

Thursday, April 20, 2017

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

| | | | |
|-------------------|-----------------------|------------|----------------|
| File Number: | A0210/17EYK | Zoning | RM & R2 |
| Owner(s): | STUART STARR | Ward: | Davenport (17) |
| Agent: | PETER TREEN | Heritage: | Not Applicable |
| Property Address: | 118 ROBINA AVE | Community: | |

Legal Description: PLAN 927 LN PT LOT 52

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing integral garage and front porch into habitable space.

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

- 1. Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 2.8 m.
Section 8.3.(b), By-law 1-83
The minimum required front yard setback is 1.8 m.
Section 10.80.40.70.(1), By-law 569-2013 and Section 8.3.(b), By-law 1-83
The altered dwelling will be located 0.36 m from the front lot line.
- 2. Section 10.5.80.10.(3), By-law 569-2013 & Section 3.2.3.B, By-law 1-83**
A parking space may not be located in a front yard or side yard abutting a street.
The proposed parking space is located in the front yard.

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

The Minor Variance Application is Approved on Condition

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

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

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

The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:

1. The applicant must obtain approval for a front yard parking license from Off-Street Parking, Right-of-Way Management.
2. The site plan must include the following notations:
 - a. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - c. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number: A0210/17EYK
Owner: STUART STARR
Agent: PETER TREEN
Property Address: **118 ROBINA AVE**
Legal Description: PLAN 927 LN PT LOT 52

Zoning: RM & R2
Ward: Davenport (17)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

Appeals filed on or after May 3, 2017: Please submit your appeal in accordance with the **Toronto Local Appeal Body Appeal Information** below unless one of these exceptions apply:

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

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Thursday, April 20, 2017

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

| | | | |
|-------------------|---|------------|-------------------------|
| File Number: | A0211/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | AMY LYNN BUSKIRK KENNETH ALAN DEVLIN | Ward: | Parkdale-High Park (13) |
| Agent: | JEREMY HUDSPITH | Heritage: | Not Applicable |
| Property Address: | 338 KENNEDY AVE | Community: | |

Legal Description: PLAN M135 PT LOT 93

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To extend the existing detached garage in the rear yard.

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

1. Section 10.5.60.20.(6)(B), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m.

The proposed detached garage will be located 0.66 m from the north side lot line abutting a street (Colbeck Street).

2. Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 4(2)(d)(i), By-law 438-86

The maximum permitted height of an ancillary building or structure is 4 m.

The proposed detached garage will have a height of 4.16 m.

3. Section 10.5.60.60.(1), By-law 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.

The proposed eaves will be located 0 m from the rear lot line.

4. Section 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% of the rear yard shall be maintained as soft landscaping (84.1 m²).

A total of 47.6% of the rear yard will be maintained as soft landscaping (80.2 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cut that will be closed.
 - 2.2 The site plan must include the following notations:
 - a. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD.
 - c. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services"

SIGNATURE PAGE

| | | | |
|--------------------|---|------------|-------------------------|
| File Number: | A0211/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | AMY LYNN BUSKIRK KENNETH ALAN DEVLIN | Ward: | Parkdale-High Park (13) |
| Agent: | JEREMY HUDSPITH | Heritage: | Not Applicable |
| Property Address: | 338 KENNEDY AVE | Community: | |
| Legal Description: | PLAN M135 PT LOT 93 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

| | | | |
|-------------------|-------------------------------|------------|----------------|
| File Number: | A0213/17EYK | Zoning | RM & R2 |
| Owner(s): | VERONICA ROSS SCOTT MASSEL | Ward: | Davenport (17) |
| Agent: | JOHN BOONE | Heritage: | Not Applicable |
| Property Address: | 60 ENNERDALE RD | Community: | |

Legal Description: PLAN 1442 N PT LOT 256

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage.

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

- 1. Section 10.5.60.70.(1), By-Law 569-2013**
The maximum permitted coverage for ancillary buildings or structures is 10% of the lot area (264.97 m²).
The proposed ancillary building (garage) will cover 12.6% of the lot area (33.45 m²).
- 2. Section 3.4.11.(c), By-Law 1-83**
The maximum permitted height of a flat roofed accessory building is 3.1 m.
The proposed flat roofed accessory building (garage) will have a height of 3.96 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------------|------------|----------------|
| File Number: | A0213/17EYK | Zoning | RM & R2 |
| Owner: | VERONICA ROSS SCOTT MASSEL | Ward: | Davenport (17) |
| Agent: | JOHN BOONE | Heritage: | Not Applicable |
| Property Address: | 60 ENNERDALE RD | Community: | |
| Legal Description: | PLAN 1442 N PT LOT 256 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

| | | | |
|-------------------|--------------------------|------------|----------------|
| File Number: | A0214/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | PETER WENINGER | Ward: | Davenport (17) |
| Agent: | STEPHEN LEBLANC | Heritage: | Not Applicable |
| Property Address: | 37 BLACKTHORN AVE | Community: | |

Legal Description: PLAN 1626 PT LOT 319

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling.

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

1. **Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I(1), By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (127.4 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.77 times the lot area (162.7 m²).
2. **Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.45 m from the north side lot line, where the side wall contains openings.
3. **Section 6(3) Part II 8 J(I), By-law 438-86**
A second storey addition is permitted to project into required setbacks provided the depth of the second storey does not exceed 17 m.
The altered dwelling will have a depth of 25.6 m.
4. **Section 10.10.40.40.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7 m.
The front and rear exterior mains of the altered dwelling will have a height of 8 m.
5. **Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (30.1 m²).
A total of 65.3% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (26.2 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|--------------------------|------------|----------------|
| File Number: | A0214/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | PETER WENINGER | Ward: | Davenport (17) |
| Agent: | STEPHEN LEBLANC | Heritage: | Not Applicable |
| Property Address: | 37 BLACKTHORN AVE | Community: | |
| Legal Description: | PLAN 1626 PT LOT 319 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

| | | | |
|-------------------|------------------------|------------|----------------|
| File Number: | A0219/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | TAMARA RUSHLOW | Ward: | Davenport (17) |
| Agent: | AJT DESIGN | Heritage: | Not Applicable |
| Property Address: | 115 SELLERS AVE | Community: | |

Legal Description: PLAN D1315 PT LOT 30

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition.

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

Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86

The maximum permitted floor space index is 0.6 times the area of the lot (80.19 m²).

The altered dwelling will have a floor space index of 0.78 times the area of the lot (104.68 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|------------------------|------------|----------------|
| File Number: | A0219/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | TAMARA RUSHLOW | Ward: | Davenport (17) |
| Agent: | AJT DESIGN | Heritage: | Not Applicable |
| Property Address: | 115 SELLERS AVE | Community: | |
| Legal Description: | PLAN D1315 PT LOT 30 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

| | | | |
|-------------------|--|------------|------------------------|
| File Number: | A0226/17EYK | Zoning | RD & R1 |
| Owner(s): | YULIYA BUTTA- POLISHCHUK IHOR POLISHCHUK | Ward: | York South-Weston (11) |
| Agent: | LARKIN ASSOCIATES PLANNING CONSULTANTS INC | Heritage: | Not Applicable |
| Property Address: | 43 ELM ST | Community: | |

Legal Description: PLAN M140 PT LOTS 217 TO 221 RP R2584 PART 2

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing building and to convert a portion of the existing first floor into a Home Occupation use.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot.
Section 7.3.(b), By-law 3623-97
The maximum permitted floor space index is 0.6 times the area of the lot.
Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83 and Section 7.3.(b), By-law 3623-97
The altered building will have a floor space index of 1.13 times the area of the lot.
- Section 3.4.2(a)(ix), By-law 1-83 and By-law 3623-97**
The maximum gross floor area for a home occupation shall be 60 m².
The proposed floor area for the home occupation is 99.75 m².

