

Thursday, August 10, 2017

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

File Number:	A0392/17EYK	Zoning:	RM/CR & RM1/LCR
Owner(s):	KEELESDALE VENTURES INC.	Ward:	York South-Weston (12)
Agent:	ANTHONY GREENBERG	Heritage:	Not Applicable
Property Address:	2 BICKNELL AVE	Community:	
Legal Description:	TORONTO CON 3 FTB PT LOT 38 AND PLAN 2008 LOT 923 PT LOT 924 PLAN 2364 LOTS 21 TO 24 PT LOTS 20 25 TO 30		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a 62-unit stacked townhouse development that will consist of 4 three-storey buildings.

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

- Section 5.(P)(iv), By-law 218-2016 and Schedule B, By-law 217-2016**
The minimum required building setback from a lot line abutting the south lot line is 15 m.
The proposed Building B will be located 7.42 m from the south lot line.
- Section 6(E), By-law 218-2016**
The minimum required height of the first storey, measured from top of the first floor to the bottom of the second floor is 3.6 m.
The proposed height of the first storey, measured from top of the first floor to the bottom of the second floor is 3.13 m.
- Section B, By-law 218-2016**
The main entrance for a dwelling unit in an apartment building must have direct access to a street.
Not all the proposed dwelling units will have direct access to a street.
- Section 2.n, By-law 217-2016**
Each townhouse dwelling unit shall provide at least one pedestrian entrance with direct access to a public street.
The proposed back-to-back stacked townhouses do not have access to a public street.
- Section 5(R), By-law 218-2016 and Section 2.o) & p), By-law 217-2016**
A minimum of 71 on-site parking spaces are required for the site (62 parking spaces for dwelling units and 9 visitor parking spaces).
A total of 68 on-site parking spaces will be provided.

6. Section 5(G), By-law 218-2016

(i) A minimum of 18% of the area of the lands must be landscaping and (ii) a minimum of 90% of the landscaping area required in (i) above, must be soft landscaping.

The proposed soft landscaped area will be 829 m² (58% of the total provided landscaped area).

7. Section 6(l), By-law 218-2016

(i) a minimum of 44% of the area of the lands must be landscaping; and (ii) a minimum of 55% of the landscaping area required in (i) above, must be soft landscaping.

The proposed soft landscaped area will be 337 m² (48% of the total provided landscaped area).

8. Section 2.z), By-law 217-2016

A minimum of 25% of the area of the lot must be landscaping and a minimum of 70% of the required landscaping must be soft landscaping.

The proposed soft landscaped area will be 819 m² (54% of the total landscaped area).

9. Section 2.y), By-law 217-2016

One loading spaces must be provided on the lot.

No loading 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):

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

1. Provide documentation that a car share provider has been secured and the terms and conditions of that agreements is provided to us to verify.
2. Provide a condition in the resident's condominium agreement regarding the loading operations of the site, specifically how vehicle owners may need to move their vehicle from their parking space during a move in.
3. The site plan must include the following notations:
 - a. “The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveway 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

- b. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0392/17EYK	Zoning	RM/CR & RM1/LCR
Owner:	KEELESDALE VENTURES INC.	Ward:	York South-Weston (12)
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Legal Description:	TORONTO CON 3 FTB PT LOT 38 AND PLAN 2008 LOT 923 PT LOT 924 PLAN 2364 LOTS 21 TO 24 PT LOTS 20 25 TO 30		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

Thursday, August 10, 2017

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

File Number:	A0452/17EYK	Zoning:	RM & R2
Owner(s):	SCOTTY LA FRAMBOISE JOEL GRAHAM	Ward:	York South-Weston (11)
Agent:	KAVE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	20 GRAY AVE	Community:	
Legal Description:	PLAN 1383 LOT 50		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey rear platform will have an area of 8.41 m².
- Section 200.5.10.1.(1), By-law 569-2013 & Section 3.2.1D.1, By-law 1-83**
A minimum of 2 parking spaces are required.
No parking spaces will be provided for the two dwelling units.

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 proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office and date stamped as received on June 1, 2017, 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.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The Owner must obtain an on-street parking permit for the second dwelling unit.
 - 2.2 The site plan must be revised to include the following notations:
 - a. "The existing front yard parking permit will be continued upon completion of construction in accordance with the requirements of the Off-Street Parking unit of Transportation Services.";
 - b. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality.";
 - c. "The Owner must submit a Municipal Road Damage Deposit (MRDD) for the project prior to commencing construction, as determined by Transportation Services." 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
 - d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services."

SIGNATURE PAGE

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Legal Description:	PLAN 1383 LOT 50		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

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Name of Project:	Graham Residence
Location:	20 Gray Avenue Toronto, Ontario
Kaprielian Verhiel Architects Inc. Certificate of Practice Number: 4888 294 - 87 Mowat Ave Toronto, Ontario M6K 3E3	
Item:	Single Family Residential Zoning Matrix
	Notes

Municipality and Project Information	
1 Project Type and Description:	New Single Family Dwelling, Renovation and Addition Alterations of Existing Lot
2 Municipality:	Toronto Central District
3 City Map:	York, Ward: York South Weston (11)
4 Zoning Designation - OLD:	438-86: R1 60.9
Zoning Designation - NEW:	569-2013: RM (M1.C, M2, M3.5) (4888)

Item	Permitted: 438-86	Permitted: 569-2013	Existing Lot/House	Proposed Lot/House	Notes
5 Lot Description:	Lot 90 REGISTERED PLAN 1383 City of Toronto				
6 Total Lot Area:	m ²	392 m ²	333.19 m ²	333.19 m ²	
7 Lot Depth:	m	N/A	30.48 m	30.48 m	Measured along Lot Corridor
8 Existing Lot Frontage:	m min.	12.0 m min.	7.8 m	7.8 m	Measured perp. to Lot Corridor at Front Yard 36

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
9 Setbacks:					
Front	m	3.0 m	3.4 m	3.4 m	Clear sign of neighbours
Rear	m	7.9 m	11.0 m	11.0 m	
Side Yard	m	1.2 m	3.38 m	3.08 m	
Side Yard	m	1.8 m	0.48 m	0.48 m	

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
10 Building Height:					
Highest point on roof:	m	11.0 m	m	m	See Height Overlay Map
Main Walls - Front:	m	3.0 m	m	m	The higher of 7.0m or max. height less 3.0m
Floor Height:	m	m	m	m	
Nbr. of Storeys:	m	3	m	m	See Height Overlay Map
Total Width of Corners:	m	40% max	m	m	Must be <40% of building width, or corner also walls = main entry
% of main wall:					
Height of First Floor from Grade:		1.8 m	m	m	Add'n allowed to match ex.
Mean Height between Ridge/ Eaves:	m	n/a			

Zoning Matrix - New City of Toronto Bylaw - RD Zone - KAVE architects 2015

Item	Permitted Building Type	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
11	Detached House		Yes	Yes	3.4 m	
	Detached		Yes	Yes	11.0 m	

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
12 Floor Space Index:					
Measured to the exterior face of all walls. Eaves/roofs, porches and balconies:					
Total Lot Area:			83.4 m ²	80 m ²	
Total Building Area (from Item 18, below):			143.8 m ²	180.8 m ²	
Total Gross Floor Area:			143.8 m ²	180.8 m ²	
Maximum Floor Space Index:	0.06	0.8 m	1.7 %	2.3 %	FBI = 2.4 %

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
13 Building Length & Depth:					
Detached House Depth:	n/a	18.0 m	18.8 m	18.8 m	
Building Length:	m	17.0 m	18.8 m	18.8 m	
Building Length of One Storey Extensions:					
Maximum Height:			3.0 m	N/A	
Maximum Width:			30% bldg width	N/A	
Side Yard Setback:			3.0 m	N/A	

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
14 Permitted Encroachments:					
Chimney Breast or Arch. Features:		0.8m	0.8 m	0.8 m	Must be < 0.8m and > 0.3m from lot line
Rear Bay Windows:		m	N/A	N/A	< 85% of bldg width
Side Bay Windows:		m	N/A	N/A	< 30% of bldg length, >0.6m from lot line
Roof Projections:		m	N/A	N/A	>0.3m from lot line
Side Canopy:		m	N/A >0.3m from lot line</td <td></td>		
Front Platform / Deck:	Varies	2.8 m	N/A	N/A	>0.3m from side lot line, lower than ground fl.
Side Platform:	Varies	0.8 m	2.8 m	2.8 m	>0.3m from lot line
Rear Platform / Deck:	Varies	2.8 m	N/A	N/A	Adjacent to or < 0.3m from Principal Building, not > 0.6m RL
Exterior Stairs serving Principal Building:		Must be 1.8-1 and < 2.3m wide	m	m	>0.3m from lot line
Eaves:		300mm	.3 m	.3 m	

