, Heritage Preservation Services.

SIGNATURE PAGE

File Number:	A0139/17TEY	Zoning	CR 3.0(c2.0;r2.5)SS2(x2363) & MCR T3.0 C2.0 R2.5 (WAIVER)
Owner(s):	ELMO REALTY INC	Ward:	Trinity-Spadina (20)
Agent:	RICHARD RAMOS	Heritage:	Not Applicable
Property Address:	462 SPADINA AVE	Community:	Toronto
Legal Description:	PLAN D225 PT LOTS 6 & 7		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0140/17TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZPR)
Owner(s):	GENKEY DESIGN LTD.	Ward:	Trinity-Spadina (19)
Agent:	GREGORY BECK RUBIN	Heritage:	Not Applicable
Property Address:	469 SHAW ST	Community:	Toronto
Legal Description:	PLAN 1054 PT LOT 20		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing 2½-storey single family semi-detached dwelling into a fourplex and by constructing a rear three-storey addition and interior alterations.

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

- 1. Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 0.3 m.
The existing rear ancillary building is located 0.0 m to the rear lot line.
- 2. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in a rear yard is 0.3 m.
The existing rear ancillary building is located 0.0 m from the north side lot line.
- 3. Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structured on a lot is 40.0 m².
Minor Variance Decision A0301/15TEY permitted a total ancillary building floor area of 46.6 m².
In this case, the total floor area of the existing ancillary building is 45.85 m².
- 4. Chapter 10.10.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (11.63 m²).
The existing lot coverage of the ancillary building is equal to 19.72% (45.85 m²).
- 5. 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 (21.08 m²).

In this case, 40.2% of the front yard will be maintained as soft landscaping (11.32 m²).

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

Stairs may encroach into a required setback provided they are a minimum of 0.6 m to a lot line. In this case, the stairs will be located 0.2 m to the west front lot line.

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

The maximum permitted height is 10.0 m.

The altered dwelling will have a height of 10.36 m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

Minor Variance Decision A0301/15TEY permitted a side exterior main wall height of 9.57 m.

The height of the side exterior main walls facing a side lot line will be equal to 9.77 m.

9. Chapter 10.10.40.30.(1)(B), By-law 569-2013

The maximum permitted building depth is 14.0 m.

Minor Variance Decision A0301/15TEY permitted a building depth of 16.54 m limited to the first floor of the dwelling only.

The altered dwelling will have a building depth equal to 14.44 m.

10. 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 (139.52 m²).

Minor Variance Decision A0301/15TEY permitted a floor space index of 1.07 times the area of the lot (248.75 m²).

The altered dwelling will have a floor space index equal to 1.06 times the area of the lot (247.22 m²).

11. Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013

The minimum required side yard setback is 1.2 m.

The altered dwelling will be located 0.762 m to the south side lot line.

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

The minimum required number of parking spaces is 4.

In this case, zero parking spaces will be provided.

1. Section 200.5.10.1.(1), By-law 438-86

The minimum required number of parking spaces is 4.

In this case, zero parking spaces will be provided.

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

A semi-detached dwelling containing four dwelling units is not a permitted use.

Minor Variance Decision A0301/15TEY permitted a total of three dwelling units.

In this case, the semi-detached dwelling will contain four dwelling units.

3. 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 (139.52 m²).

Minor Variance Decision A0301/15TEY permitted a floor space index of 1.07 times the area of the lot (248.75 m²).

The altered dwelling will have a gross floor area equal to 1.47 times the area of the lot (341.62 m²).

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

The maximum permitted lot coverage by an ancillary building or structure is 5% of the lot area (11.63 m²).

The existing lot coverage of the ancillary building is equal to 19.72% (45.85 m²).

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

The maximum permitted height is 10.0 m.

The altered dwelling will have a height equal to 10.36 m.

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

The minimum required building setback to the side wall of an adjacent building which contains no openings is 0.90 m, and 1.2 m to the side wall of an adjacent building which contains openings.

Minor Variance Decision A0301/15TEY permitted a setback of 0.0 m from the adjacent building to the north (471 Shaw Street).

The altered dwelling will be located 0.0 m from the adjacent building to the north.

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

The minimum required side lot line setback is 0.45 m where the side wall contains no openings and 1.2 m where the side wall contains openings.

The altered dwelling will be located 0.0 m to the north side lot line and 0.76 m to the south side lot line.

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

The maximum permitted building depth is 14.0 m.

Minor Variance Decision A0301/15TEY permitted a building depth of 16.54 m limited to the first floor of the dwelling only.

The altered dwelling will have a building depth of 17.71 m².

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

An accessory structure must be located a minimum of 3.0 m from all lot lines.

In this case, the existing rear accessory structure will be located 0.0 m from the north and east lot lines, and 0.45 m from the south lot line.

10. Section 6(3) Part III 1(A), By-law 438-86

The minimum required landscaped open space is 30% of the area of the lot (69.67 m²).

In this case, 16.7% of the lot will be maintained as landscaped open space (38.98 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0140/17TEY	Zoning	R (d0.6) (x735) & R2 Z0.6 (ZPR)
Owner(s):	GENKEY DESIGN LTD.	Ward:	Trinity-Spadina (19)
Agent:	GREGORY BECK RUBIN	Heritage:	Not Applicable
Property Address:	469 SHAW ST	Community:	Toronto
Legal Description:	PLAN 1054 PT LOT 20		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0141/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
Owner(s):	SHIRLEY GO GIANCARLO GROSSI	Ward:	St. Paul's (21)
Agent:	GIANCARLO GROSSI	Heritage:	Not Applicable
Property Address:	116 ATLAS AVE	Community:	York
Legal Description:	PLAN 2258 S PT LOT 22 N PT LOT 23		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.80.40.70.(3)(B) & 10.5.40.71.(3), By-law 569-2013**
The minimum required side yard setback is 0.27 m.
The altered semi-detached dwelling will be located 0.21 m from the north side lot line.
- Chapter 10.5.60.20.(2)(B), By-law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum required rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure. The minimum required rear yard setback for an ancillary building is 2 m.
In this case, the rear semi-detached garage will be located 1.3 m from the west rear lot line.
- Chapter 10.5.60.20.(6)(A), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space where a side lot line abuts a lane, and vehicle access to the parking space is from the lane is 1 m.
In this case, the rear semi-detached garage will be located 0.2 m from the north side lot line.
- Section 8-3.(a), By-law 1-83**

The minimum required side yard setback is 1.2 m.

The altered semi-detached dwelling will be located 0.2 m from the north side lot line.

2. Section 3.4.11.(c), By-law 1-83

The maximum permitted height of an accessory building with a flat pitched roof is 3.7 m.

In this case, the rear semi-detached garage will have a height of 4 m.

3. Section 3.1.4, By-law 1-83

An accessory building must be setback a minimum of 1.5 m from a lot line abutting a lane.

In this case, the rear semi-detached garage will be located 0.2 m from the north side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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:	A0141/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
Owner(s):	SHIRLEY GO GIANCARLO GROSSI	Ward:	St. Paul's (21)
Agent:	GIANCARLO GROSSI	Heritage:	Not Applicable
Property Address:	116 ATLAS AVE	Community:	York
Legal Description:	PLAN 2258 S PT LOT 22 N PT LOT 23		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0142/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
Owner(s):	THOMAS GRANT MORRISON	Ward:	St. Paul's (21)
Agent:	GIANCARLO GROSSI	Heritage:	Not Applicable
Property Address:	114 ATLAS AVE	Community:	York
Legal Description:	PLAN 2258 S PT LOT 23		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear semi-detached garage.

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

- Chapter 200.5.1.10.(2)(A), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m, a minimum length of 5.6 m, and a vertical clearance of 2 m.
In this case, the parking space will have a width of 3.1 m, a length of 6.2 m, and a vertical clearance of 2.4 m.
- Chapter 10.5.60.70.(1), By-law 569-2013**
The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (21.4 m²).
The rear semi-detached garage will have a lot coverage of 10.1% of the lot area (21.6 m²).
- Chapter 10.5.60.20.(2)(B), By-law 569-2013**
If an ancillary building or structure is located on a lot with a lot depth greater than 45 m, and its height is greater than 2.5 m or its floor area, including areas for the purpose of parking, is greater than 10 m², the minimum required rear yard setback for the ancillary building or structure is equal to half the height of the ancillary building or structure. The minimum required rear yard setback is 1.35 m.
In this case, the rear semi-detached garage will be located 1.25 m from the west rear lot line.
- Section 3.2.1 (a)(i)(1), By-law 1-83**
The required parking space must have a minimum width of 3.2 m and a minimum length of 5.6 m.