3. **Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
Section 7.3(f), By-law 1-83
The minimum required front yard setback is 8.55 m.
Section 7.3(c), By-law 3623-97
The minimum required front yard setback is 7.55 m.
Section 10.20.40.70.(1), By-law 569-2013, Section 7.3(f), By-law 1-83 and Section 7.3(c), By-law 3623-97
The altered building will be located 1.78 m from the front lot line.
4. **Section 10.20.40.70.(3)(C), By-law 569-2013, Section 7.3(g), By-law 1-83 and Section 7.3(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered building will be located 0.91 m from the north side lot line and 0 m from the south side lot line.
5. **Section 10.20.40.70.(2)(A), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
Section 7.3(h), By-law 1-83 and Section 7.3(a), By-law 3623-97
The minimum required rear yard setback is 9 m.
Section 10.20.40.70.(2)(A), By-law 569-2013, Section 7.3(h), By-law 1-83 and Section 7.3(a), By-law 3623-97
The altered building will be located 0 m from the rear lot line.
6. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered building will have a length of 28.21 m.
7. **Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered building will have a depth of 28.21 m.
8. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
The proposed second storey front and side platform will have an area of 91.46 m² and the proposed second storey rear platform will have an area of 53.06 m².
9. **Section 10.5.50.10.(1)(B), By-law 569-2013, Section 7-(3)(q)(ii), By-law 1-83 and Section 7-3.(d)(i)2, By-law 3623-97**
A minimum of 50% of the required front yard must be maintained as landscaping.
A total of 0% of the required front yard will be maintained as landscaping.
10. **Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 7.3(q)(iv), By-law 1-83 and Section 7.3.d.(i)5, By-law 3623-97**
A minimum of 75% of the required front yard must be maintained as soft landscaping.
A total of 0% of the required front yard will be maintained as soft landscaping.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

| | | | |
|--------------------|------------------------------|------------|------------------------|
| File Number: | A0226/17EYK | Zoning | RD & R1 |
| Owner: | YULIYA BUTTA-POLISHCHUK | Ward: | York South-Weston (11) |
| Agent: | IHOR POLISHCHUK | Heritage: | Not Applicable |
| | LARKIN ASSOCIATES | | |
| | PLANNING CONSULTANTS | | |
| | INC | | |
| Property Address: | 43 ELM ST | Community: | |
| Legal Description: | PLAN M140 PT LOTS 217 TO 221 | | |
| | RP R2584 PART 2 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

Appeals filed prior to May 3, 2017: Please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

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- the Committee of Adjustment decision was already appealed before May 3, 2017*; or
- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

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** To learn if there is a related appeal to the OMB, search community planning applications in the [Application Information Centre](#) and contact the assigned planner if necessary.

Ontario Municipal Board Appeal Information: To appeal this decision to the Ontario Municipal Board (OMB), submit a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, April 20, 2017

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

| | | | |
|-------------------|------------------------------------|------------|------------------------|
| File Number: | A0230/17EYK | Zoning | RD & R4 |
| Owner(s): | INDERJIT PALIAL INDERJIT PALIAL | Ward: | York South-Weston (12) |
| Agent: | JASMINDER BILKHU | Heritage: | Not Applicable |
| Property Address: | 4 LISCOMBE RD | Community: | |

Legal Description: PLAN 4767 S PT LOT 1 N PT LOT 2

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

Section 900.3.10, By-Law 569-2013 and Section 13.2.3(b), By-Law 7625

The minimum required side yard setback is 1.8 m.

The proposed dwelling will be located 1.17 m from the south side lot line and 1.23 m from the north side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|------------------------------------|------------|------------------------|
| File Number: | A0230/17EYK | Zoning | RD & R4 |
| Owner: | INDERJIT PALIAL INDERJIT PALIAL | Ward: | York South-Weston (12) |
| Agent: | JASMINDER BILKHU | Heritage: | Not Applicable |
| Property Address: | 4 LISCOMBE RD | Community: | |
| Legal Description: | PLAN 4767 S PT LOT 1 N PT LOT 2 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|-------------------------------------|------------|------------------------|
| File Number: | A0232/17EYK | Zoning | RM & R2 |
| Owner(s): | TALAT SIDDIQUE KULVINDER DHILLON | Ward: | York South-Weston (11) |
| Agent: | SPATIAL CONCEPTS | Heritage: | Not Applicable |
| Property Address: | 75 CASTLETON AVE | Community: | |

Legal Description: PLAN 1211 PT BLK B

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new front porch and a two-storey rear addition (the existing one-storey rear addition will be demolished).

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

- Section 10.80.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.14 m.
The altered dwelling will be located 5.11 m from the front lot line.
- Section 10.80.40.70.(3)(A); By-Law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.(3)(a) By-Law 1-83
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A); By-Law 569-2013 and Section 8.(3)(a) By-Law 1-83
The altered dwelling will be located 0.6 m from the north side lot line and 0.54 m from the south side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------------------|------------|------------------------|
| File Number: | A0232/17EYK | Zoning | RM & R2 |
| Owner: | TALAT SIDDIQUE KULVINDER DHILLON | Ward: | York South-Weston (11) |
| Agent: | SPATIAL CONCEPTS | Heritage: | Not Applicable |
| Property Address: | 75 CASTLETON AVE | Community: | |
| Legal Description: | PLAN 1211 PT BLK B | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|--|------------|-------------------------|
| File Number: | A0238/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | KATHARINE WILLIAMS RICHARD WILLIAMS | Ward: | Parkdale-High Park (13) |
| Agent: | ERIKA STRANGIS | Heritage: | Not Applicable |
| Property Address: | 48 FAIRVIEW AVE | Community: | |

Legal Description: PLAN 805 PT LOT 19

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

- Section 10.10.40.40.(1), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (130.1 m²).
Section 10.10.40.40.(1), By-law 569-2013
The altered dwelling will have a floor space index equal to 1.2 times the area of the lot (259.2 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index equal to 0.92 times the area of the lot (198.8 m²).
- Section 6(3) Part II 3(II), By-law 438-86**
The by-law requires that the proposed building be located no closer than 1.20 m to the portion of the side wall of an adjacent building that contains openings.
The proposed building will be located 0.76 m from the adjacent building to the north (50 Fairview Avenue).
- 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 depth not exceeding 17 m and where the side walls contain no openings.
The altered dwelling will be located 0.1 m from the north side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|--|------------|-------------------------|
| File Number: | A0238/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | KATHARINE WILLIAMS RICHARD WILLIAMS | Ward: | Parkdale-High Park (13) |
| Agent: | ERIKA STRANGIS | Heritage: | Not Applicable |
| Property Address: | 48 FAIRVIEW AVE | Community: | |
| Legal Description: | PLAN 805 PT LOT 19 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|-----------------------------|------------|----------------|
| File Number: | A0239/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | TRIUMPH HOMES INC | Ward: | Davenport (17) |
| Agent: | TRIUMPH HOMES INC | Heritage: | Not Applicable |
| Property Address: | 398 WESTMORELAND AVE | Community: | |
| | N | | |

Legal Description: PLAN M24 PT LOT 63

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third storey addition and a new front porch.

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

1. **Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (157.59 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index/ gross floor area of 1.01 times the lot area (264.5 m²).
Section 6(3) Part I 1, By-law 438-86
The altered dwelling will have a floor space index/ gross floor area of 1.38 times the lot area (361.55 m²).
2. **Section 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 3.07 m.
Section 6(3) Part II 2(I), By-law 438-86
The minimum required front yard setback is 2.7 m.
Section 10.10.40.70.(1), By-law 569-2013 & Section 6(3) Part II 2(I), By-law 438-86
The altered dwelling will be located 2.32 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 7.5 m for the portion of the dwelling exceeding 17 m in depth.
The altered dwelling will be located 1.2 m from the south side lot line and 0.54 m from the north side lot line.
4. **Section 6(3) Part II 3.B(II), By-law 438-86**

The minimum required side yard setback is 0.9 m for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains openings.

The altered dwelling will be located 0.35 m from the north side lot line.

5. Section 10.10.40.30.(1)(A), By-law 569-2013

The maximum permitted dwelling depth is 17 m.

The altered dwelling will have a depth of 19.4 m.

6. Section 10.10.40.10.(2)(B)(ii), By-law 569-2013

The maximum permitted height of all side exterior main walls is 9.5 m, facing a side lot line.

The altered dwelling will have a side exterior main wall height of 9.96 m, facing a side lot line.