Item	Permitted: 438-86	Permitted: 569-2013	Existing	Proposed	Notes
15 Platforms and Decks:					
All Ground Floor:	-	Max 4.0 m ²	13 m ²	13 m ²	Max 4; & 1 on each floor
Max No. Platforms:	-	4 platforms	2	1	
Max No. per side:	-	1 per side	1	1	

Zoning Matrix - New City of Toronto Bylaw - R3 Zone - KAVE architects 2010

Item	Permitted: 438-86	Permitted: 569-2013	Existing (m=%)	Proposed (m=%)	Notes
16 Landscape Open Space:					
Total Front Yard Area (including porch and stoop area):	n/a	n/a	82 m ²	82 m ²	
Front Yard L.O.S.:	90%	90%	30.0%	30.0%	
Front Yard Bot L.O.S.:	75%	75%	10.0%	10.0%	
Total Rear Yard Area:	n/a	n/a	98 m ²	98 m ²	
Rear Yard Bot L.O.S.:			30%	30%	
Total Lot L.O.S.:	90%		18% m ²	18% m ²	

Item	Permitted: 438-86	Permitted: 569-2013	Existing (m)	Proposed (m)	Notes
17 Ancillary Buildings:					
Side and Rear Setbacks:		0.9m	.38 m @ .89 m	.38 m @ .89 m	
Side and Rear Setbacks on street or lane:		1.0m	N/A	N/A	
Height (if less than 1.8m from Principal Building):		2.5m			
Height otherwise:		4.0m	3.1 m	3.1 m	
Height of entrance:		2.3m	2.3 m	2.3 m	
Coverage for building covering required parking spaces:		10% of lot area	19 %	10 %	
Coverage otherwise:		3% of lot area			

Item	Permitted: 438-86	Permitted: 569-2013	Existing (m ²)	Proposed (m ²)	Notes
18 Building Area - DATA ONLY:					
Measured to the exterior face of all walls.					
Ground Floor:		73 m ²	88 m ²	88 m ²	
Basement:		89 m ²	89 m ²	89 m ²	
Garage:		25.4m ²	25.4m ²	25.4m ²	
Basement:		87 m ²	88 m ²	88 m ²	
Total Building Area:		211 m ²	211 m ²	211 m ²	

Item	Permitted - 2005.10.1	Notes
19 Parking:		
Space Ratio:	1 space per dwelling unit required.	
# of spaces per dwelling unit:	2 Required.	
Existing Parking Spaces:	1	
Proposed Parking Spaces:	Existing to remain = 1 Parking Space	
Min. Parking Space Size:	Width = 2.8m Length = 5.6m Height = 2.0m	
Parking Sign Proposed:	Width = 2.8m Length = 5.6m Height = N/A	

Zoning Matrix - New City of Toronto Bylaw - R3 Zone - KAVE architects 2013



Authorities, Codes and Standards

- Unless noted otherwise, dimensions are to the face of gypsum wallboard.
- This drawing shall be read in conjunction with consultant drawings and specifications. Report any discrepancies or conflicts between consultant drawings to Kave Architects for clarification.
- All partition layouts shall be chalklined at site and reviewed by Kave Architects prior to partition erection.
- The contractor shall check all dimensions and report any discrepancies to Kave Architects before commencing work. Do not scale drawings.
- The contractor shall be responsible for arranging for and location new service connections as required.
- The contractor shall connect all electrical work to the existing panel or provide an additional panel as required.
- The contractor shall observe and enforce construction safety measures required by National Building Code 1980, Part 8, Ontario Regulations 659/79 and 845/79, Worker's Compensation Board and municipal statutes and authorities.
- Examine site of Work, and investigate all matters relating to the nature of work to be undertaken. Ensure that conditions are satisfactory to receive work both before construction start and during construction. All subcontractors will investigate surface conditions prior to commencement of work, and report any deficiencies to Contractor before proceeding. Do not proceed with subsequent work until unsatisfactory conditions are corrected. Verify all grades, lines, and levels and dimensions indicated, and report errors or inconsistencies to the Consultant before commencing work or as soon as discovered.
- Conceal wiring, pipes, and ducts in wall, ceiling, and floor construction of finished areas.
- Execute cutting (including excavation), filling and patching required to make Work fit properly together.
- The Contractor is cautioned to use appropriate construction methods in order to fully protect the existing building from any damage. Maintain integrity of all existing fabric and patch to match existing where disturbed. Protect from damage all areas not being changed.
- The Contractor shall be responsible for removal and disposal of unwanted materials, which shall be taken to mean all materials not shown to be retained on drawings or in specifications.
- Extra stock of the following items shall be left for the owner: Paint, stains, flooring, ceramic tile, wood trim.
- The contractor shall obtain and pay for any other required permits or inspection fees from all other authorities having jurisdiction.
- Application / installation of all products and materials to be in conformance with the manufacturer's printed instructions and specifications.
- Make all renovations in a workmanlike manner. Maintain integrity of all existing fabric and patch to make existing where disturbed. Hide all new service runs. Construct all elements to meet applicable codes and standards. Protect from damage all areas not being changed.
- All construction shall comply with the Ontario Building Code, (latest edition), and all amendments and additions thereto. Nothing contained in the Drawings or Specifications shall be so construed as to be in conflict with any law, by-law or regulation of the municipal, provincial or other authorities having jurisdiction. Work shall be performed in conformity with all such laws, by-laws and regulations.

LIST OF DRAWINGS

ARCHITECTURAL

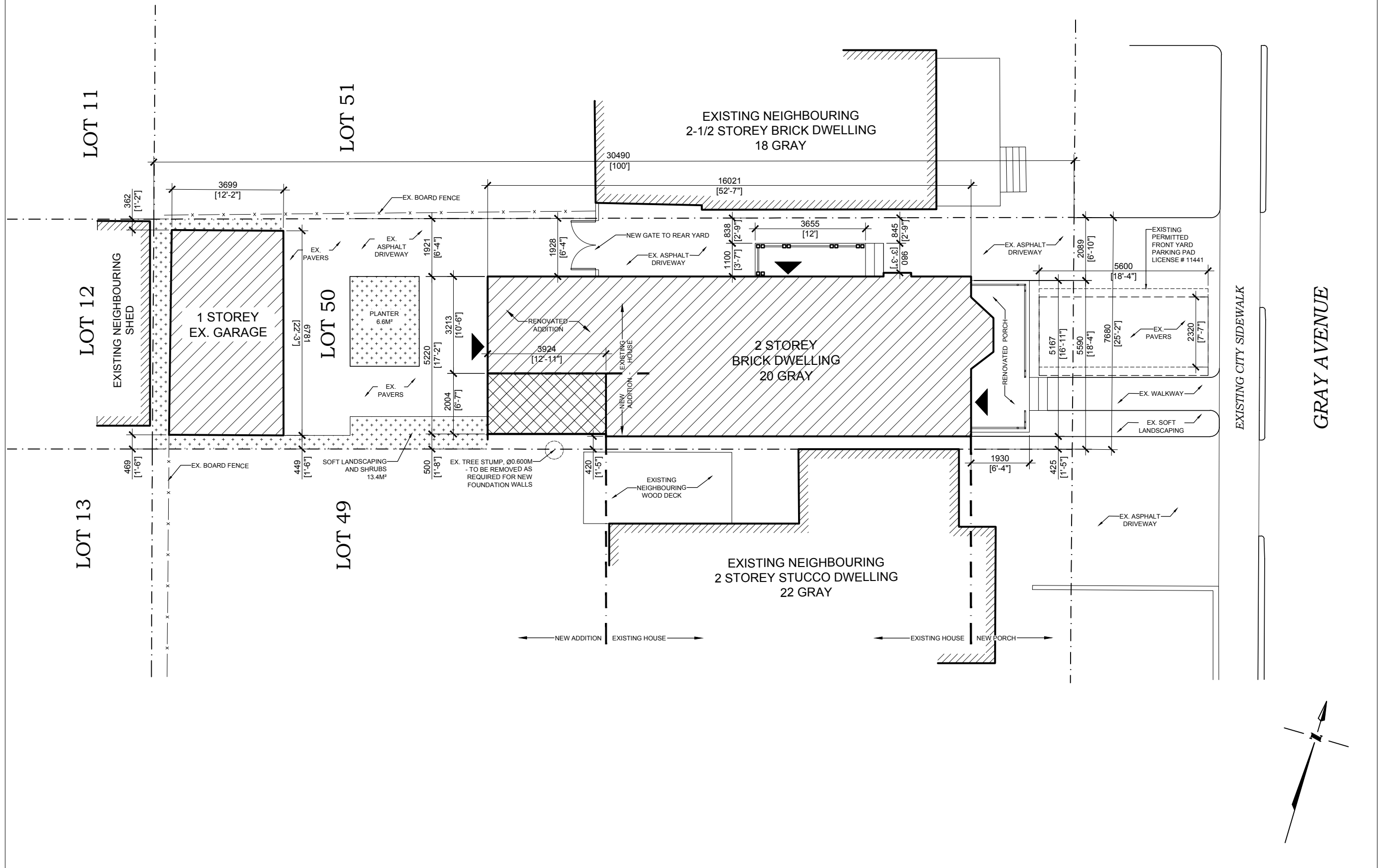
- | | |
|--|----------------------------|
| A0.00 - COVER AND MATRIX | A4.00 - PROPOSED ELEVATION |
| A0.01 - SURVEY | A4.01 - PROPOSED ELEVATION |
| A0.02 - SITE PLAN AND ZONING INFORMATION | A4.02 - PROPOSED ELEVATION |
| | A4.03 - PROPOSED ELEVATION |
| A1.00 - EXISTING BASEMENT PLAN | A5.00 - PROPOSED SECTION |
| A1.01 - EXISTING GROUND FLOOR PLAN | |
| A1.02 - EXISTING SECOND FLOOR PLAN | |
| A1.03 - EXISTING ELEVATIONS | |
| A2.00 - PROPOSED BASEMENT PLAN | |
| A2.01 - PROPOSED GROUND FLOOR PLAN | |
| A2.02 - PROPOSED SECOND FLOOR PLAN | |