In this case, the parking space will have a width of 3.1 m and a length of 6.2 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0142/17TEY	Zoning	RM (f12.0;u2;d0.8)(x252) & R2 (BLD)
Owner(s):	THOMAS GRANT MORRISON	Ward:	St. Paul's (21)
Agent:	GIANCARLO GROSSI	Heritage:	Not Applicable
Property Address:	114 ATLAS AVE	Community:	York
Legal Description:	PLAN 2258 S PT LOT 23		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0143/17TEY	Zoning:	R (d1.0) & R4 Z1.0 (ZZC)
Owner(s):	JING HE	Ward:	Trinity-Spadina (19)
Agent:	YACHUN LIU	Heritage:	Not Applicable
Property Address:	156 PALMERSTON AVE	Community:	Toronto
Legal Description:	PLAN 89 PT LOT 40 RP 64R14341 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with a front covered porch, and rear decks on the first, second and third floors.

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

- 1. Chapter 10.10.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main walls will be 8.20 m, and the height of the rear exterior main walls will be 8.92 m.
- 2. Chapter 10.10.40.30.(1), 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 19.00 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (294.10 m²).
The new detached dwelling will have a floor space index equal to 1.23 times the area of the lot (362.60 m²).
- 4. Chapter 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 1.57 m.
The new detached dwelling will be located 0.0 m from the east front lot line.
- 5. Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.

The new detached dwelling will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.

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

The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (294.10 m²).

The new detached dwelling will have a gross floor area equal to 1.23 times the area of the lot (362.60 m²).

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

The minimum required front yard setback is 1.57 m.

The new detached dwelling will be located 0.0 m from the east front lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The new detached dwelling will be located 0.0 m from the side wall of the north adjacent building at 811 Dundas Street West, and 0.0 m from the side wall of the south adjacent building at 154 Palmerston Boulevard.

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

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The new detached dwelling will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.

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

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

The portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.0 m from the north side lot line, and 0.0 m from the south side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is 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:	A0143/17TEY	Zoning	R (d1.0) & R4 Z1.0 (ZZC)
Owner(s):	JING HE	Ward:	Trinity-Spadina (19)
Agent:	YACHUN LIU	Heritage:	Not Applicable
Property Address:	156 PALMERSTON AVE	Community:	Toronto
Legal Description:	PLAN 89 PT LOT 40 RP 64R14341 PART 1		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0144/17TEY	Zoning	RD(f12.0;a370;d0.6) & R1B (ZZC)
Owner(s):	SCOTT ANDREW BROAD AMAALIA BROAD	Ward:	Beaches-East York (31)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	38 MERRITT RD	Community:	East York
Legal Description:	PLAN 3496 LOT 142		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a front one-storey addition and to reconstruct the front porch.

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

- Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into the required building setback if the stairs are no wider than 2.0 m.
The stairs will be 2.44 m wide.
- Chapter 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 4.87 m from the east front lot line.
- Section 7.8, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered dwelling will be located 4.87 m from the east front lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved 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:	A0144/17TEY	Zoning	RD(f12.0;a370;d0.6) & R1B (ZZC)
Owner(s):	SCOTT ANDREW BROAD AMAALIA BROAD	Ward:	Beaches-East York (31)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	38 MERRITT RD	Community:	East York
Legal Description:	PLAN 3496 LOT 142		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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

File Number:	A0145/17TEY	Zoning	R(d.06)(x737) & R2 Z0.6 (ZZC)
Owner(s):	JILL STEWART TYLER JOSEPH STEWART	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	47 INDIAN ROAD CRES	Community:	Toronto
Legal Description:	PLAN M179 PT LOTS 171 & 172		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter a three-storey detached dwelling by constructing a second floor front addition and a new front porch.

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

1. Chapter 10.5.40.70.(1), By-law 569-2013

In the Residential Zone category, if a lot is between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.00 m or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots (8.36 m).
The second floor front addition will have a front yard setback of 7.42 m.

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

The minimum required side yard setback for a detached house is 0.45 m.
The second floor front addition will have a north side yard setback of 0.33 m.

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

The maximum permitted building depth for a detached house is 17.00 m.
The building depth will be 18.52 m.

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

The by-law requires the portion of the detached house exceeding 17.00 metres in depth to be setback a minimum distance of 7.50 m from the side lot lines.
The dwelling will have an overall depth of 18.52 m with a north side setback of 0.33 m and a south side setback of 1.53 m for the portion of the detached house exceeding 17.00 m in depth.

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

A building on an inside lot is required to have a minimum front lot line setback of 8.36 m.
The second floor front addition will have a front lot line setback of 7.42 m.

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

The minimum required side lot line setback is 0.45 m for a building depth not exceeding 17.00 m where the side walls contain no openings.
The second floor front addition will have a north side lot line setback of 0.33 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:

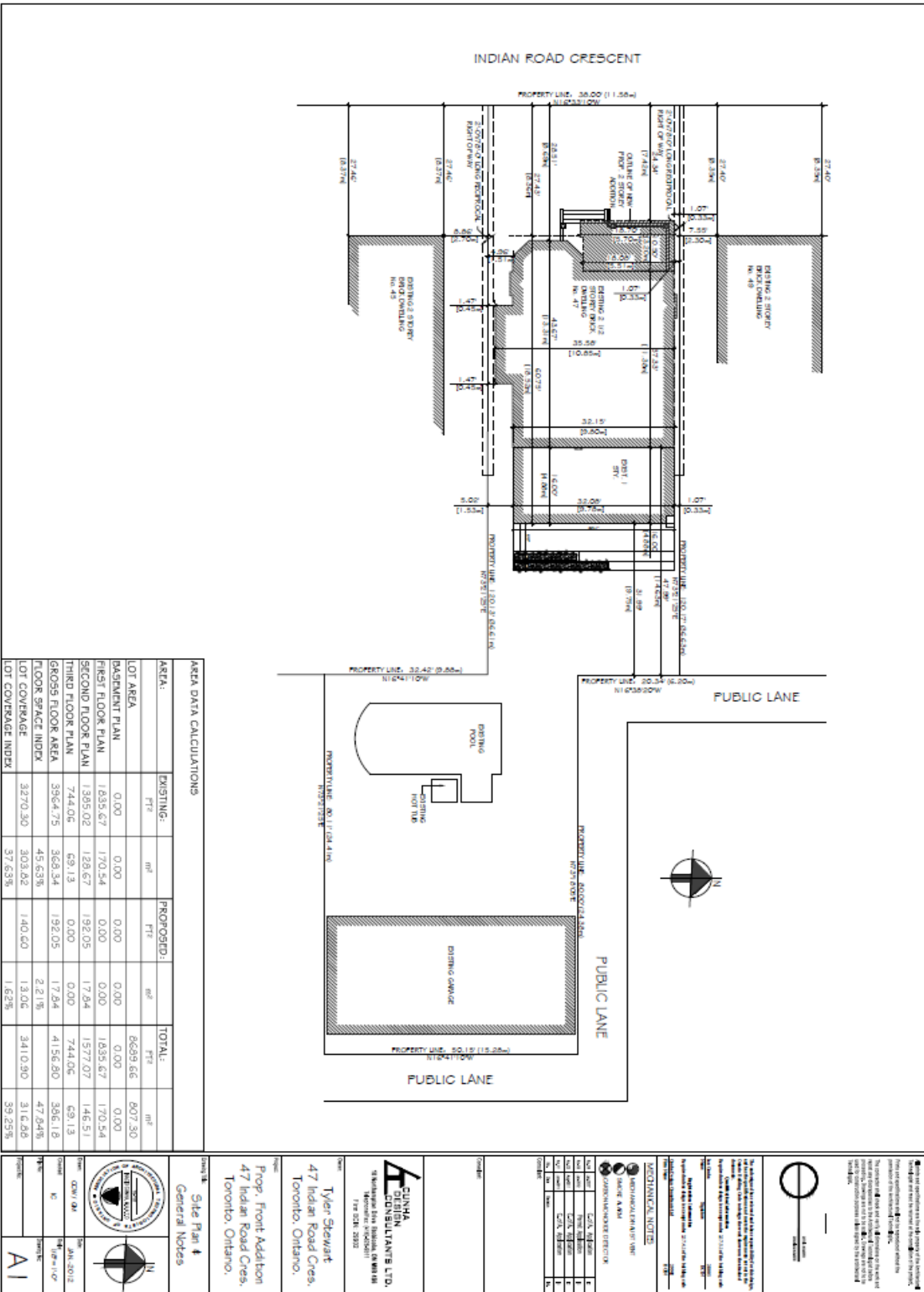
The Minor Variance Application is Approved on Condition