7. Section 10.5.40.60.(1)(A)(1), 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 1.53 m, provided it is no closer to a side lot line than the required side yard setback.

The proposed front platform will encroach 1.71 m into the front yard setback.

8. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.

The proposed stairs will be located 0.15 m from the front lot line.

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

A converted house is permitted provided there is no exterior alteration to the front wall.

The proposed addition includes alterations to the front wall.

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

A converted house is permitted provided the increase in gross floor area does not exceed 0.15 times the lot area.

The proposed addition will increase the gross floor area by 0.93 times the lot area.

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

A converted house is permitted provided there is no substantial change in appearance of the dwelling.

The proposed addition will cause a substantial change in the appearance of the dwelling.

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

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscape open space (11.02 m²).

A total of 4.21 m² of the front yard, not covered by a permitted driveway, will be maintained as soft landscape open space.

13. Section 10.5.50.10.(1)(D), By-law 569-2013

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (6.78 m²).

A total of 46.51% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.21 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

| | | | |
|--------------------|-----------------------------|------------|----------------|
| File Number: | A0239/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | TRIUMPH HOMES INC | Ward: | Davenport (17) |
| Agent: | TRIUMPH HOMES INC | Heritage: | Not Applicable |
| Property Address: | 398 WESTMORELAND AVE | Community: | |
| | N | | |
| Legal Description: | PLAN M24 PT LOT 63 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

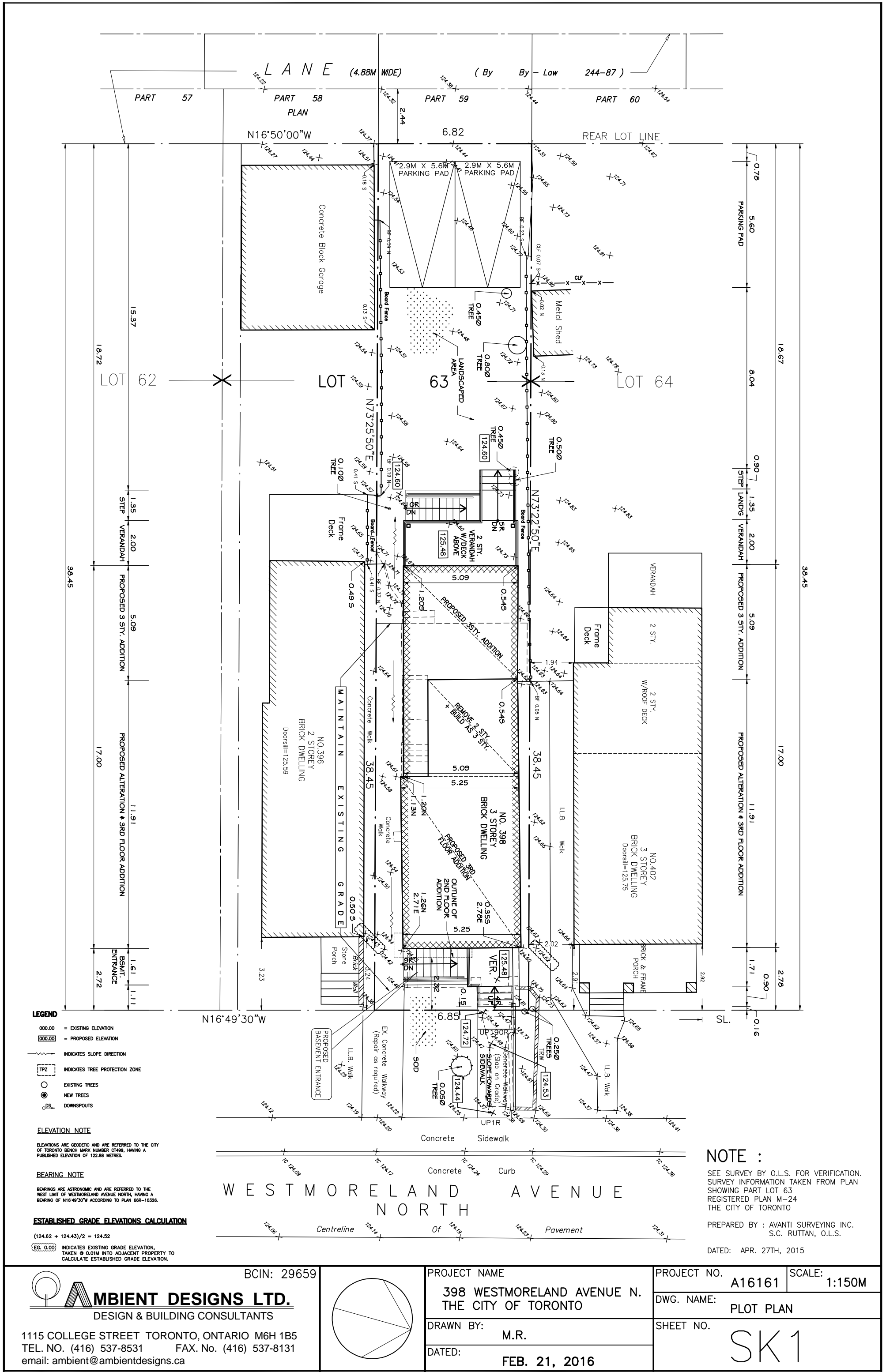
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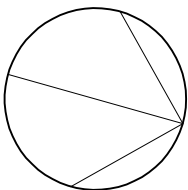


NOTE :
SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN
SHOWING PART LOT 63
REGISTERED PLAN M-24
THE CITY OF TORONTO
PREPARED BY : AVANTI SURVEYING INC.
S.C. RUTTAN, O.L.S.
DATED: APR. 27TH, 2015

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
398 WESTMORELAND AVENUE N.
THE CITY OF TORONTO

DRAWN BY:
M.R.

DATED:
FEB. 21, 2016

PROJECT NO. A16161 SCALE: 1:150M

DWG. NAME: PLOT PLAN

SHEET NO. SK1

| SITE STATISTICS | | | |
|---|-----------|-----------|-----------|
| | EXISTING | PROPOSED | NEW TOTAL |
| BASEMENT | 0.00 M² | 97.05 M² | 97.05 M² |
| FIRST FLOOR | 57.34 M² | 30.42 M² | 87.76 M² |
| SECOND FLOOR | 57.74 M² | 31.24 M² | 88.98 M² |
| THIRD FLOOR | 0.00 M² | 87.76 M² | 87.76 M² |
| GROSS FLR. AREA | 115.08 M² | 246.47 M² | 361.55 M² |
| | 43.81 % | 93.84 % | 137.65 % |
| TOTAL GFA WITHOUT BASEMENT BY-LAW : 569-2013 | | | 264.50 M² |
| | | | 100.70 % |

LOT AREA = 262.66 M²

ZONED: R2 Z0.6

MAP NO. : 49J-321
(BY-LAW) : 438-86

ZONED : R(d0.6)(x739)
BY-LAW : 569-2013

| | |
|--------------------------------|-----------|
| MIN. LANDSCAPED REQUIRED (30%) | 78.80 M² |
| LANDSCAPED AREA PROVIDED | 146.86 M² |
| | 55.91 % |

| BUILT-UP AREA | |
|--------------------------|-----------|
| HOUSE | 97.05 M² |
| FRONT STAIRS | 1.35 M² |
| VERANDAH @ REAR + STAIRS | 13.30 M² |
| FRONT VERANDAH | 4.10 M² |
| TOTAL | 115.80 M² |

| UNIT AREA | | | | |
|-----------|-----------------|--|-----------|--------------------|
| UNIT NO. | FLOOR AREA (M²) | | UNIT TYPE | LOCATION |
| 1 | 151.53 M² | | 3 BEDROOM | BASEMENT/FIRST FL. |
| 2 | 73.36 M² | | 2 BEDROOM | SECOND FL. |
| 3 | 75.14 M² | | 2 BEDROOM | THIRD FL. |
| | | | | |