20 GRAY AVENUE RENOVATIONS
address: 20 Gray Ave., Toronto, ON. project no. 16-42

kaprielian verhiel architects inc.
67 mowat avenue . suite346 . toronto . ontario . m6k 3e3 . tel. 416 850 4443 . fax 416 850 4975

RE-ISSUED FOR MINOR VARIANCE
05.11.2017

PLAN OF SURVEY OF LOT 50
 REGISTERED PLAN 1383
 CITY OF TORONTO
 FORMERLY IN THE CITY OF YORK
 20 GRAY AVENUE
 ZONING - RD (F6.0; @185; D0.75)



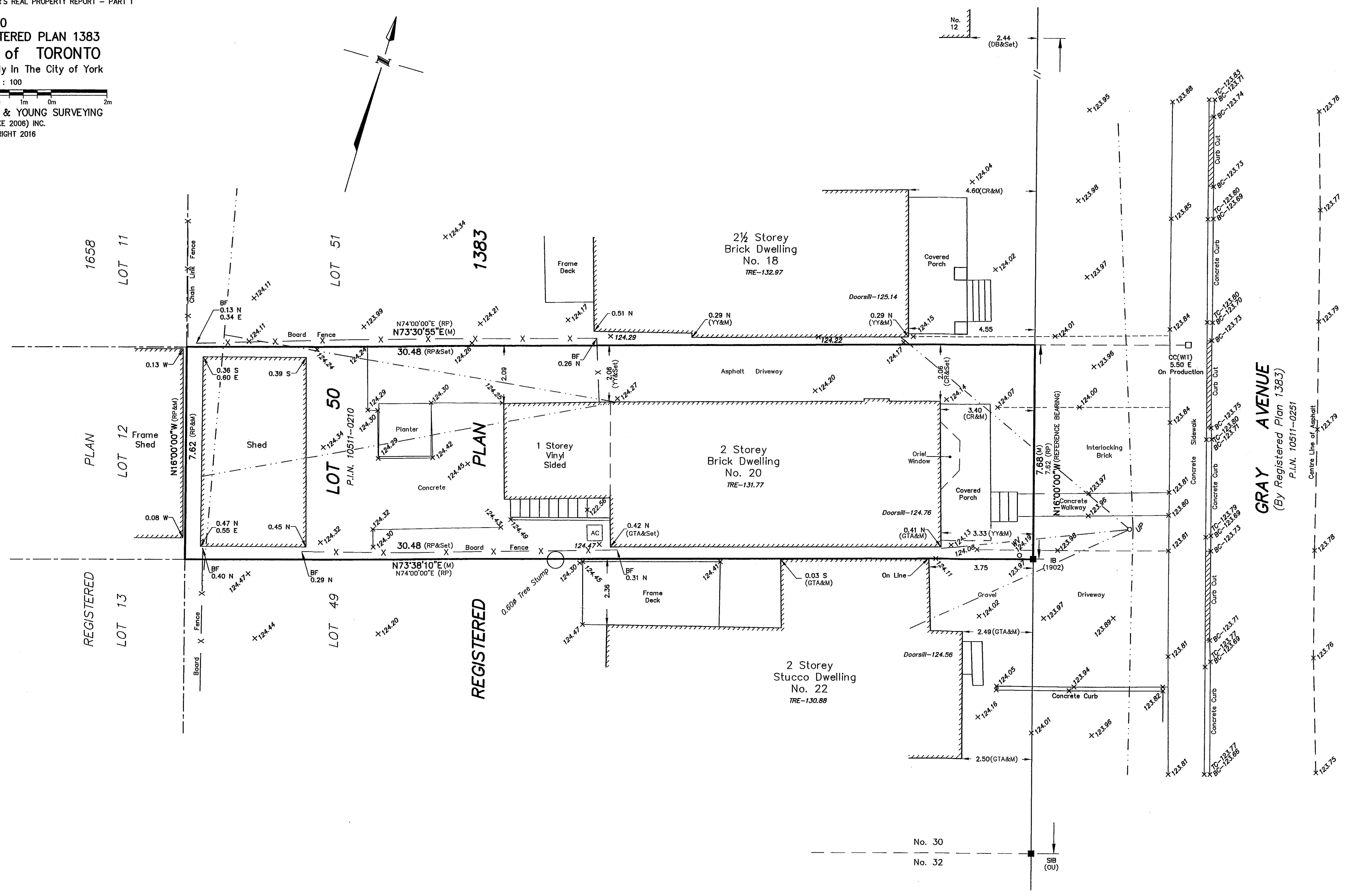
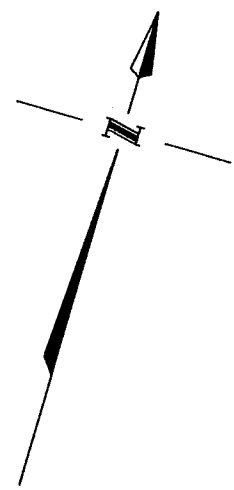
GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 SITE PLAN

1:125
 05/11/2017

A0.01

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
LOT 50
REGISTERED PLAN 1383
CITY OF TORONTO
 Formerly In The City of York
 SCALE 1 : 100

YOUNG & YOUNG SURVEYING
 (ETOBICOKE 2006) INC.
 © COPYRIGHT 2016

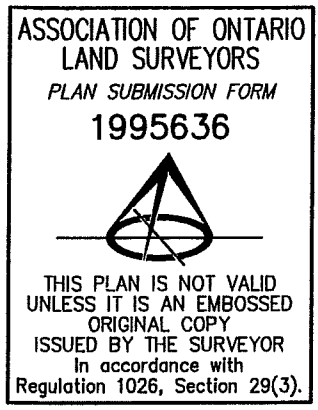


METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF NOVEMBER, 2016.

NOVEMBER 11, 2016
 DATE

 CHRIS BERESIEWICZ
 ONTARIO LAND SURVEYOR



LEGEND (...cont.)

□	DENOTES	SURVEY MONUMENT SET
■	---	SURVEY MONUMENT FOUND
RP	---	REGISTERED PLAN 1383
N,S,E,W	---	NORTH,SOUTH,EAST,WEST MEASURED
M	---	CUT CROSS
CC	---	IRON BAR
IB	---	WITNESS
WT	---	PROPERTY IDENTIFIER NUMBER
P.I.N.	---	OVERHEAD WIRES & UTILITY POLE
○	---	WATER VALVE
WV	---	CHAIN LINK FENCE
CLF	---	BOARD FENCE
BF	---	TOP OF CURB
TC	---	BOTTOM OF CURB
BC	---	TOP OF WALL
TW	---	BOTTOM OF WALL
BW	---	

LEGEND (...cont.)

Y DENOTES YOUNG AND YOUNG SURVEYING, O.L.S.
 (1902) --- GTA SURVEYING INC., O.L.S.
 GTA --- PLAN BY GTA SURVEYING INC., O.L.S. DATED MAY 14, 2014.
 CR --- PLAN BY C. REUBEN, O.L.S. DATED JULY 02, 1949.
 DB --- PLAN BY D. BLACK, O.L.S. DATED NOVEMBER 07, 1977.
 Y --- PLAN BY YOUNG AND YOUNG SURVEYING, O.L.S. DATED OCTOBER 17, 1989.

BEARING NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WEST LIMIT OF GRAY AVENUE, HAVING A BEARING OF N16°00'00"W ACCORDING TO REGISTERED PLAN 1383.