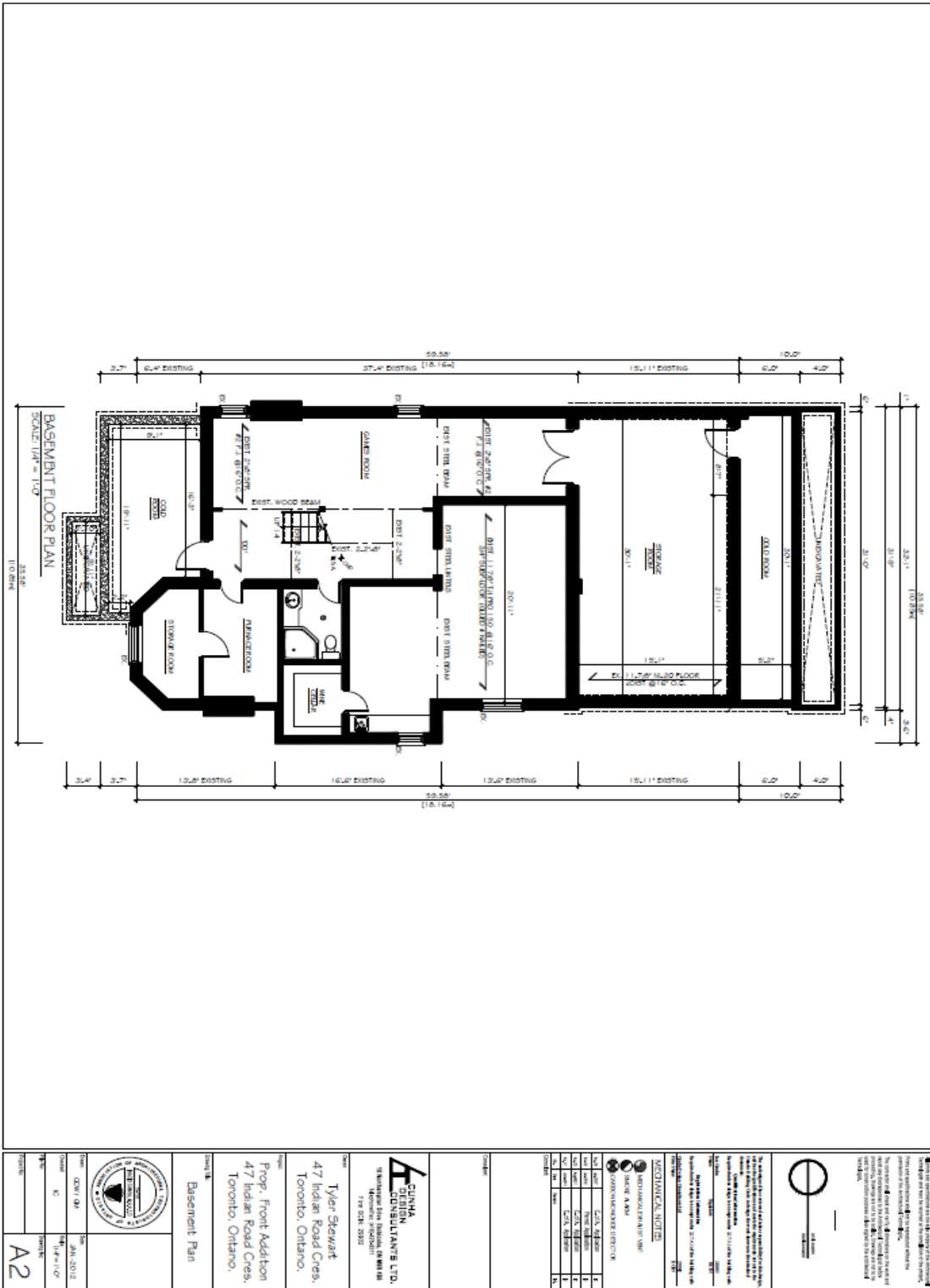
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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 altered dwelling shall be constructed substantially in accordance with the plans dated January 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.





NOTICE: This drawing is prepared by the Engineer for the use of the Client. It is not to be used for any other purpose without the written consent of the Engineer. The Client is responsible for the accuracy of the information provided to the Engineer.

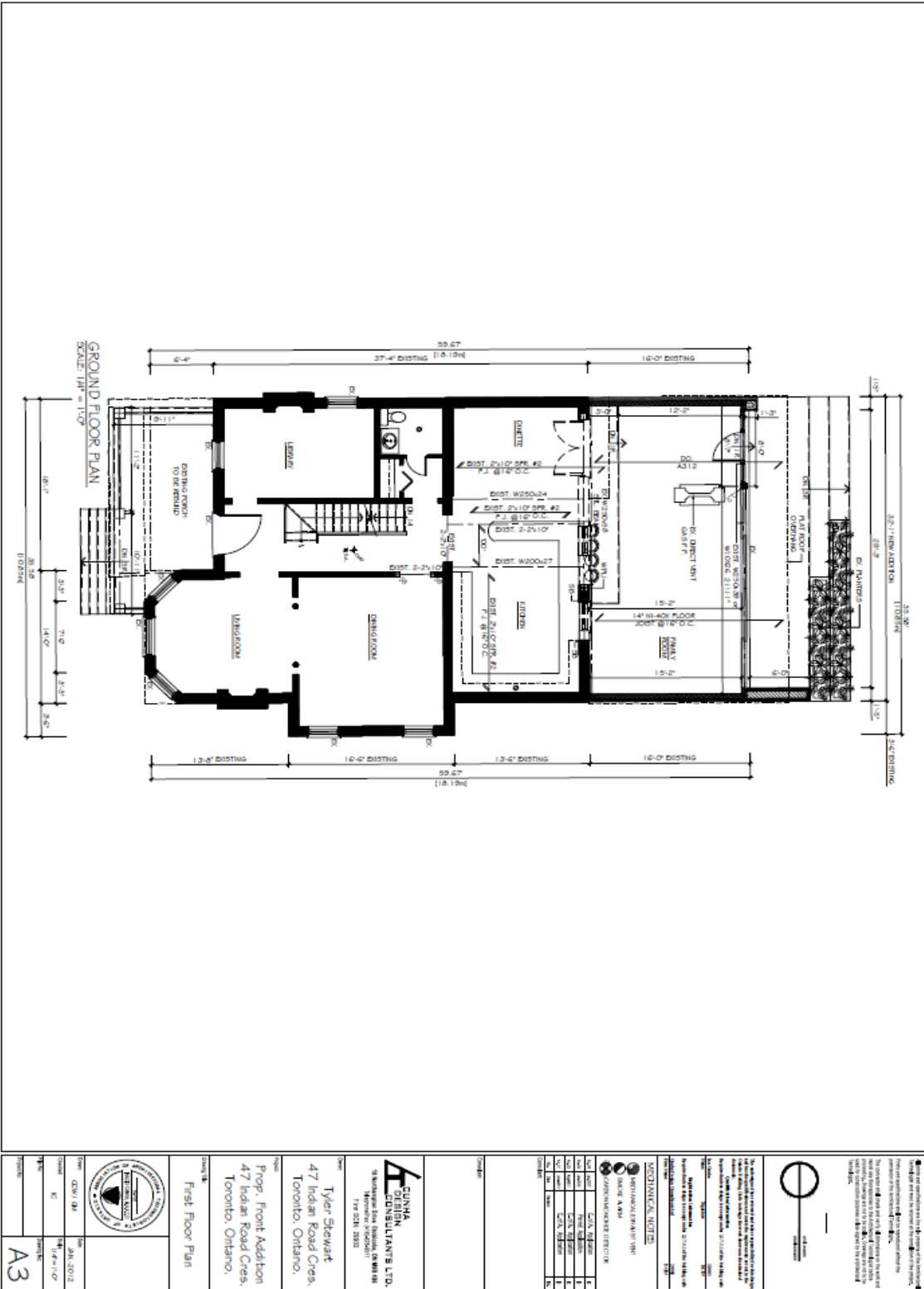
NO.	DATE	DESCRIPTION	BY	CHK.
1	2017-08-10	ISSUED FOR PERMIT	TL	TL
2	2017-08-10	ISSUED FOR PERMIT	TL	TL
3	2017-08-10	ISSUED FOR PERMIT	TL	TL

QUINN CONSULTANTS LTD.
17th Floor, 550 King Street West
Toronto, Ontario M5X 1C5
Tel: 416-593-9333

Prop. Front Addition
47 Indian Road Cres.
Toronto, Ontario.