TOTAL NUMBER OF DWELLING UNITS = 3

TOTAL UNIT AREA = 300.03 M²

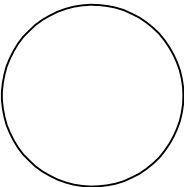
AVERAGE UNIT AREA = 100.01 M²

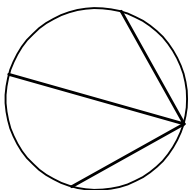
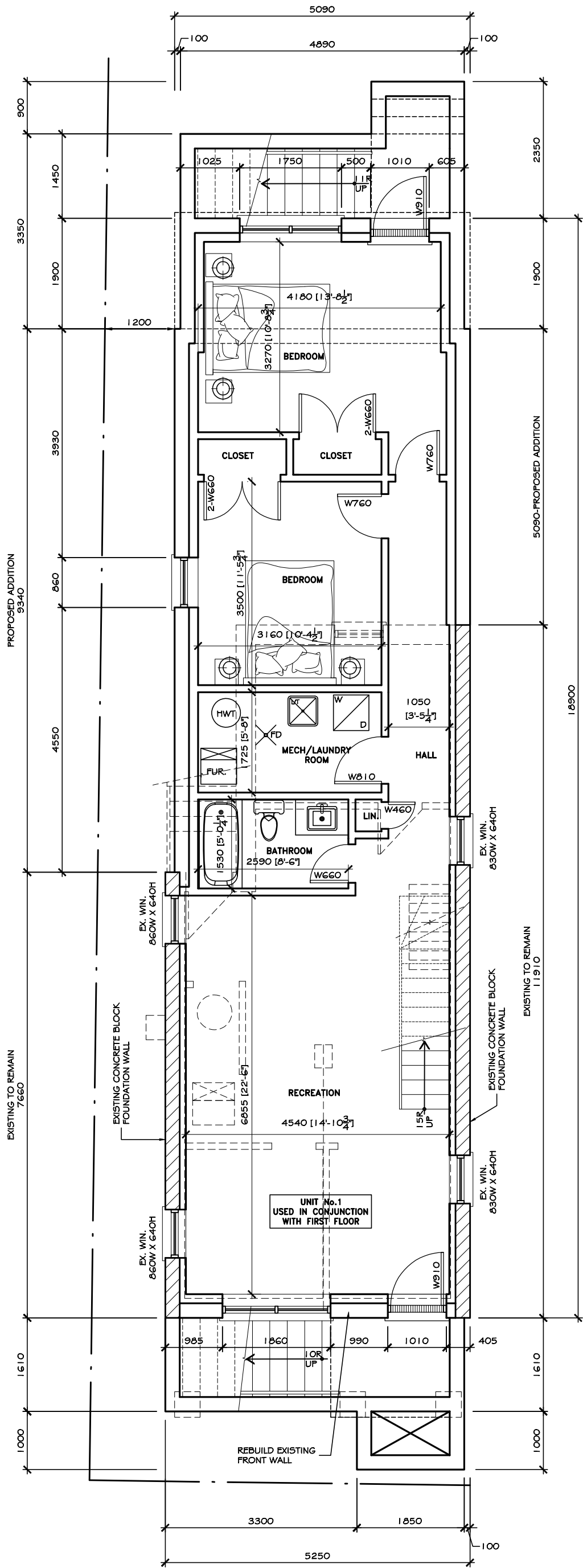
| FRONT YARD LANDSCAPING | |
|--------------------------------------|----------|
| FRONT YARD AREA | 18.10 M² |
| MIN. LANDSCAPING REQ. (50%) | 9.05 M² |
| PROVIDED LANDSCAPING (78.29%) | 14.17 M² |
| MIN. REQUIRED SOFT LANDSCAPING (75%) | 6.79 M² |
| PROVIDED SOFT LANDSCAPING (46.52%) | 4.21 M² |
| | |

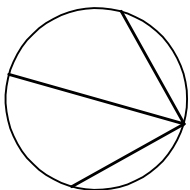
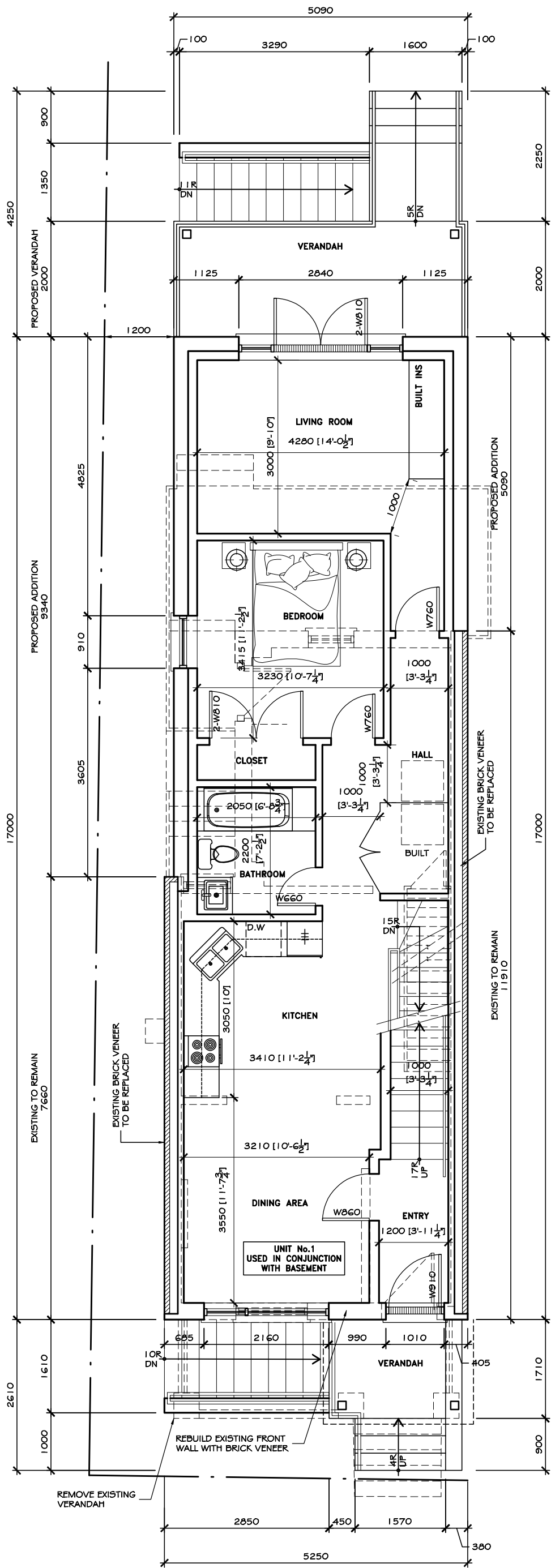
| BUILT-UP AREA @ FRONT | |
|------------------------------------|----------|
| VERANDAH | 3.93 M² |
| BASEMENT ENTRANCE | 4.59 M² |
| STAIRS + WALKWAY | 1.91 M² |
| PART WALKWAY(AT BASEMENT ENTRANCE) | 3.46 M² |
| TOTAL | 13.89 M² |