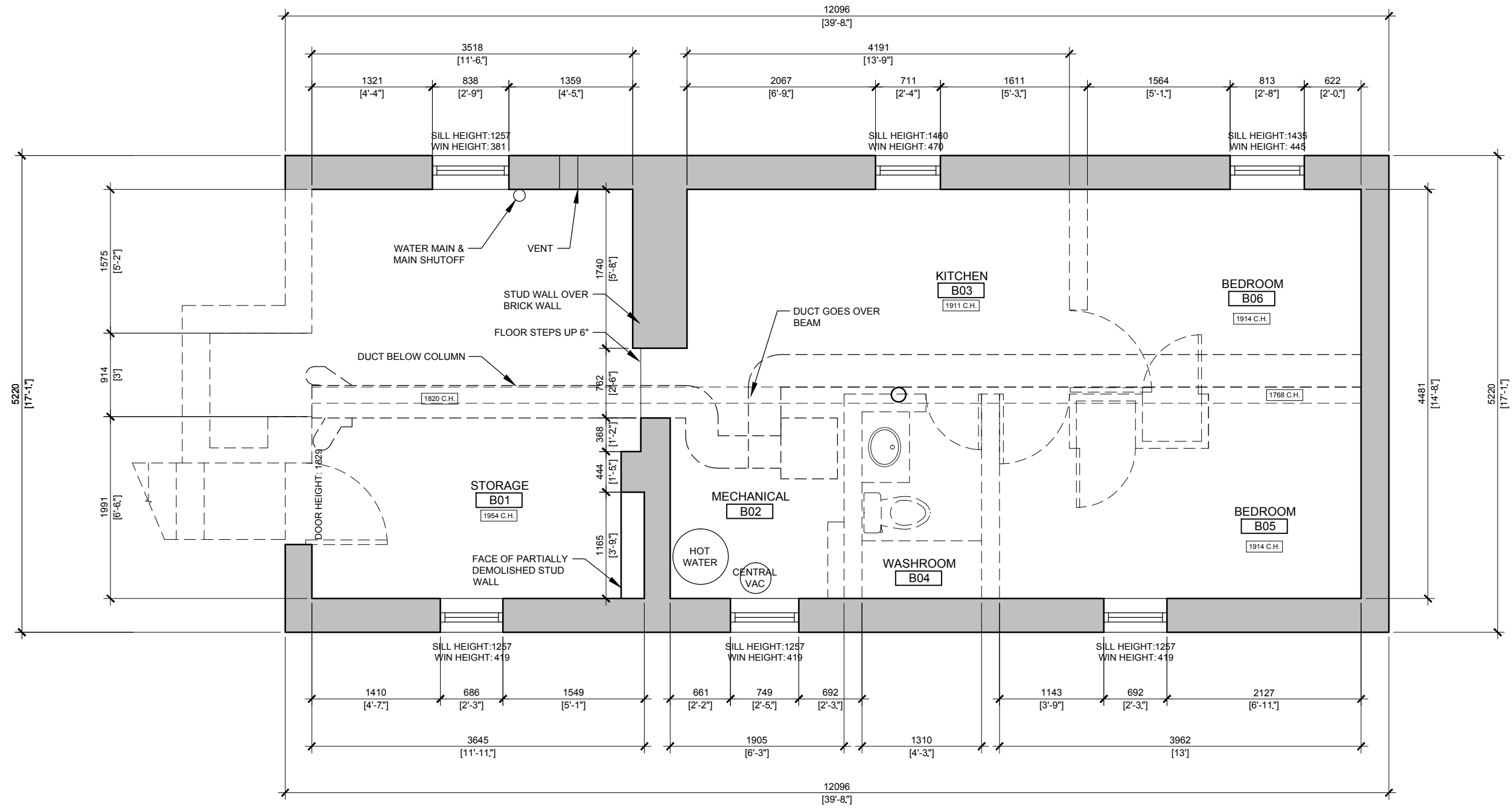
ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NO. 12619690270, HAVING A PUBLISHED ELEVATION OF 124.59 METRES.

THIS PLAN WAS PREPARED FOR ANDY WHERHEL

PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Young & Young Surveying
 (ETOBICOKE 2006) INC.
 310 North Queen St., Suite 102, Toronto ON M9C 5K4
 Tel: (416) 621-2676 - Fax: (416) 621-3360
 E-MAIL : info@youngandyoung.ca

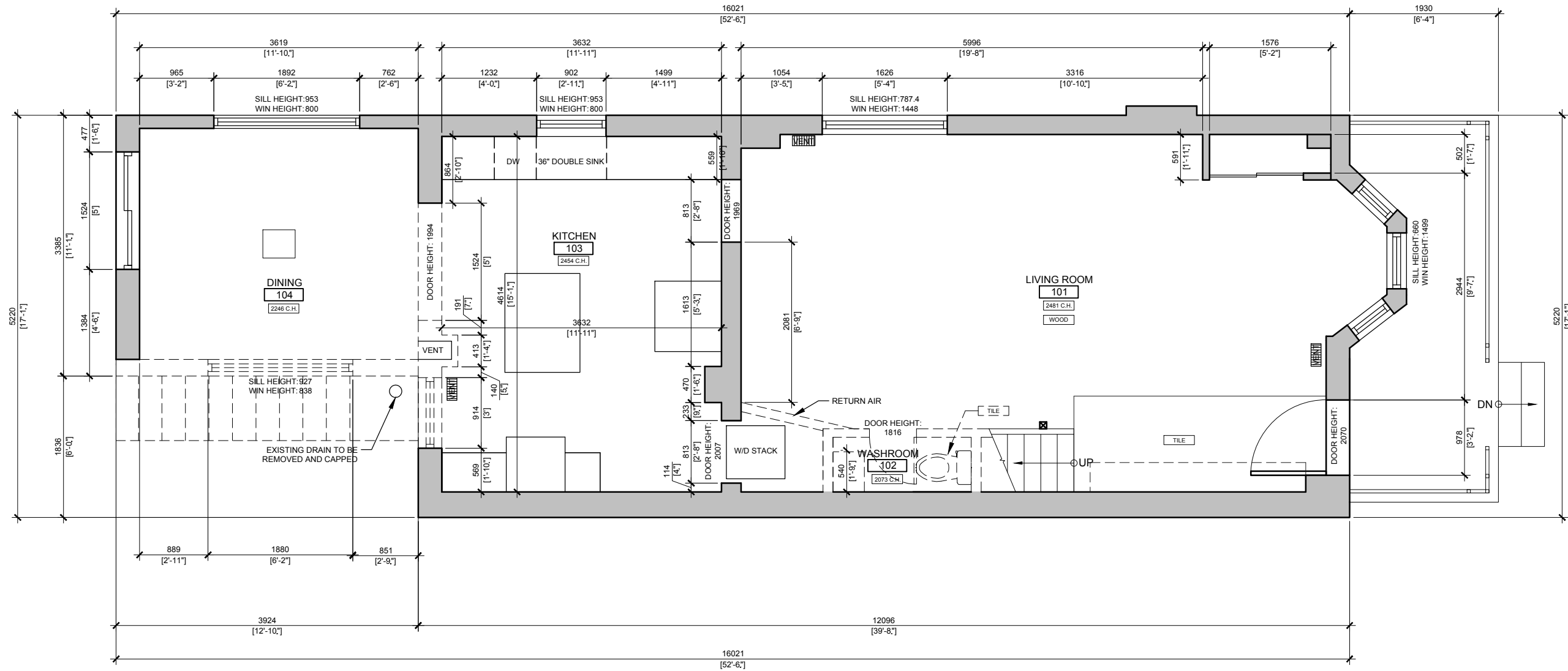
DRAWN: RJM CHECKED: C.B. PROJECT 16-T9366