Basement Plan

DATE: 2017-08-10
DRAWN BY: TL
CHECKED BY: TL
PROJECT: A2



Legend:
 - 1/8" = 1'-0"
 - 1/4" = 1'-0"
 - 1/2" = 1'-0"
 - 3/4" = 1'-0"
 - 1" = 1'-0"

Notes:
 - 1. All dimensions are in feet and inches unless otherwise noted.
 - 2. The architect is not responsible for the accuracy of the dimensions shown on this plan.
 - 3. The owner is responsible for the accuracy of the dimensions shown on this plan.

MECHANICAL NOTES
 - 1. See Mechanical Schedule for details.
 - 2. See Electrical Schedule for details.
 - 3. See Plumbing Schedule for details.

GENERAL NOTES
 - 1. See General Schedule for details.
 - 2. See Foundation Schedule for details.
 - 3. See Structural Schedule for details.

OWNER: Tyler Stewart
 47 Indian Road Cres.
 Toronto, Ontario.

DATE: JUN 2012

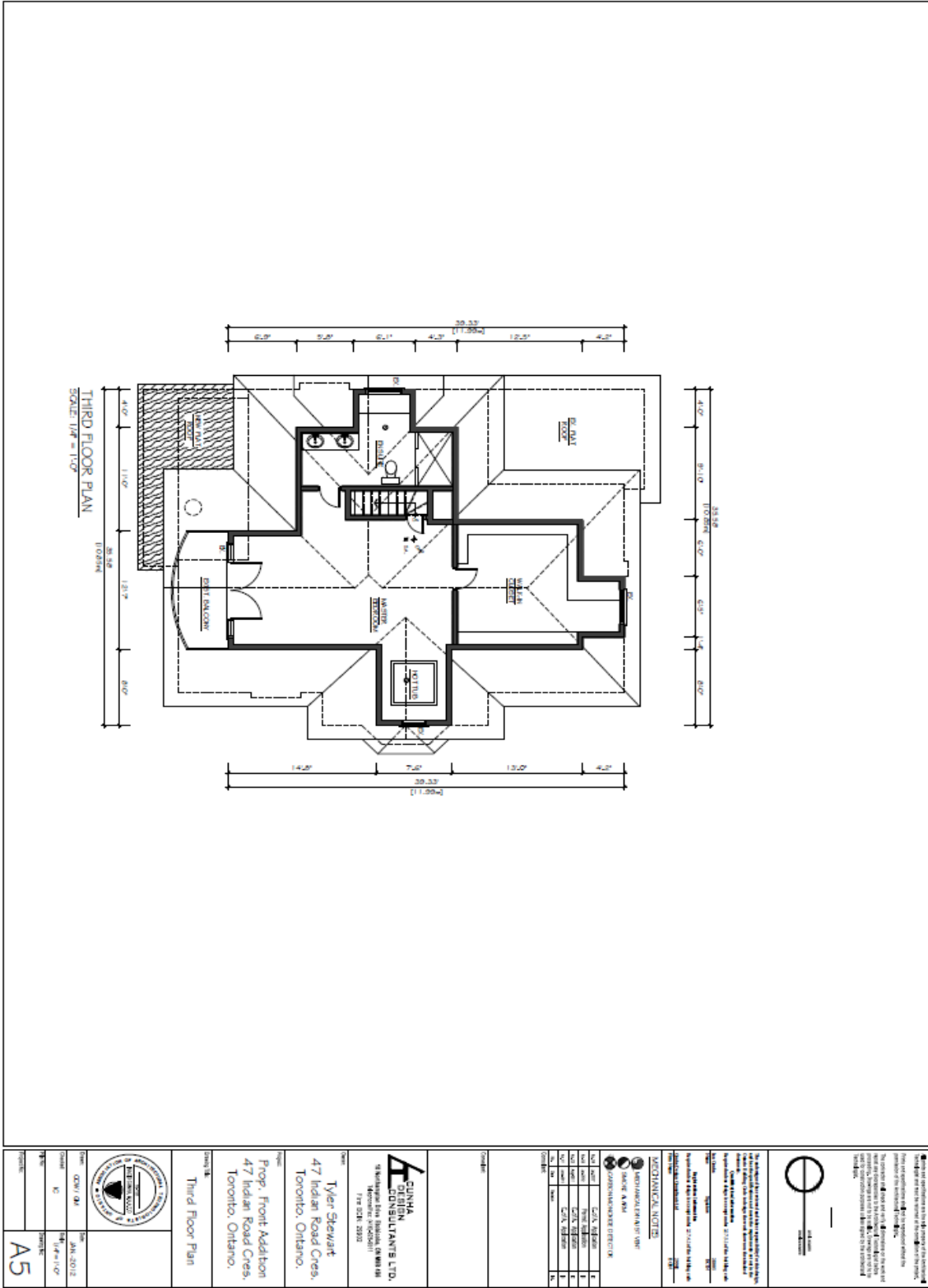
SCALE: 1/8" = 1'-0"

PROJECT: First Floor Plan

ARCHITECT: SUNN OILIAN CONSULTANTS LTD.
 94 Midland Ave. Suite 200
 Toronto, Ontario
 Tel: 416-391-8888

REGISTRATION NO.: 1275-2008-0001

PROJECT NO.: A3



NOTES:

- All dimensions shall be to the center of the member unless otherwise indicated.
- Dimensions shall be to the center of the member unless otherwise indicated.
- Dimensions shall be to the center of the member unless otherwise indicated.
- Dimensions shall be to the center of the member unless otherwise indicated.
- Dimensions shall be to the center of the member unless otherwise indicated.

SECTIONAL NOTES:

- 1. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 2. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 3. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 4. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 5. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.

GENERAL NOTES:

- 1. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 2. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 3. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 4. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.
- 5. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE MEMBER UNLESS OTHERWISE INDICATED.

PROJECT INFORMATION:

Client: Tyler Stewart
 47 Indian Road Cres.
 Toronto, Ontario.

DESIGNER:

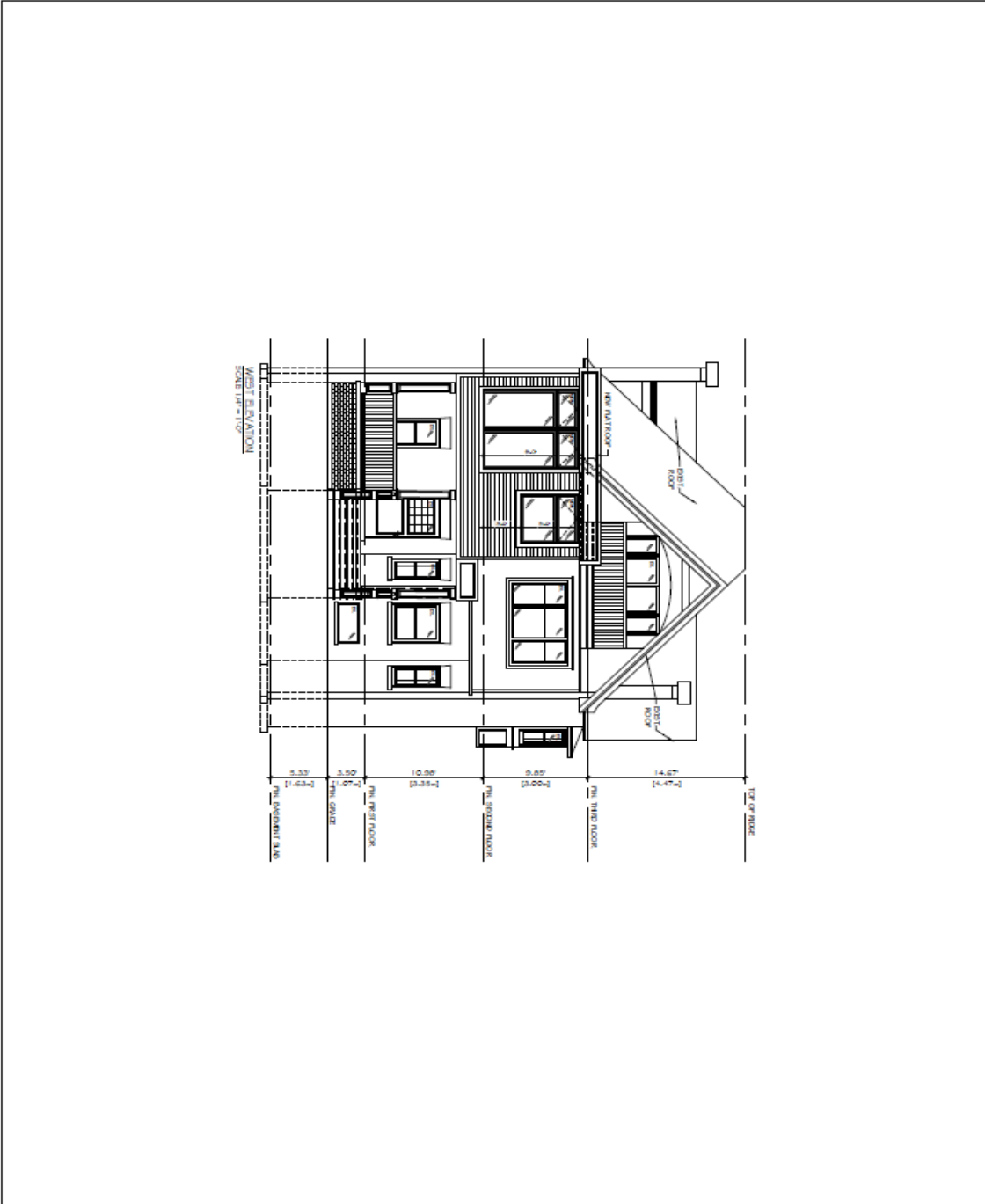
CUNHA DESIGN CONSULTANTS LTD.
 47 Indian Road Cres.
 Toronto, Ontario.