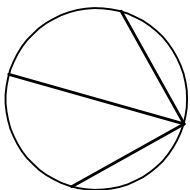
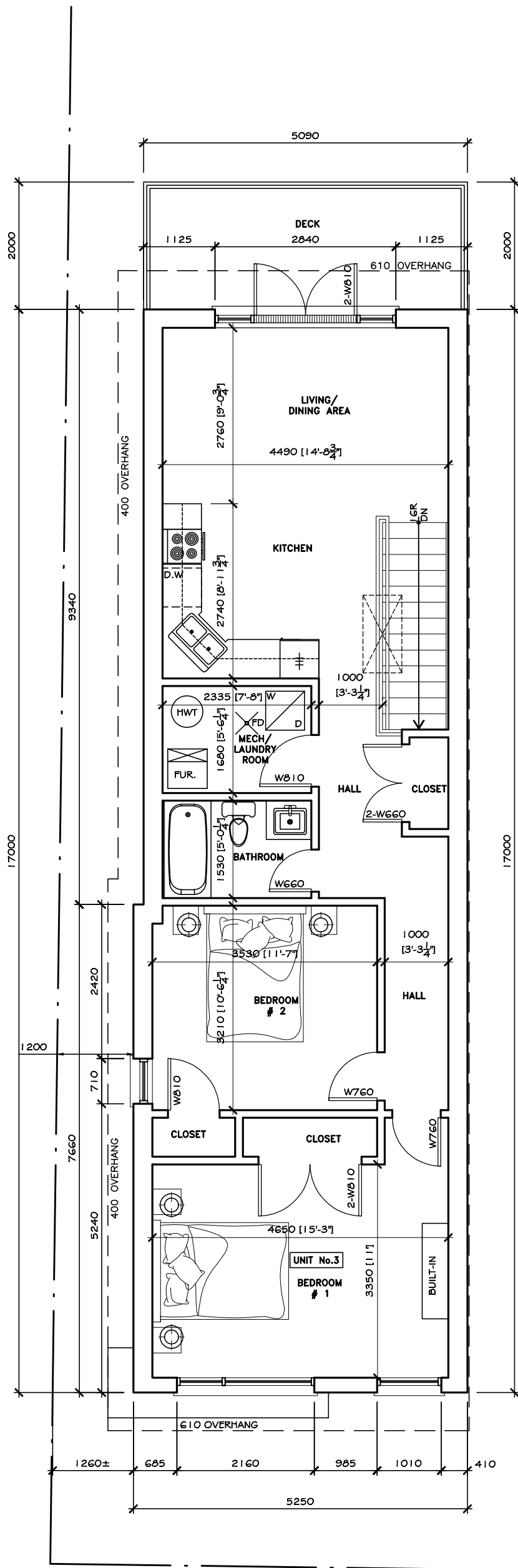
| REAR YARD SOFT LANDSCAPING | |
|--------------------------------------|-----------|
| REAR YARD AREA 18.71M X 6.82M | 127.60 M² |
| REQUIRED MIN. SOFT LANDSCAPING (50%) | 63.80 M² |
| BUILT UP AREAS @ REAR | 50.70 M² |
| PROVIDED SOFT LANDSCAPING (60.27 %) | 76.90 M² |
| | |
| | |

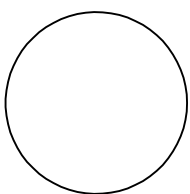
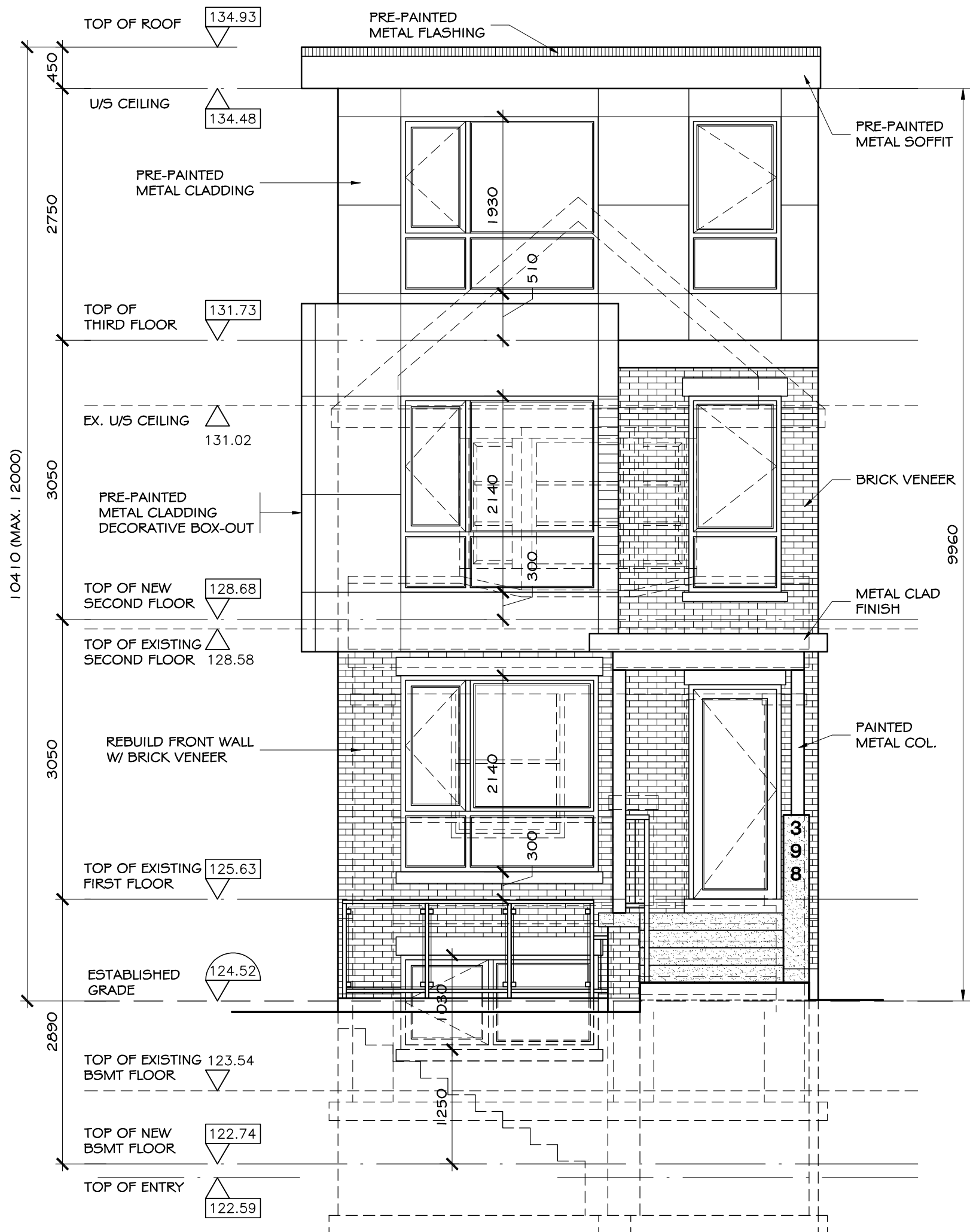
| BUILT-UP AREA @ REAR | |
|----------------------|----------|
| VERANDAH & STAIRS | 13.78 M² |
| BASEMENT ENTRANCE | 4.44 M² |
| PARKING SPACES | 32.48 M² |
| TOTAL | 50.70 M² |