GRAHAM RESIDENCE

 20 GRAY AVE. TORONTO, ON

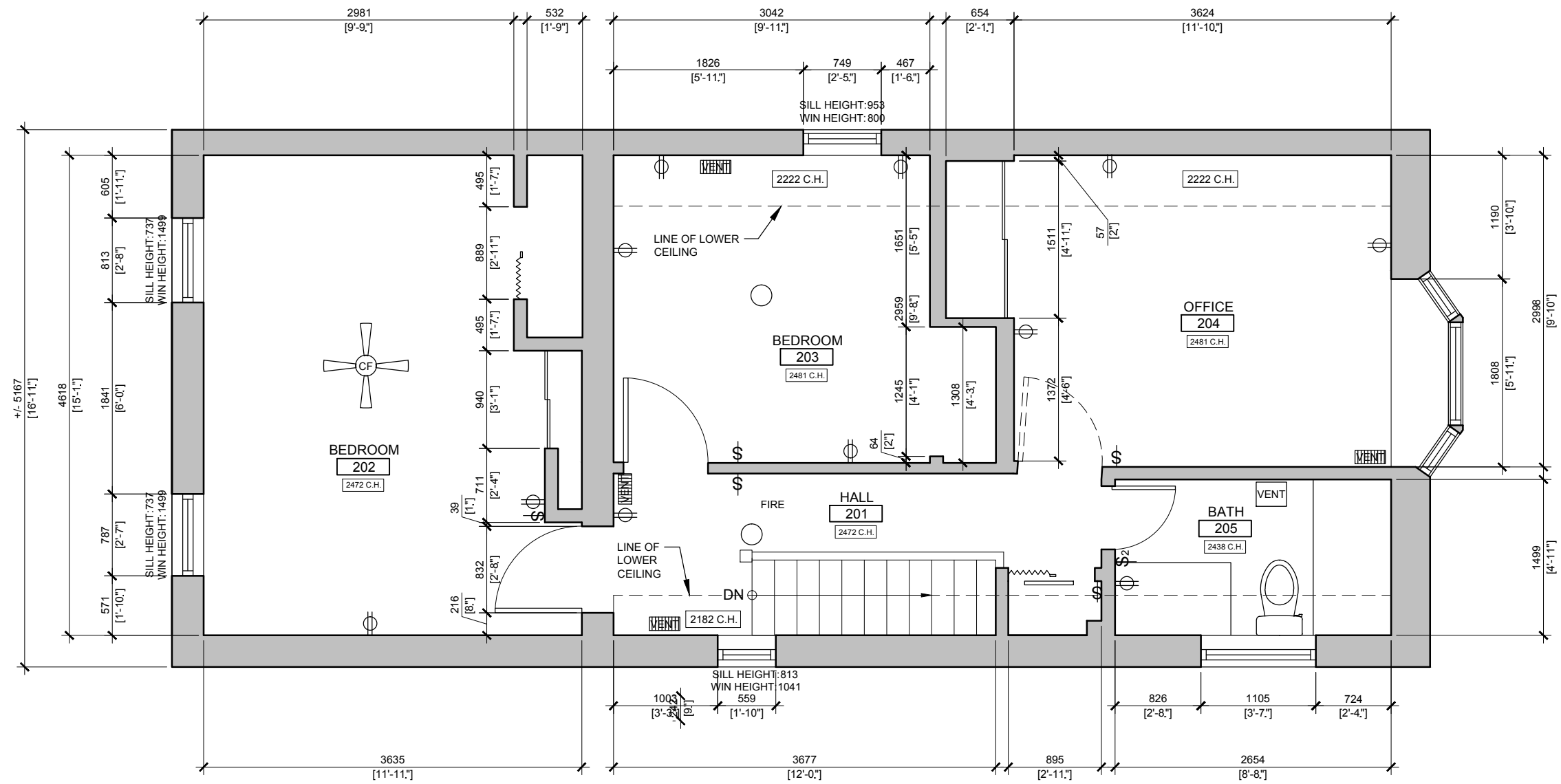
 EXISTING BASEMENT PLAN



GRAHAM RESIDENCE
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 EXISTING FIRST FLOOR PLAN

1:50
 05/11/2017

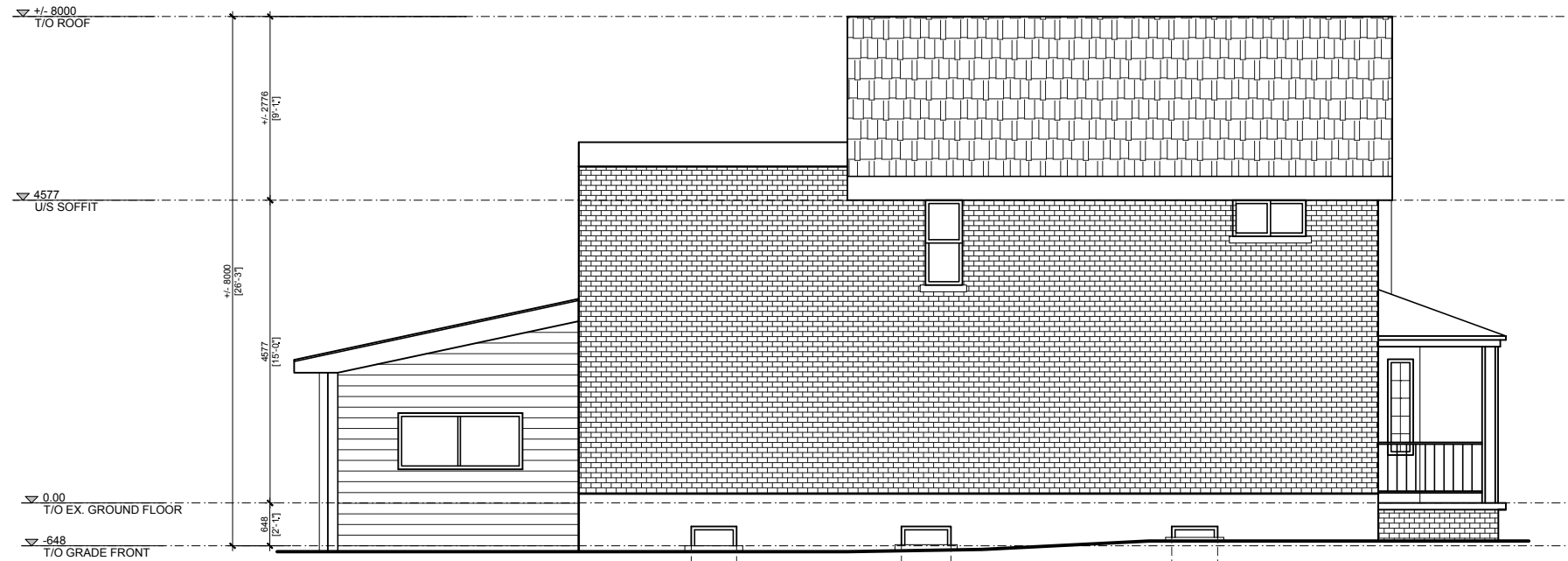
A1.01



GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 EXISTING SECOND FLOOR PLAN