DATE: JAN 2012

SCALE: 1/8" = 1'-0"

PROJECT: Third Floor Plan

AS



NOTES:

1. The architect has prepared these drawings for the purpose of obtaining a building permit and is not responsible for the construction of the building.
2. The contractor shall be responsible for obtaining all necessary permits and for the construction of the building.
3. The architect shall not be responsible for the construction of the building.
4. The architect shall not be responsible for the construction of the building.

PROJECT INFORMATION:

Client: Tyler Stewart
 47 Indian Road Cres.
 Toronto, Ontario.

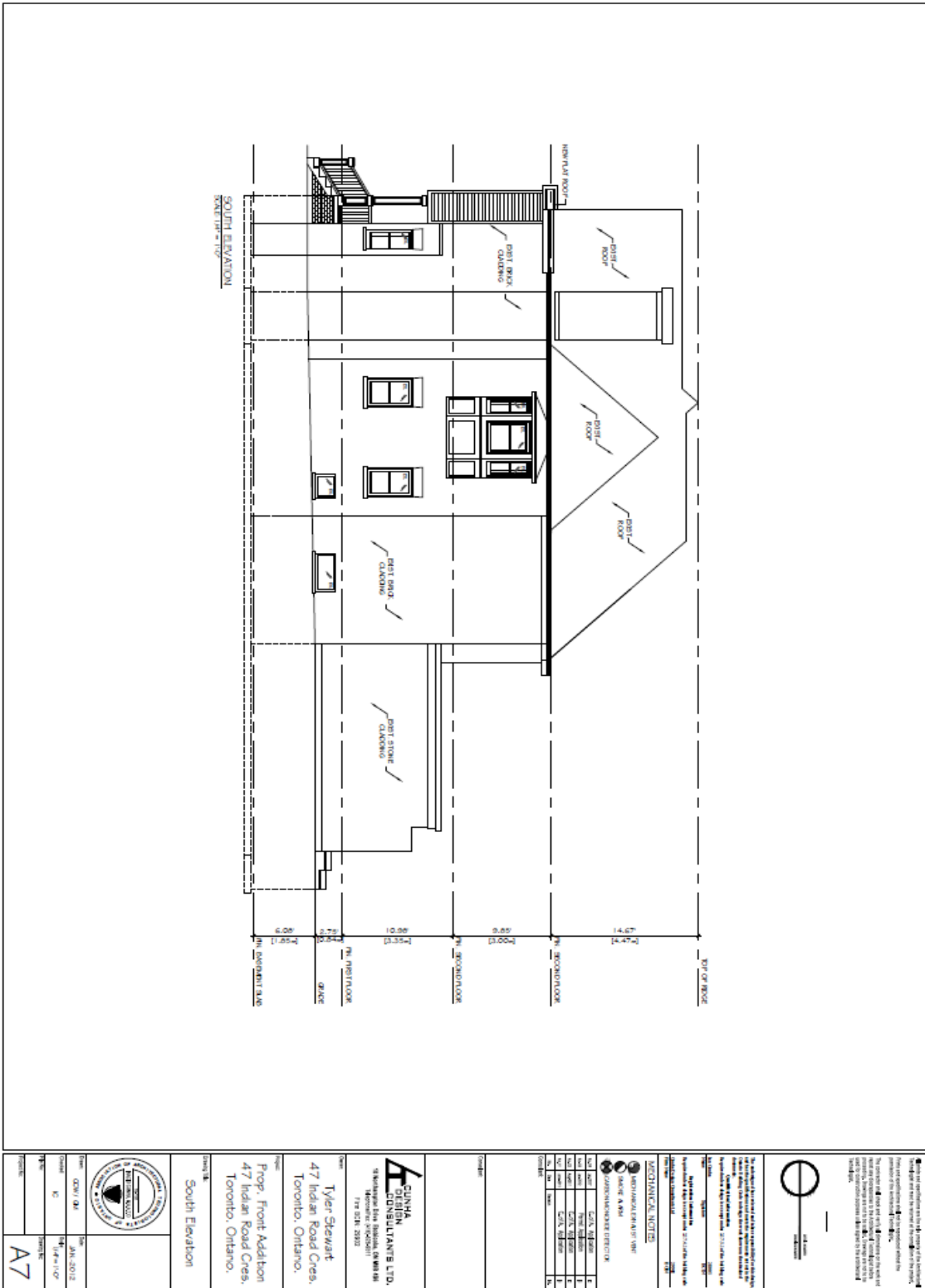
Prop.: Front Addition
 47 Indian Road Cres.
 Toronto, Ontario.

Architect: **CUNHA DESIGN CONSULTANTS LTD.**
 9 Midway Park Square, Toronto, ON M6J 1R8
 Tel: 416-291-2822

Scale: 1/8" = 1'-0"

Date: JAN. 2012

Sheet: **A6**



1. All dimensions are to the face of the work unless otherwise indicated.
 2. All dimensions are to be in accordance with the approved plans.
 3. All dimensions are to be in accordance with the approved plans.
 4. All dimensions are to be in accordance with the approved plans.
 5. All dimensions are to be in accordance with the approved plans.
 6. All dimensions are to be in accordance with the approved plans.
 7. All dimensions are to be in accordance with the approved plans.
 8. All dimensions are to be in accordance with the approved plans.
 9. All dimensions are to be in accordance with the approved plans.
 10. All dimensions are to be in accordance with the approved plans.

MATERIALS LIST
 1. LATHING
 2. PLASTER
 3. BRICK
 4. CONCRETE
 5. ROOFING
 6. GLASS
 7. WOOD
 8. METAL
 9. PAINT
 10. FINISH

MECHANICAL NOTES
 1. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH THE APPROVED PLANS.
 2. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH THE APPROVED PLANS.
 3. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH THE APPROVED PLANS.
 4. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH THE APPROVED PLANS.
 5. ALL MECHANICAL WORK TO BE IN ACCORDANCE WITH THE APPROVED PLANS.