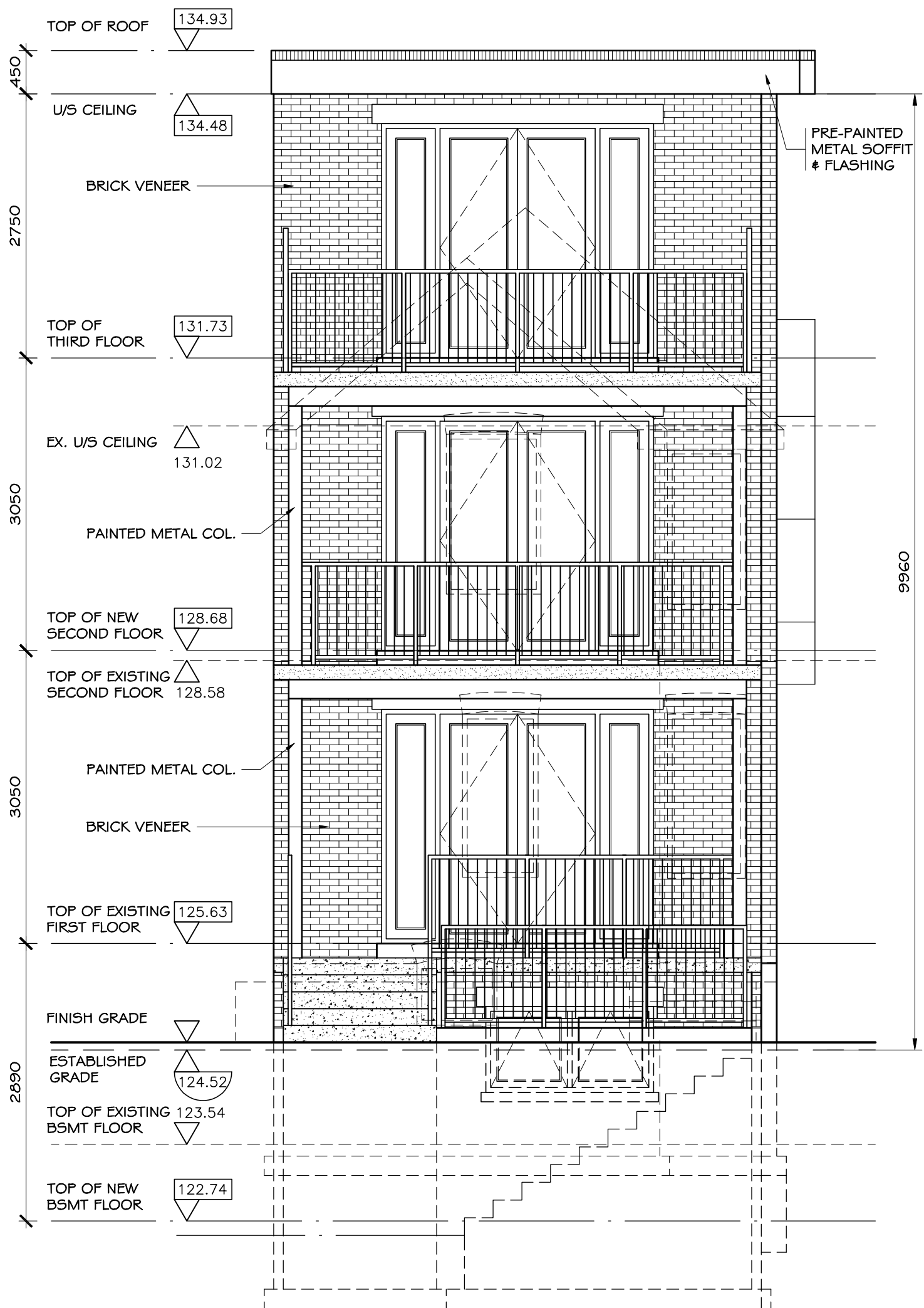








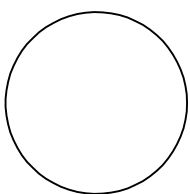




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email: ambient@ambientdesigns.ca

BCIN: 29659



PROJECT NAME

398 WESTMORELAND AVENUE N.
THE CITY OF TORONTO

DRAWN BY:

M.R.

DATED:

FEB. 21, 2016

PROJECT NO.

A16161

SCALE:

1:50 M

DWG. NAME:

WEST ELEVATION

SHEET NO.

SK9

Thursday, April 20, 2017

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

| | | | |
|-------------------|-------------------------|------------|----------------|
| File Number: | A0242/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | ANA PINTO | Ward: | Davenport (17) |
| | MICHAEL GOULART | | |
| Agent: | JACEK SOCHACKI | Heritage: | Not Applicable |
| Property Address: | 179 LAUGHTON AVE | Community: | |

Legal Description: PLAN 1657 PT LOT 49

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition, a partial third floor addition, and to extend the existing detached garage in the rear yard.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (147.7 m²).
The altered dwelling will have a floor space index of 0.91 times the area of the lot (224.6 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.57 m from the north side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The altered dwelling will be located 0.9 m from an adjacent building to the north (181 Laughton Avenue).
- Section 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 7.5 m.
The altered dwelling will have a side exterior main wall height of 10.8 m facing a side lot line.

5. Section 10.10.60.20.(1)(A), By-law 569-2013

The minimum required rear yard setback is 1 m where the rear lot line abuts a street or a lane.
The altered detached garage will be located 0.3 m from the rear lot line abutting a lane.

6. Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2), By-law 438-86

The maximum permitted height of a building or structure is 10 m.
The altered dwelling will have a height of 11.4 m.

7. Section 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% of the rear yard shall be maintained as soft landscaping (53.8 m²).
A total of 25% of the rear yard will be maintained as soft landscaping (27 m²).

8. Section 10.5.60.70.(1), By-law 569-2013

The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (24.6 m²).
The proposed detached garage will cover 24.5% of the lot area (60.4 m²).

9. Section 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures is 40 m².
The proposed detached garage will have a floor area of 55.7 m².

10. Section 10.5.60.40.(2)(B), By-law 569-2013 and Section 4(2)(D), By-law 438-86

The maximum permitted height of an ancillary building or structure is 4 m.
The proposed detached garage will have a height of 4.3 m.

11. Section 10.5.60.60.(1), By-law 569-2013

The eaves of a roof on an ancillary building may encroach into a building setback a maximum of 0.3 m, if the eaves are no closer to a lot line than 0.15 m.
The proposed eaves will be located 0.13 m from the rear lot line.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The 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 following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:

1. The site plan must be revised to illustrate the proposed new driveway from the proposed garage extension to the public lane;
2. The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway to the public lane shall be constructed to the applicable City of Toronto Design Standard(s)";

3. The site plan must be revised to include a notation on the drawing stating: “The applicant must provide a Municipal Road Damage Deposit (MRDD) for any proposed driveway construction within the municipal boulevard.” The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
4. The site plan must be revised to include a notation on the drawing stating: “The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services”.

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------|------------|----------------|
| File Number: | A0242/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | ANA PINTO | Ward: | Davenport (17) |
| | MICHAEL GOULART | | |
| Agent: | JACEK SOCHACKI | Heritage: | Not Applicable |
| Property Address: | 179 LAUGHTON AVE | Community: | |
| Legal Description: | PLAN 1657 PT LOT 49 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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Thursday, April 20, 2017

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

| | | | |
|-------------------|----------------------------------|------------|-------------------------|
| File Number: | A0252/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | KEVIN MILLAR KARIN MILLAR | Ward: | Parkdale-High Park (13) |
| Agent: | STUDIO TANGENT ARCHITECTS INC | Heritage: | Not Applicable |
| Property Address: | 66 GOTHIC AVE | Community: | |

Legal Description: PLAN 660 PT LOTS 40 & 41 RP 63R1043 PARTS 22 & 23

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, a partial third floor addition, and a new rear yard deck.

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

1. **Section 10.5.40.71.(4)(A), By-law 569-2013 and Section 6(3) Part VI 1(IV), By-law 438-86**
The minimum required side yard setback is 0.23 m.
The altered dwelling will be located 0.22 m from the north side lot line.
2. **Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.23 m from the north side lot line.
3. **Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted height of a building or structure is 10 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The altered dwelling will have a height of 10.87 m.
Section 4(2)(A), By-law 438-86
The altered dwelling will have a height of 10.22 m.
4. **Section 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 altered dwelling will have a side exterior main wall height of 9.3 m facing a side lot line.

5. Section 10.5.40.50.(2), By-law 569-2013

The minimum required side yard setback for a platform without main walls is 0.9 m.
The proposed rear deck will be located 0.08 m from the south side lot line.

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

The Minor Variance Application is Approved on Condition

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The 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 applicant is to provide permanent opaque screening or fencing along the southern edge of the proposed rear deck, including the extent of the barbecue structure, with a minimum height of 1.5 metres from the floor of the deck, to the satisfaction of the Director, Community Planning, Etobicoke York District.

SIGNATURE PAGE

| | | | |
|--------------------|---|------------|-------------------------|
| File Number: | A0252/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | KEVIN MILLAR KARIN MILLAR | Ward: | Parkdale-High Park (13) |
| Agent: | STUDIO TANGENT ARCHITECTS INC | Heritage: | Not Applicable |
| Property Address: | 66 GOTHIC AVE | Community: | |
| Legal Description: | PLAN 660 PT LOTS 40 & 41 RP 63R1043 PARTS 22 & 23 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

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

| | | | |
|-------------------|-------------------------------|------------|----------------|
| File Number: | A0254/17EYK | Zoning | R & R2 Z0.6 |
| Owner(s): | AMAL ABU-AWWAD YASIN AHMAD | Ward: | Davenport (17) |
| Agent: | V ROSA DESIGNS LTD | Heritage: | Not Applicable |
| Property Address: | 79 GILBERT AVE | Community: | |

Legal Description: PLAN 886 BLK G PT LOT 53

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a rear detached garage.

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

1. Section 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 (220.7 m²).

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

The maximum permitted floor space index is 0.6 times the area of the lot (132.4 m²).