1:50
 05/11/2017

A1.02



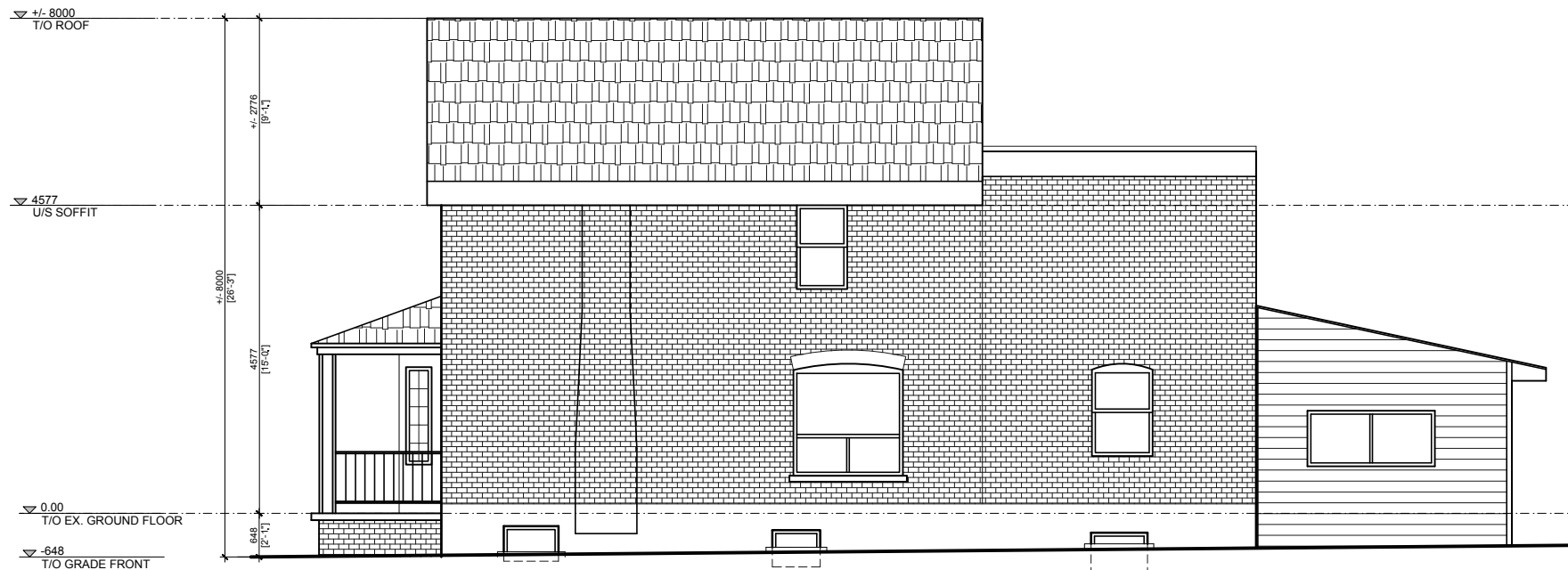
4 EXISTING WEST ELEVATION

 A1.03 1:100



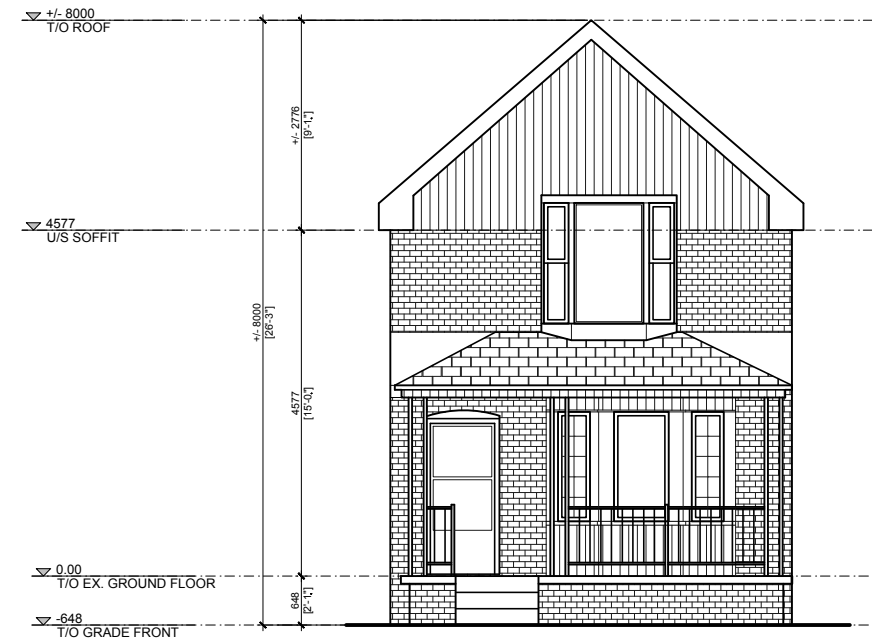
3 EXISTING SOUTH ELEVATION

 A1.03 1:100



2 EXISTING NORTH ELEVATION

 A1.03 1:100



1 EXISTING EAST ELEVATION

 A1.03 1:100

GRAHAM RESIDENCE

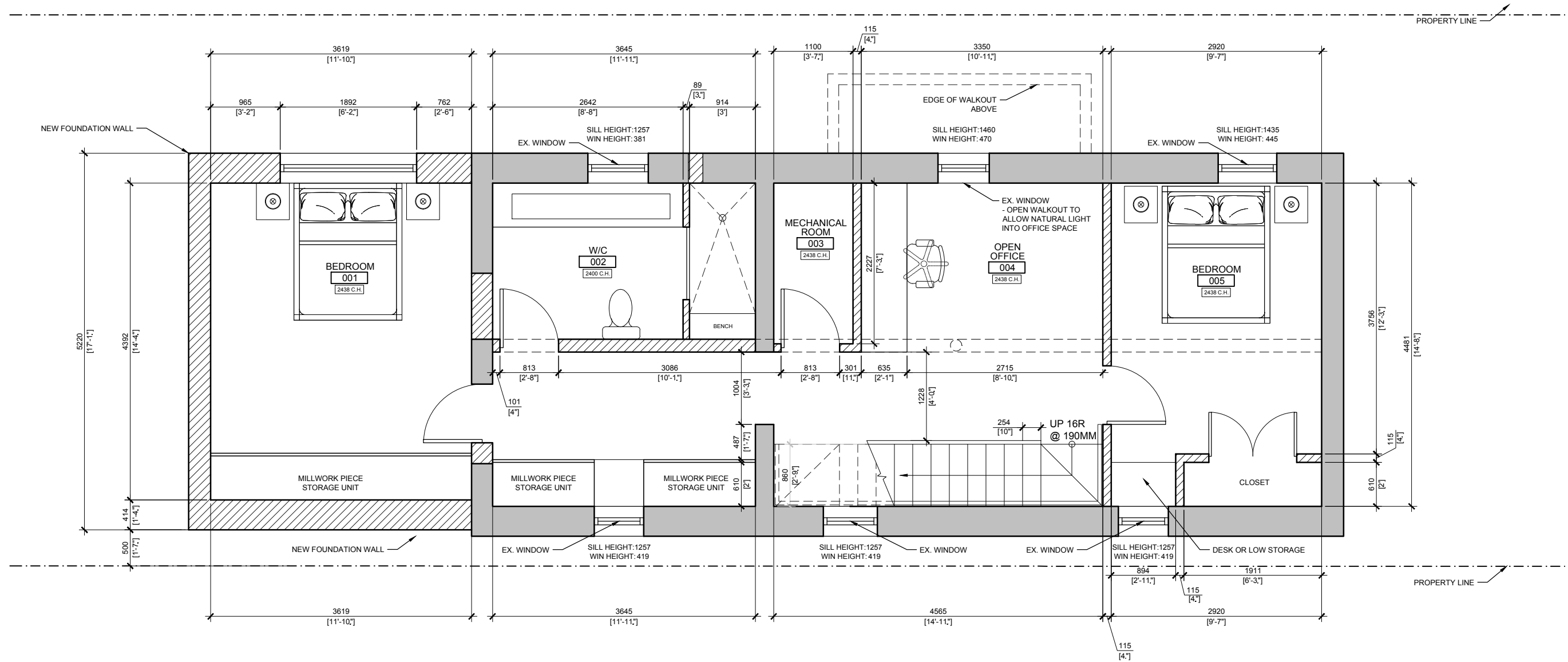
 20 GRAY AVE. TORONTO, ON

 EXISTING ELEVATIONS

1:75

 05/11/2017

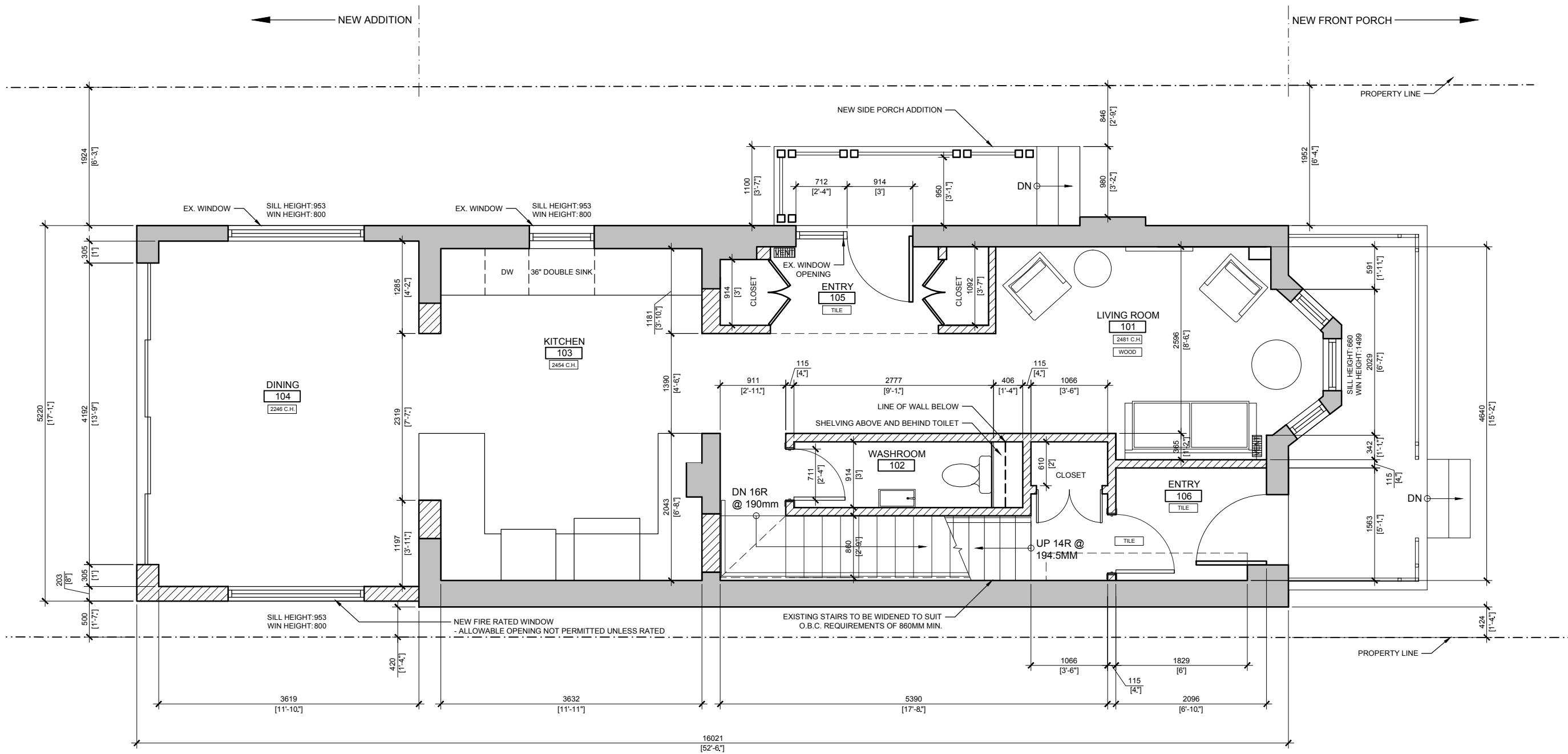
NOTES:
 1) ENTIRE EXISTING BASEMENT TO BE UNDERPINNED AND LOWERED TO ACHIEVE 9'-0" CEILING HEIGHT



GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 PROPOSED BASEMENT PLAN

NTS
 05/11/2017

A2.00



GRAHAM RESIDENCE

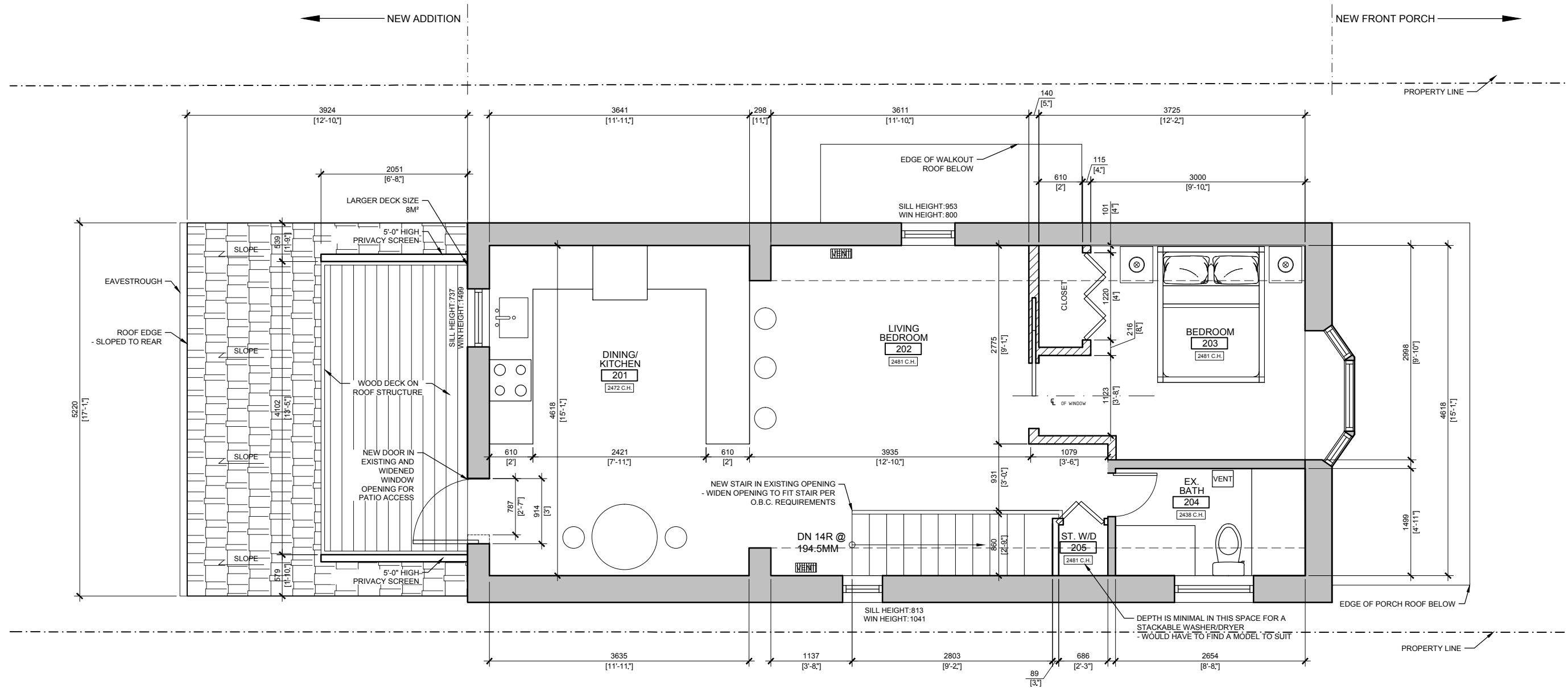
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 PROPOSED FIRST FLOOR PLAN