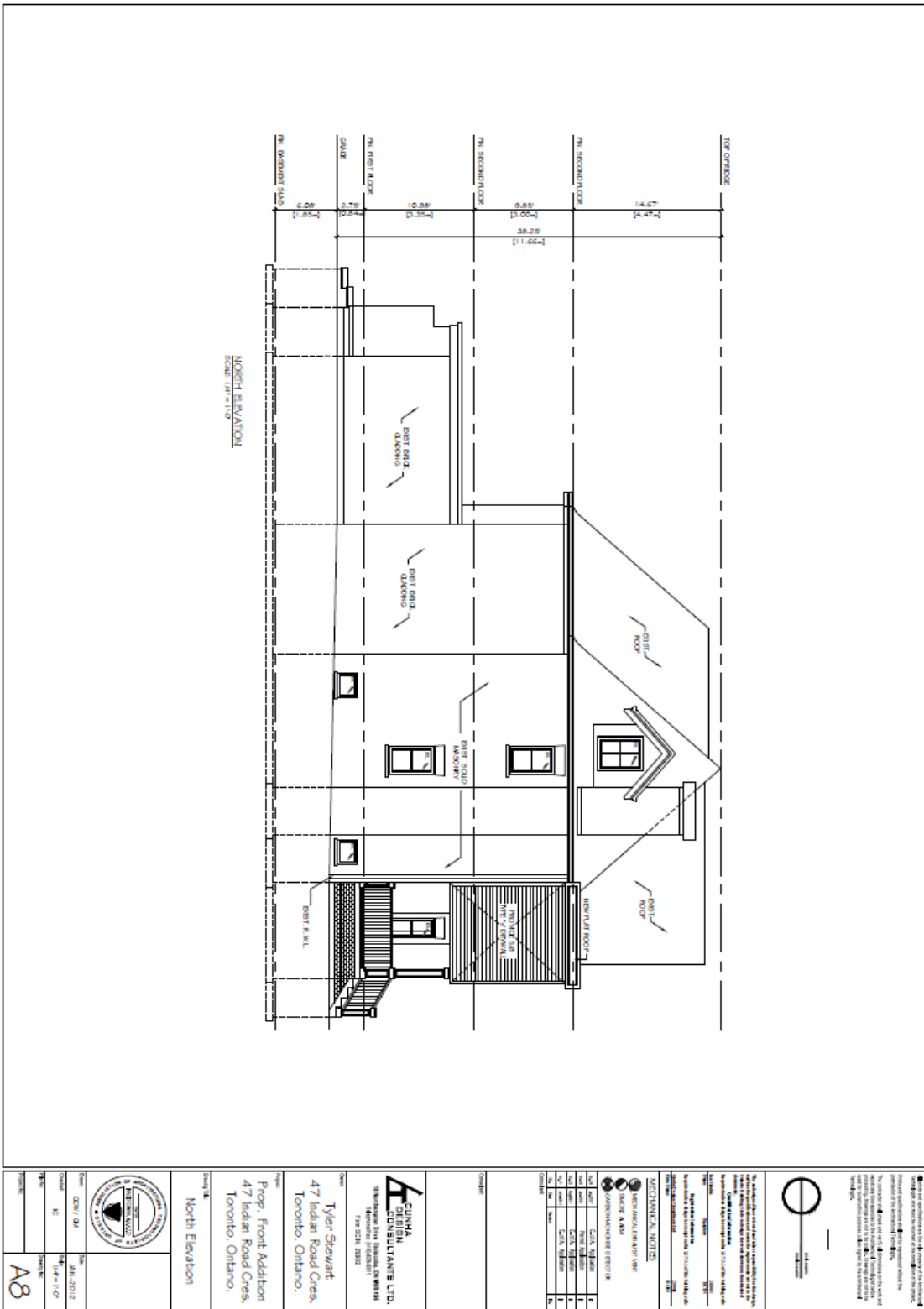
OWNER
 Tyler Stewart
 47 Indian Road Cres.
 Toronto, Ontario.

PROJECT
 Prop. Front Addition
 47 Indian Road Cres.
 Toronto, Ontario.

DATE
 South Elevation

SCALE
 1/8" = 1'-0"

PROJECT NO.
 A7



NOTES:

- All dimensions are in millimeters unless otherwise specified.
- Work to be done in accordance with the Ontario Building Code.
- Materials to be used as specified in the schedule.
- Finishes to be used as specified in the schedule.
- Work to be done in accordance with the manufacturer's instructions.
- Work to be done in accordance with the applicable building code.
- Work to be done in accordance with the applicable fire code.
- Work to be done in accordance with the applicable safety code.
- Work to be done in accordance with the applicable health code.
- Work to be done in accordance with the applicable environmental code.

LEGEND:

1	CONCRETE
2	BRICK
3	GLAZING
4	WOOD
5	ROOFING
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISHES

DATE: 15 JAN 2012

SCALE: 1/4" = 1'-0"

PROJECT: A8

CLIENT: Tyler Stewart
47 Indian Road Cres.
Toronto, Ontario.

ARCHITECT: GUNHA CONSULTANTS LTD.
1780 SHEPPARD AVE. EAST, SUITE 101
SCARBOROUGH, ONTARIO M1S 4R7
TEL: (416) 291-8888

PROJECT NAME: North Elevation

DATE: 15 JAN 2012

SCALE: 1/4" = 1'-0"

PROJECT: A8

SIGNATURE PAGE

File Number:	A0145/17TEY	Zoning	R(d.06)(x737) & R2 Z0.6 (ZZC)
Owner(s):	JILL STEWART TYLER JOSEPH STEWART	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	47 INDIAN ROAD CRES	Community:	Toronto
Legal Description:	PLAN M179 PT LOTS 171 & 172		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0146/17TEY	Zoning	R(u2,d1.0) (x946) & R1S Z1.0 (ZZC)
Owner(s):	WONGBOW INC	Ward:	St. Paul's (21)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	1687 BATHURST ST	Community:	Toronto
Legal Description:	PLAN M335 LOT 2 PT LOT 3		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert an existing two-storey fourplex into a two-storey triplex by constructing an attic addition, a front second storey addition, a new front porch and rear deck.

REQUESTED PERMISSION:

The property has a lawful-nonconforming status under the *Planning Act*, as the property was developed as the site of an apartment building, prior to the passing the Zoning By-law, which does not permit the said use in a R(u2,d1.0) (x946) & R1S Z1.0 zone. 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 900.2.10 (946), By-law 569-2013

No exterior alteration or addition to the building is allowed. The building must remain as it was on September 1, 1994.

In this case, the proposal includes an exterior addition to the building.

1. Section 12 (1) 365, By-law 438-86

No exterior alteration or addition to the building is allowed. The building must remain as it was on September 1, 1994.

In this case, the proposal includes an exterior addition to the building.

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

The apartment building constitutes a non-conforming use. Any change of use, extension or enlargement requires the permission of the Committee of Adjustment.

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

The maximum permitted building depth is 14.0 m.

The building depth will be 19.67 m (including the rear second floor 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 and Permission Application is Refused

It is the opinion of the Committee of Adjustment, that the request:

- (i) does not maintain the general intent and purpose of the Official Plan;
- (ii) does not maintain the general intent and purpose of the Zoning By-law;
- (iii) does not represent desirable and appropriate development of the land;
- (iv) is not minor; and
- (v) has not met the requirements of subsections 45(2)(a)(i)(ii) of the Planning Act.

SIGNATURE PAGE

File Number:	A0146/17TEY	Zoning	R(u2,d1.0) (x946) & R1S Z1.0 (ZZC)
Owner(s):	WONGBOW INC	Ward:	St. Paul's (21)
Agent:	ALEXANDRA BISHEVSKY	Heritage:	Not Applicable
Property Address:	1687 BATHURST ST	Community:	Toronto
Legal Description:	PLAN M335 LOT 2 PT LOT 3		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

38. 674 MORTIMER AVE

File Number:	A0147/17TEY	Zoning	RS (f10.5, a325, d0.75) & R2A (ZPR)
Owner(s):	KEVIN ZHANG	Ward:	Beaches-East York (31)
Agent:	NALLIAH THAYABHARAN	Heritage:	Not Applicable
Property Address:	674 MORTIMER AVE	Community:	East York
Legal Description:	PLAN M437 PT LOT 10		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (67.91 m²).
The lot coverage will be equal to 44% of the lot area (85.7 m²).
 - 2. Chapter 10.40.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 1.372 m above established grade.
 - 3. Chapter 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (145.53 m²).
The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).
 - 4. Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.97 m.
The new detached dwelling will be located 2.91 m from the front lot line.
 - 5. Chapter 10.40.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.
 - 6. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.216 m from the east side lot line and 0.05 m from the west side lot line.
- 1. Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6.0 m.

The new detached dwelling will be located 2.9 m from the front lot line.

2. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.6 m.

The new detached dwelling will be located 0.366 m from the east side lot line and 0.204 m from the west side lot line.

3. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (67.91 m²).

The lot coverage will be equal to 44% of the lot area (85.7 m²).

4. Section 7.5.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (145.53 m²).

The new detached dwelling will have a floor space index equal to 0.85 times the area of the lot (164.26 m²).

5. Section 5.6.(b)(iii), By-law 6752

Steps or stairs required for access to the first storey of a building may encroach into any yard,

provided the steps or stairs are set back a minimum of 1.5 m from any lot line adjacent to the street.

The front will be located 0.608 m from the front lot line adjacent to a street.