Section 10.10.40.40.(1)(A), By-Law 569-2013 and Section 6(3) Part I 1, By-Law 438-86

The proposed dwelling will have a floor space index equal to 0.78 times the area of the lot (171.7 m²).

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

The minimum required front yard setback is 4.57 m.

The proposed dwelling will have a front yard setback of 2.68 m.

3. Section 10.10.40.70.(3)(A)(i), By-law 569-2013

The minimum required side yard setback is 0.9 m.

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

The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth.

Section 10.10.40.70.(3)(A)(i), By-law 569-2013 and Section 6(3) Part II 3.B(II), By-law 438-86

The proposed dwelling will be located 0.46 m from the north side lot line.

4. **Section 10.10.40.70.(4)(A), By-Law 569-2013 and Section 6(3) Part II 3.B(I), By-Law 438-86**
The required minimum side yard setback for a detached house is 0.45 m where a wall does not contain windows or doors.
The proposed dwelling will be located 0.15 m from the south side lot line.
5. **Section 6(3) Part II 3(I), By-Law 438-86**
The minimum required setback from an adjacent building wall with no openings is 0.9 m.
The proposed dwelling will be located 0.35 m from the adjacent dwelling to the south (77 Gilbert Avenue).
6. **Section 6(3) Part II 3(II), By-Law 438-86**
The minimum required setback from an adjacent building wall with openings is 1.2 m.
The proposed dwelling will be located 1.1 m from the adjacent dwelling to the north (81 Gilbert Avenue).
7. **Section 10.10.40.30.(1)(A), By-Law 569-2013**
The maximum permitted dwelling depth is 17 m.
The proposed dwelling will have a depth of 17.8 m.
8. **Section 10.5.40.60.(3), 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 proposed stairs are 0.55 m from the front lot line.
9. **Section 10.5.60.70.(1), By-Law 569-2013**
The maximum permitted area covered by ancillary buildings is 10% of the lot area (22.1 m²).
The proposed ancillary building will cover 16.3% of the lot area (35.9 m²).
10. **Section 6(3) Part II 3.B(II), By-Law 438-86**
The minimum required side yard setback is 7.5 m from the side lot line for the portion of the building that exceeds 17 m in depth.
The proposed dwelling will be located 0.15 m from the south side lot line and 0.46 m from the north side lot line.
11. **Section 10.5.40.60.(7), By-Law 569-2013**
The maximum permitted roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3 m to a lot line.
Section 6(3) Part II 8(A), By-Law 438-86
The maximum permitted roof eaves may project a maximum of 0.45 m.
Section 10.5.40.60.(7), By-Law 569-2013 and Section 6(3) Part II 8(A), By-Law 438-86
The proposed eave projects 1.7 m from the front main wall.
12. **Section 6(3) Part II 8 F(IV), By-Law 438-86**
A roof over a first floor platform or terrace is permitted to project into the required setbacks provided the top of the roof is not used or designed to be used as a deck or terrace.
The proposed roof has a portion that is designed as a deck.

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

The Minor Variance Application is Approved on Condition

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

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

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

Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------------|------------|----------------|
| File Number: | A0254/17EYK | Zoning | R & R2 Z0.6 |
| Owner: | AMAL ABU-AWWAD YASIN AHMAD | Ward: | Davenport (17) |
| Agent: | V ROSA DESIGNS LTD | Heritage: | Not Applicable |
| Property Address: | 79 GILBERT AVE | Community: | |
| Legal Description: | PLAN 886 BLK G PT LOT 53 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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Thursday, April 20, 2017

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

| | | | |
|-------------------|---|------------|-------------------------|
| File Number: | A0184/17EYK | Zoning | R & R1S |
| Owner(s): | BAHAREH SHAKIB DANIAL ABEDINIABYANEH | Ward: | Parkdale-High Park (13) |
| Agent: | ALI KASHANI | Heritage: | Not Applicable |
| Property Address: | 129 BERESFORD AVE | Community: | |

Legal Description: PLAN 551 BLK J LOT 38

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

1. **Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (131.7 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.88 times the area of the lot (192.8 m²).
Section 6(3) Part I 1, By-law 438-86
The new dwelling will have a floor space index of 0.92 times the area of the lot (202.01 m²).
2. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.45 m from the north side lot line.
3. **Section 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 new dwelling will have a side exterior main wall height of 8.72 m facing a side lot line.
4. **Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 5.82 m² of the first floor will be located within 4 m of the front main wall.

5. **Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The proposed rear deck will have a height of 2.62 m above.
6. **Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.78 m²).
A total of 68.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.4 m²).

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

The Minor Variance Application is 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: | A0184/17EYK | Zoning | R & R1S |
| Owner: | BAHAREH SHAKIB DANIAL ABEDINIABYANEH | Ward: | Parkdale-High Park (13) |
| Agent: | ALI KASHANI | Heritage: | Not Applicable |
| Property Address: | 129 BERESFORD AVE | Community: | |
| Legal Description: | PLAN 551 BLK J LOT 38 | | |

Allan Smithies (signed)

Rick Ross (signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|-------------------------------|------------|-------------------------|
| File Number: | A0033/17EYK | Zoning | R & R1S |
| Owner(s): | MOHAMMAD HOSSEIN ALI AZIZI | Ward: | Parkdale-High Park (13) |
| Agent: | MOHAMMAD HOSSEIN ALI AZIZI | Heritage: | Not Applicable |
| Property Address: | 131 BERESFORD AVE | Community: | |

Legal Description: PLAN 551 BLK J LOT 36

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

1. **Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (131.7 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.88 times the area of the lot (192.8 m²).
Section 6(3) Part I 1, By-law 438-86
The new dwelling will have a floor space index of 0.92 times the area of the lot (202.01 m²).
2. **Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.45 m from the south side lot line.
3. **Section 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 new dwelling will have a side exterior main wall height of 8.72 m facing a side lot line.
4. **Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 5.82 m² of the first floor will be located within 4 m of the front main wall.

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

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

The proposed rear deck will have a height of 2.62 m above grade.

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

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.78 m²).

A total of 68.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.4 m²).

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

The Minor Variance Application is 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: | A0033/17EYK | Zoning | R & R1S |
| Owner: | MOHAMMAD HOSSEIN ALI AZIZI | Ward: | Parkdale-High Park (13) |
| Agent: | MOHAMMAD HOSSEIN ALI AZIZI | Heritage: | Not Applicable |
| Property Address: | 131 BERESFORD AVE | Community: | |
| Legal Description: | PLAN 551 BLK J LOT 36 | | |

Allan Smithies (signed)

Rick Ross (signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|------------------------------|------------|------------------------|
| File Number: | A0678/16EYK | Zoning | E1.0 & M2 |
| Owner(s): | SAVERINO INVESTMENTS INC. | Ward: | York South-Weston (12) |
| Agent: | HUMPHRIES PLANNING GROUP INC | Heritage: | Not Applicable |
| Property Address: | 16 INGRAM DR | Community: | |

Legal Description: PLAN 4026 PT LOT 1 PT BLK A

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey office building.

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

- Section 60.20.40.70.(2), By-law 569-2013 and Section 31(6)(a), By-law 7625**
The minimum required side yard setback is 3 m.
The new building will be located 1.52 m from the east side lot line.
- Section 220.5.10.1.(5), By-law 569-2013**
A minimum of one Type "B" loading space is required.
Section 6A(16)(a), By-law 7625
A minimum of one loading space is required.
Section 220.5.10.1.(5), By-law 569-2013 and Section 6A(16)(a), By-law 7625
No loading spaces will be provided.
- Section 200.5.10.1, By-law 569-2013**
A minimum of 9 parking spaces are required
Section 6A(2)a, By-law 7625
A minimum of 12 parking spaces are required.
Section 200.5.10.1, By-law 569-2013 and Section 6A(2)a, By-law 7625
A total of 8 parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1 Illustrate the City of Toronto Design Standard No. T-310.050-1 for the proposed new driveway to Ingram Drive;
 - 3.2 Illustrate City of Toronto Design Standard No. T-310.010-4 for the existing unused driveway and associated depressed curb cut that will be removed as being restored with the combined raised concrete curb and sidewalk within the Ingram Drive municipal boulevard;
 - 3.3 Insert a notation to the site plan stating that, "The applicant shall provide the proposed driveway, parking, and loading spaces as common elements for the three proposed commercial units with separate ownerships in future site plan control and condominium applications;"
 - 3.4 Insert a notation to the site plan stating that, "The applicant must obtain all required permits for the proposed driveways and the associated depressed curb cuts from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance;"
 - 3.5 The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above Condition No.'s 1 through 4 and at no costs to the City, no later than December 31, 2018.
4. The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:
 - 4.1 Prior to the issuance of a demolition and/or building, the applicant shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions.