MOTION

It was moved by Ewa Modlinska, seconded by Joanne Hayes and carried that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with the neighbour to address his concerns regarding roof eaves. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

39. 22 WALLACE AVE

File Number:	A0148/17TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
Owner(s):	JENNY POLIXENI MBOUSSIADIS	Ward:	Davenport (18)
Agent:	BABAK IZADI	Heritage:	Not Applicable
Property Address:	22 WALLACE AVE	Community:	Toronto
Legal Description:	PLAN 1276 LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing two-storey semi-detached dwelling into a triplex and by constructing a rear second-storey addition and rooftop deck above.

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

- 1. Chapter 10.10.40.70.(3)(B)(ii), By-law 569-2013**
The minimum required side yard setback where the side wall contains openings is 1.2 m
The converted dwelling will be located 0.69 m from the second floor rear addition to the east side lot line.
- 2. Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth equal to 14.90 m.
- 3. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (131.98 m²).
The converted dwelling will have a floor space index equal to 1.23 times the area of the lot (270.61 m²).
- 4. Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The converted dwelling will be located 0.17 m to the west side lot line.
- 5. Chapter 10.10.40.70.(4)(E), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The converted dwelling at the rear third floor deck will be located 0.0 m to the west side lot line.
- 6. Chapter 150.10.80.1.(1), By-law 569-2013**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided within the existing detached garage.
- 1. Section 6(3) Part II 3.F(I)(2), By-law 438-86**
The minimum required side yard setback where the side wall contains openings is 1.2 m.
The converted dwelling will be located 0.69 m from the second floor rear addition to the east side lot line.

2. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The converted dwelling will have a building depth equal to 14.90 m (including the rear second and third floor decks).
3. **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 (131.98 m²).
The converted dwelling will have a gross floor area equal to 1.23 times the area of the lot (270.61 m²).
4. **Section 6(2)(v), By-law 438-86**
A converted house is a permitted use provided there is no substantial change in the appearance of the dwelling as the result of the conversion.
In this case, the second floor rear addition will substantially change the appearance of the dwelling.
5. **Section 4(4)(b), By-law 438-86**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided within the existing detached garage.
6. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback where the side wall contains no openings is 0.45 m.
The converted dwelling will be located 0.17 m to the west side lot line.
7. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 0.45 m where the side wall contains no openings.
The converted dwelling at the rear third floor deck will be located 0.0 m to the west side lot line.

MOTION

It was moved by Edmund Carlson, seconded by Ewa Modlinska and carried unanimously that the application be **deferred, for a maximum of 3 to 6 months**. The deferral would provide the applicant with an opportunity to correct the purpose of the application and plans. The matter would be rescheduled to a Committee of Adjustment Toronto & East York, **Panel A** public hearing.



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

File Number:	A0149/17TEY	Zoning:	RD & R1B (ZZC)
Owner(s):	MELISSA SPENCER ANDREW SPENCER	Ward:	Beaches-East York (31)
Agent:	ANDREW SPENCER	Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 1)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral garage on an undersized lot refused by the Committee of Adjustment in Decision B0039/16TEY which is now under appeal at the Ontario Municipal Board. The Committee also refused two associated Minor Variance Decisions A093/16TEY and A0694/16TEY, which were not appealed, resulting in the subject application being considered together with A0150/17TEY.

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

- Chapter 10.20.30.10.(1), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the conveyed lot will be 247.67 m².
- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the area of the lot (86.7 m²).
The lot coverage will be equal to 38% of the area of the lot (92.5 m²).
- Chapter 10.20.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (148.56 m²).
The new two-storey detached dwelling will have a floor space index equal to 0.67 times the area of the lot (165.43 m²).
- Section 7.3.3, By-law 6752**
The minimum required lot area is 370.0 m².
The area of the conveyed lot will be 247.67 m².

2. Section 7.3.3. By-law 6752

The minimum required front yard setback is 6 m.

The new detached dwelling will be located 2.3 m from the front lot line.

3. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the area of the lot (86.7 m²).

The new detached dwelling will have a lot coverage of 38% of the area of the lot (92.5 m²).

4. Section 7.3.3, By-law 6752

The maximum permitted floor space index is 0.6 times the area of the lot (148.56 m²).

The new two-storey detached dwelling will have a floor space index equal to 0.67 times the area of the lot (165.43 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0149/17TEY	Zoning	RD & R1B (ZZC)
Owner(s):	MELISSA SPENCER ANDREW SPENCER	Ward:	Beaches-East York (31)
Agent:	ANDREW SPENCER	Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 1)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0150/17TEY	Zoning:	RD & R1B (ZZC)
Owner(s):	MELISSA SPENCER ANDREW SPENCER	Ward:	Beaches-East York (31)
Agent:	ANDREW SPENCER	Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 2)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey detached dwelling on an undersized lot, refused by the Committee of Adjustment in Decision B0039/16TEY which is now under appeal at the Ontario Municipal Board. The Committee also refused two associated Minor Variance Decisions A093/16TEY and A0694/16TEY, which were not appealed, resulting in the subject application being considered together with A0149/17TEY.

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

- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided behind the main front wall.
In this case, one parking space will be provided behind the main front wall.
- Chapter 10.20.30.10.(1), By-law 569-2013**
The minimum required lot area is 370 m².
The area of the retained lot will be 256.6 m².
- Chapter 10.20.40.70.(3)(4), By-law 569-2013**
The minimum required side yard setback is 0.9 m where the required minimum lot frontage is 12.0 m to less than 15.0 m.
The detached dwelling will be located 0.6 m from the west side lot line.
- Chapter 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
In this case, one parking space will be located in the front yard.
- Section 7.3.3, By-law 6752**

The minimum required lot area is 370.0 m².
The area of the retained lot will be 256.6 m².

2. Section 7.3.3. By-law 6752

The minimum required west side yard setback is 0.9 m.
The detached dwelling will be located 0.6 m from the west side lot line.

3. Section 7.3.3. By-law 6752

The minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided behind the main front wall.

4. Section 7.1.4, By-law 6752

A required parking must be located behind the main front wall of the building.
In this case, the parking space will be located in front of the main front wall.

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:	A0150/17TEY	Zoning	RD & R1B (ZZC)
Owner(s):	MELISSA SPENCER ANDREW SPENCER	Ward:	Beaches-East York (31)
Agent:	ANDREW SPENCER	Heritage:	Not Applicable
Property Address:	1 HOLLAND AVE (PART 2)	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

42A. 106 NORTHCOTE AVE

File Number:	B0090/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
Owner(s):	PETER GAFFNEY	Ward:	Davenport (18)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained- Part 2, Draft R-Plan

Part 2 has a lot frontage of 4.71 m and a lot area of 117.5 m². The existing residential building will be maintained and will require variances to the Zoning By-law as outlined in Application Number A1263/16TEY.

Conveyed- Part 1, Draft R- Plan

Part 1 has a lot frontage of 10.18 m and a lot area of 53.1 m². A new three-storey detached dwelling will be constructed and will require variances to the Zoning By-law as outlined in Application Number A1262/16TEY.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

MOTION

It was moved by Joanne Hayes, seconded by Edmund Carlson and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with Transportation Services staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

42B. 106 NORTHCOTE AVE

File Number:	A1262/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
Owner(s):	PETER GAFFNEY	Ward:	Davenport (18)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage on the newly conveyed lot, as described in consent application B0090/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum lot area is 180 m².
The lot area will be 53.15 m².
- 2. Chapter 10.10.40.10.(2)(A)(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 9.70 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 (53.15 m²).
The new three-storey detached dwelling will have a floor space index equal to 2.06 times the area of the lot (109.83 m²).
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.0 m.
The new three-storey detached dwelling will be located 0.0 m from the front lot line.
- 5. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new three-storey detached dwelling will be located 0.0 m from the rear lot line.
- 6. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.0 m from the west side lot line.
- 7. Chapter 10.5.40.60.(1), 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 side yard setback a maximum of 1.5 m if the side yard abuts a street.

The platform will encroach 0.45 m into the required side yard setback but the side yard does not abut a street.

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

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

The third-storey canopy will encroach 0.45 m and will be located 0.0 m from the east side lot line.

9. 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 may be no higher than the level of the floor of the storey from which it gains access.

The new platform on the top of the building is higher than the level of the floor of the storey from which it gains access.

10. Chapter 10.5.40.70.(2), By-law 569-2013

A building or structure may be no closer than 2.5 m from the original centreline of a lane.

The new detached dwelling will be located 1.43 m from the original centreline of the lane to the west of the lot.

1. 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 (53.15 m²).

The new detached dwelling will have a residential gross floor area equal to 2.06 times the area of the lot (109.83 m²).

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

The minimum required front yard setback is 6.0 m.

The new three-storey detached dwelling will be located 0.0 m from the front lot line.

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

The minimum required side yard setback is 0.9 m, where the side wall contains openings.

The new detached dwelling will be located 0.0 m from the west side lot line.

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

The minimum required side yard setback is 0.45 m, where the side wall contains no openings.

The new detached dwelling will be located 0.0 m from the west side lot line.

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

The minimum required rear yard setback is 7.5 m.

The new detached dwelling will be located 2.77 m from the rear lot line.

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

The minimum permitted landscaped open space is 30% of the area of the lot (15.95m²).

In this case, 5.8 % (3.1 m²) will be landscaped open space.

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

A building or structure may be no closer than 2.5 m from the original centreline of a lane.

The new detached dwelling will be located 1.43 m from the original centreline of the lane to the west of the lot.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

MOTION

It was moved by Joanne Hayes, seconded by Edmund Carlson and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with Transportation Services staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York,
Panel A.

42C. 106 NORTHCOTE AVE

File Number:	A1263/16TEY	Zoning	R (d1.0 x804) & R4 Z1.0 (ZZC)
Owner(s):	PETER GAFFNEY	Ward:	Davenport (18)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	106 NORTHCOTE AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN 396 BLK B PT LOT 52		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey detached dwelling containing two units on the newly conveyed lot as described in consent application B0090/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum lot area is 141.30 m².
The lot area will be 117.74 m².
 - 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 (117.74 m²).
The maintained detached dwelling will have a floor space index equal to 1.51 times the area of the lot (177.53 m²).
 - 3. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The maintained detached dwelling will be located 2.77 m from the rear lot line.
 - 4. Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (3.45 m²), of the rear yard shall be maintained as soft landscaping.
In this case, 0% (0.0 m²), of the rear yard will be maintained as soft landscaping.
 - 5. 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 residential gross floor area is 1.0 times the area of the lot (117.74 m²).
The maintained detached dwelling will have a residential gross floor area equal to 1.51 times the area of the lot (177.53 m²).
 - 2. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The maintained detached dwelling will be located 2.77 m from the rear lot line.

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

The minimum permitted landscaped open space is 30% of the area of the lot (35.32 m²).
In this case, 19% (22.15 m²) will be landscaped open space.

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

A minimum of one parking space is required to be provided.
In this case, zero parking spaces will be provided.

The Committee will consider Applications B0090/16TEY, A1262/16TEY and A1263/16TEY together.

MOTION

It was moved by Joanne Hayes, seconded by Edmund Carlson and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to consult with Transportation Services staff. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0019/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1, Draft R-Plan

Address to be assigned

Part 1 has a frontage of 4.57 m and an area of 116.26 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed, requiring variances as outlined in Minor Variance application A0193/17TEY.

Retained - Part 2, Draft R-Plan

Address to be assigned

Part 2 has a frontage of 4.57 m and an area of 119.18 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed, requiring variances as outlined in Minor Variance application A0194/17TEY.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.

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:	B0019/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 26, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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

File Number:	A0193/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 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 B0019/17TEY.

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

- 1. Chapter 10.5.40.60.(1)(A)(i) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 0.31 m.
The front porch will encroach 1.07 m into the required front yard setback.
- 2. Chapter 10.5.40.60.(2)(B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard 0.31 m.
The portion of the front canopy not covering a platform will encroach 0.61 m into the required front yard setback.
- 3. Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.0 m from the front lot line
- 4. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 0.61 m from the front lot line.

5. **Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (6.89 m²) of the rear yard must be maintained as soft landscaping.
In this case, 16.2% (4.47 m²) of the rear yard will be maintained as soft landscaping.
6. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 180.0 m².
The area of the conveyed lot will be 116.26 m².
7. **Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the conveyed lot will be 4.57 m.
8. **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 10.62 m.
9. **Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 1.22 m above established grade.
10. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 17.0 m.
The new semi-detached dwelling will have a height of 18.29 m.
11. **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 (116.26 m²).
The new semi-detached dwelling will have a floor space index equal to 1.61 times the area of the lot (186.92 m²).
12. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 5.46 m from the rear lot line.
13. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the west side lot line.
14. **Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.46 m in length.
1. **Section 4(17)(a), By-law 438-86**
The required parking space must have a minimum length of 5.6 m.
The parking space will measure 5.46 m in length.

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

The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (116.26 m²).

The new semi-detached dwelling will have a gross floor area equal to 1.61 times the area of the lot (186.92 m²).

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

The minimum required front yard setback is 6.03 m.

The new semi-detached dwelling will be located 0.61 m from the front lot line.

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

The minimum required setback from a flanking street is 6.0 m.

The new semi-detached dwelling will be located 0.0 m from the west flanking street (Hamilton Street).

5. Section 6(3) Part II 3.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 new semi-detached dwelling will be located 0.0 m from the east side lot line.

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

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.46 m from the rear lot line.

7. 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 18.29 m.

8. Section 6(3) Part III 1(A), By-law 438-86

A minimum of 30% of the lot area (34.88 m²) shall be landscaped open space.

In this case, 9.7 % of the lot area (11.28 m²) will be landscaped open space.

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

The minimum required frontage of a lot is 6.0 m.

In this case, the conveyed will have frontage of 4.57 m.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.

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:	A0193/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



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

File Number:	A0194/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Notice was given and a Public Hearing was held on **Wednesday, May 31, 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 B0019/17TEY.

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

- Chapter 10.5.40.60.(1)(A)(i) By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 0.54 m.
The front porch will encroach 1.07 m into the required front yard setback.
- Chapter 10.5.40.60.(2)(B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard 0.54 m.
The portion of the front canopy not covering a platform will encroach 0.61 m into the required front yard setback.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.0 m from the front lot line
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.03 m.
The new semi-detached dwelling will be located 1.07 m from the front lot line.

5. **Chapter 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% (7.92 m²) of the rear yard must be maintained as soft landscaping.
In this case, 14.6% (4.63 m²) of the rear yard will be maintained as soft landscaping.
6. **Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (0.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 46.7% (0.5 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
7. **Chapter 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 180.0 m².
The area of the retained lot will be 119.18 m².
8. **Chapter 10.10.30.20.(1)(B), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the retained lot will be 4.57 m.
9. **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 10.62 m.
10. **Chapter 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a semi-detached dwelling above established grade is 1.2 m.
The first floor of the new semi-detached dwelling will have a height of 1.22 m above established grade.
11. **Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 17.0 m.
The new semi-detached dwelling will have a height of 18.29 m.
12. **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 (119.18 m²).
The new semi-detached dwelling will have a floor space index equal to 1.57 times the area of the lot (186.92 m²).
13. **Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The new semi-detached dwelling will be located 6.67 m from the rear lot line.
14. **Chapter 10.10.40.70.(3)(A)(ii), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new semi-detached dwelling will be located 0.0 m from the east side lot line.
1. **Section 6(3) Part I 1, By-law 438-86**

The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (119.18 m²).

The new semi-detached dwelling will have a gross floor area equal to 1.57 times the area of the lot (186.92 m²).

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

The minimum required front yard setback is 6.03 m.

The new semi-detached dwelling will be located 1.07 m from the front 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 semi-detached dwelling will be located 0.91 m from the side wall of the east adjacent building.

4. Section 6(3) Part II 3.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 new semi-detached dwelling will be located 0.0 m from the west and east side lot lines.

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

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 6.67 m from the rear lot line.

6. 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 18.29 m.

7. Section 6(3) Part III 1(A), By-law 438-86

A minimum of 30% of the lot area (35.75 m²) shall be landscaped open space.

In this case, 11.5% of the lot area (13.81 m²) will be landscaped open space.

8. Section 6(3) Part III 3 (B/C/D), By-law 438-86

A minimum of 75% (0.8 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 46.7% (0.5 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

9. 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 1.30 m.

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

The minimum required frontage of a lot is 6.0 m.

In this case, the retained will have frontage of 4.57 m.

The Committee will consider Applications B0019/17TEY, A0193/17TEY & A0194/17TEY together.

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:	A0194/17TEY	Zoning	R(d1.0)(x808) & R3 Z1.0 (ZZC)
Owner(s):	ERNEST AU	Ward:	Toronto-Danforth (30)
Agent:	DANILO MARASIGAN	Heritage:	Not Applicable
Property Address:	9 KINTYRE AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN 312 PT LOT 8		

Nancy Oomen (signed)

Edmund Carlson (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, JUNE 6, 2017**

LAST DATE OF APPEAL: **TUESDAY, JUNE 20, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.