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

SIGNATURE PAGE

| | | | |
|--------------------|------------------------------|------------|------------------------|
| File Number: | A0678/16EYK | Zoning | E1.0 & M2 |
| Owner: | SAVERINO INVESTMENTS INC. | Ward: | York South-Weston (12) |
| Agent: | HUMPHRIES PLANNING GROUP INC | Heritage: | Not Applicable |
| Property Address: | 16 INGRAM DR | Community: | |
| Legal Description: | PLAN 4026 PT LOT 1 PT BLK A | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

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

| | | | |
|-------------------|---------------------------------|------------|-------------------------|
| File Number: | A0898/16EYK | Zoning | RD & R1 |
| Owner(s): | SONJA MITROVIC DRAGAN PUSICA | Ward: | Parkdale-High Park (13) |
| Agent: | SASHA MILENOV | Heritage: | Not Applicable |
| Property Address: | 8 BABY POINT TER | Community: | |

Legal Description: PLAN 1582 LOT 219

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey front and rear addition and a new front porch.

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

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

The maximum permitted gross floor area is 0.4 times the lot area (259.76 m²).

The altered dwelling will have a gross floor area of 0.5 times the lot area (354.6 m²).

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

The Minor Variance Application is 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: | A0898/16EYK | Zoning | RD & R1 |
| Owner: | SONJA MITROVIC DRAGAN PUSICA | Ward: | Parkdale-High Park (13) |
| Agent: | SASHA MILENOV | Heritage: | Not Applicable |
| Property Address: | 8 BABY POINT TER | Community: | |
| Legal Description: | PLAN 1582 LOT 219 | | |

Allan Smithies (signed)

Rick Ross (signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, April 20, 2017

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

| | | | |
|-------------------|---|------------|------------------------|
| File Number: | A0121/17EYK | Zoning | RM & R2 |
| Owner(s): | THE TRUSTEES OF NORTH VICTORY BAPTIST CHURCH | Ward: | York South-Weston (12) |
| Agent: | LINA RODRIGUEZ | Heritage: | Not Applicable |
| Property Address: | 432 ROGERS RD | Community: | |

Legal Description: PLAN 1813 LOTS 138 TO 140

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a place of worship. A previous Committee of Adjustment application (A358/10EYK) approved a variance relating to parking and location.

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

1. Section 3.4.13, By-law 1-83

A place of worship shall be located a minimum of 230 m, from any other place of worship.
The existing place of worship will be located within 0 m of another place of worship (351 Silverthorn Avenue).

2. Section 3.2.1.D.5, By-law 1-83

A minimum of 47 parking spaces are required.
A total of 6 parking spaces are being provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

The Committee of Adjustment's decision of approval shall be valid for a period of 5 years, expiring on May 11, 2022.

SIGNATURE PAGE

| | | | |
|--------------------|---|------------|------------------------|
| File Number: | A0121/17EYK | Zoning | RM & R2 |
| Owner: | THE TRUSTEES OF NORTH VICTORY BAPTIST CHURCH | Ward: | York South-Weston (12) |
| Agent: | LINA RODRIGUEZ | Heritage: | Not Applicable |
| Property Address: | 432 ROGERS RD | Community: | |
| Legal Description: | PLAN 1813 LOTS 138 TO 140 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

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Thursday, April 20, 2017

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

| | | | |
|-------------------|-------------------------------------|------------|------------------------|
| File Number: | A0280/17EYK | Zoning | RD & R4 |
| Owner(s): | MARGARIDA ARRUDA GASPAR DA COSTA | Ward: | York South-Weston (12) |
| Agent: | EPIC DESIGNS INC | Heritage: | Not Applicable |
| Property Address: | 25 GARSIDE CRES | Community: | |

Legal Description: PLAN 4398 LOT 74

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached dwelling with an integral garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (167.22 m²).
The proposed dwelling will cover 38.4% of the lot area (214 m²).
- Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be located 1.24 m from the east side lot line and 1.21 m from the west side lot line.
- Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.4 m.
- Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
Section 13.2.6A, By-law 7625
The maximum permitted area of a balcony is 3.8 m².
Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 13.2.6A, By-law 7625
The second storey rear platform should have an area of 7 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------------------|------------|------------------------|
| File Number: | A0280/17EYK | Zoning | RD & R4 |
| Owner: | MARGARIDA ARRUDA GASPAR DA COSTA | Ward: | York South-Weston (12) |
| Agent: | EPIC DESIGNS INC | Heritage: | Not Applicable |
| Property Address: | 25 GARSIDE CRES | Community: | |
| Legal Description: | PLAN 4398 LOT 74 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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- there is a related appeal to the OMB for the same matter. A related appeal is an appeal under section 114 of the City of Toronto Act, under sections 17, 22, 34, 36, 38, 41 or 51 of the Planning Act or under a regulation made under section 70.2 of the Planning Act.**

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Thursday, April 20, 2017

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

| | | | |
|-------------------|--------------------------------|------------|----------------|
| File Number: | A0727/16EYK | Zoning | RD & R4 |
| Owner(s): | MEENAKSHI GUPTA VIJAY GUPTA | Ward: | York West (07) |
| Agent: | PETER JARUKZIK | Heritage: | Not Applicable |
| Property Address: | 27 KNOX AVE | Community: | |

Legal Description: PLAN 2388 PT LOT 71

Notice was given and a Public Hearing was held on Thursday, April 20, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 11.29 m.
The new dwelling will be located 7.35 m from the front lot line.
- 2. Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be located 1.27 m from the north side lot line and 1.57 m from the south side lot line.
- 3. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
Section 13.2.5A, By-law 7625
The maximum permitted building length is 16.8 m.
Section 10.20.40.20.(1), By-law 569-2013 and Section 13.2.5A, By-law 7625
The new dwelling will have a length of 19 m.
- 4. Section 6(30)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The new dwelling will have a first floor height of 1.8 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

| | | | |
|--------------------|--------------------------------|------------|----------------|
| File Number: | A0727/16EYK | Zoning | RD & R4 |
| Owner: | MEENAKSHI GUPTA VIJAY GUPTA | Ward: | York West (07) |
| Agent: | PETER JARUKZIK | Heritage: | Not Applicable |
| Property Address: | 27 KNOX AVE | Community: | |
| Legal Description: | PLAN 2388 PT LOT 71 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, April 20, 2017

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

| | | | |
|-------------------|----------------------|------------|----------------|
| File Number: | A0067/17EYK | Zoning | R & R2 |
| Owner(s): | MADDALENA BAXTER | Ward: | Davenport (17) |
| | JASON BAXTER | | |
| Agent: | JASON BAXTER | Heritage: | Not Applicable |
| Property Address: | 40 HOWICK AVE | Community: | |

Legal Description: PLAN 1626 PT LOT 220

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

PURPOSE OF THE APPLICATION:

To maintain the existing dwelling with three dwelling units.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**Section 6(3) Part I 1, By-law 438-86**The maximum permitted floor space index is 0.6 times the area of the lot (69.6 m²).The existing dwelling (with 3 dwelling units) has a floor space index of 1.14 times the area of the lot (132 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

| | | | |
|--------------------|----------------------|------------|----------------|
| File Number: | A0067/17EYK | Zoning | R & R2 |
| Owner: | MADDALENA BAXTER | Ward: | Davenport (17) |
| | JASON BAXTER | | |
| Agent: | JASON BAXTER | Heritage: | Not Applicable |
| Property Address: | 40 HOWICK AVE | Community: | |
| Legal Description: | PLAN 1626 PT LOT 220 | | |

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, April 28, 2017

LAST DATE OF APPEAL: Wednesday, May 10, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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