NTS

 05/11/2017

A2.01



GRAHAM RESIDENCE

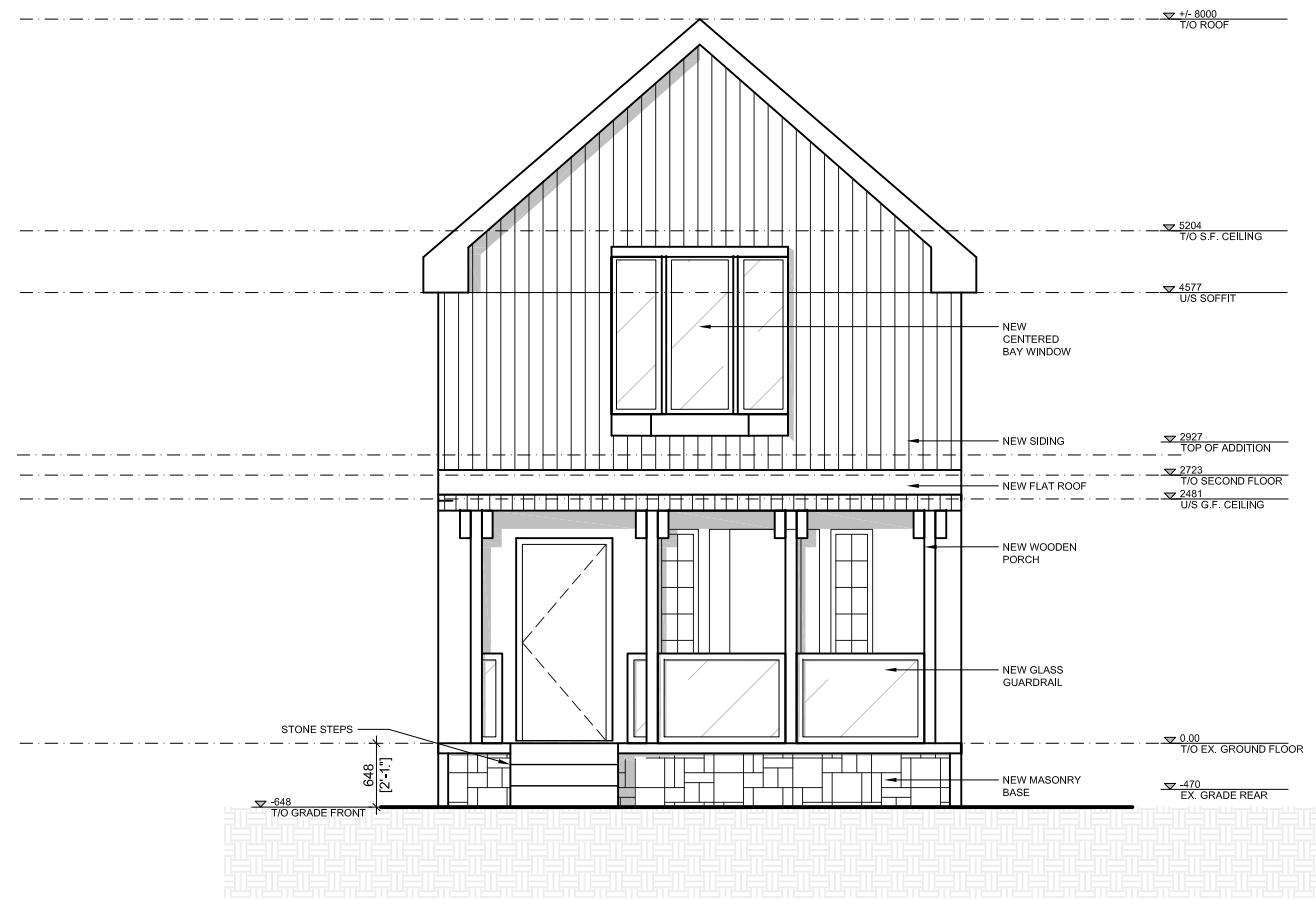
 20 GRAY AVE. TORONTO, ON

 PROPOSED SECOND FLOOR PLAN

NTS

 05/11/2017

A2.02



1 PROPOSED EAST ELEVATION

 A4.00 1:75

GRAHAM RESIDENCE

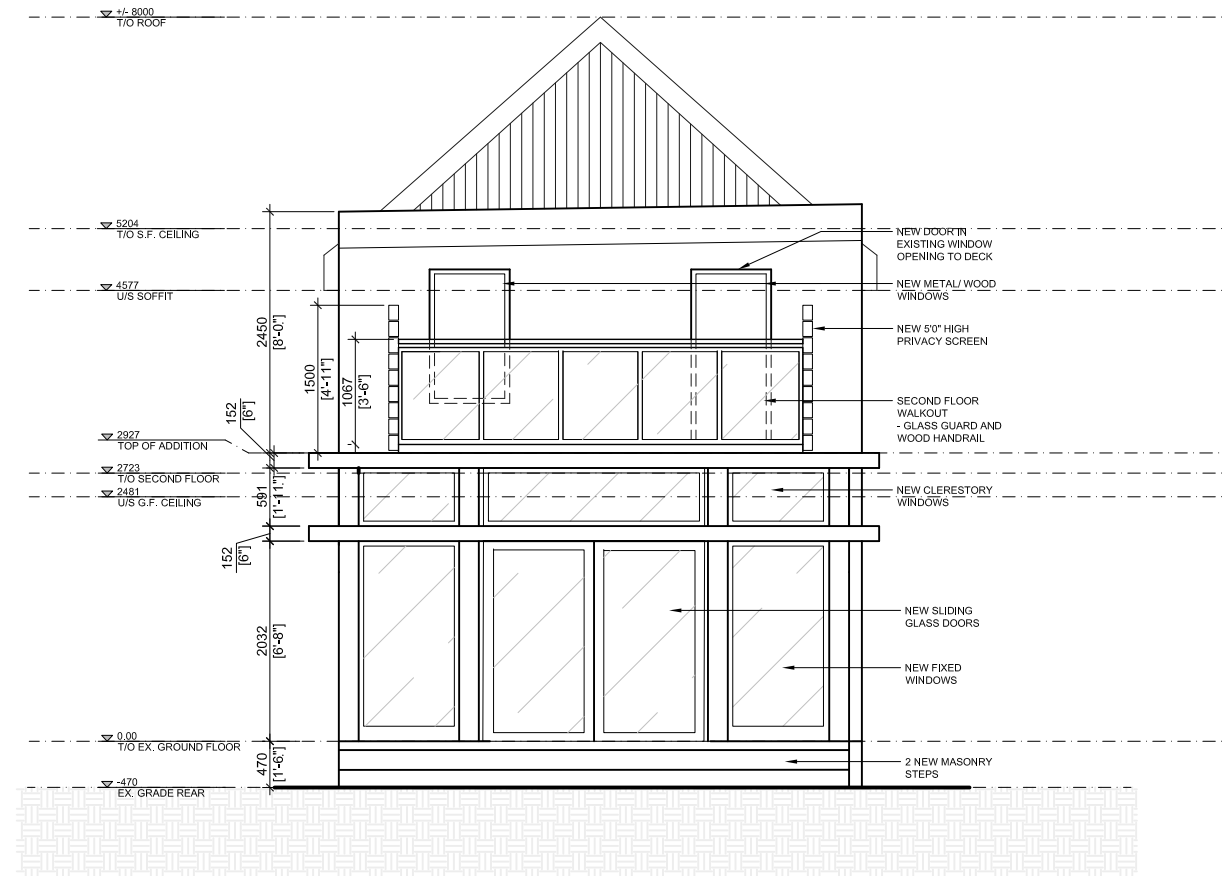
 20 GRAY AVE. TORONTO, ON

 PROPOSED EAST

1:75

 05/30/2017

A4.00



1 PROPOSED WEST ELEVATION

 A4.01 1:75

GRAHAM RESIDENCE

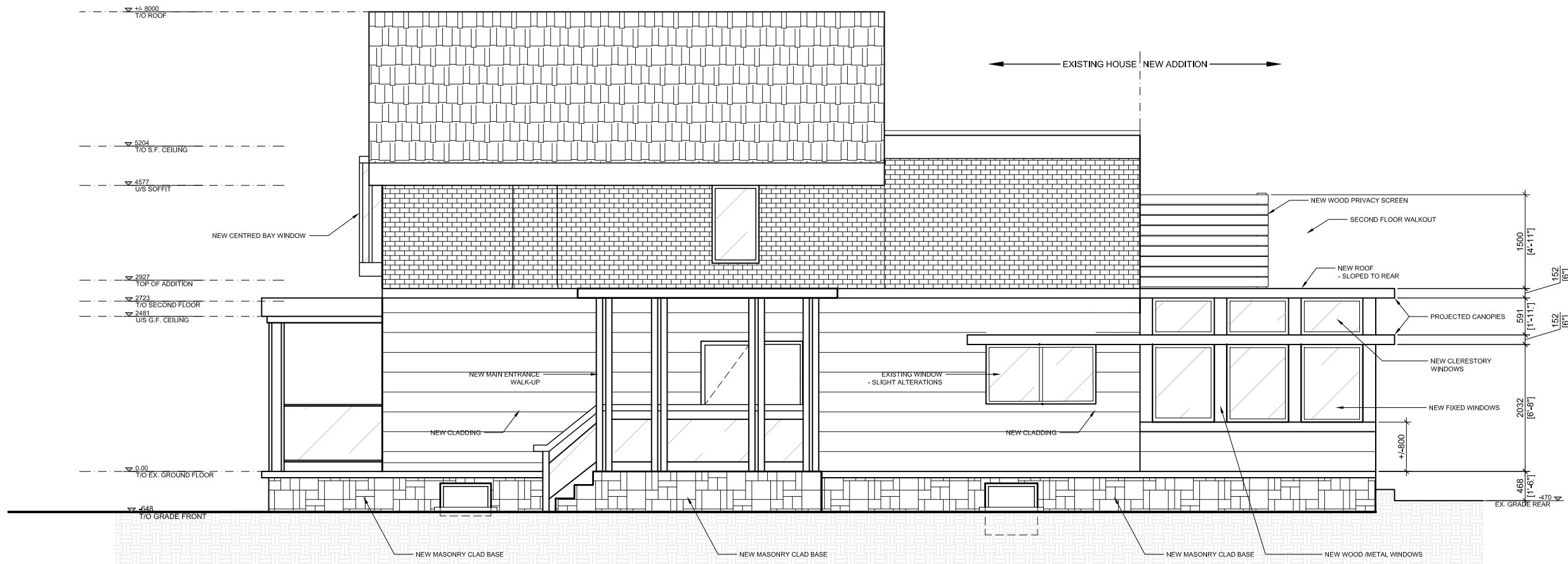
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 PROPOSED WEST ELEVATION

1:75

 05/30/2017

A4.01

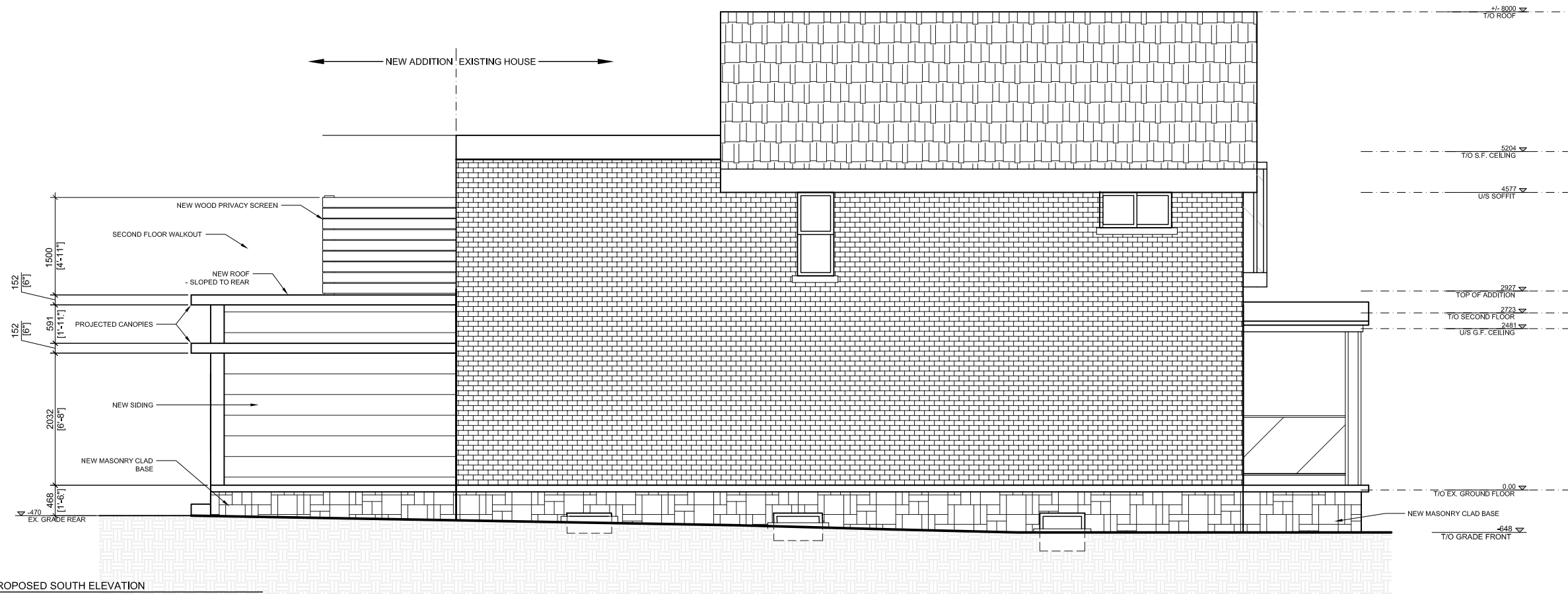


1 PROPOSED NORTH ELEVATION
 A4.02 1:75

GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 PROPOSED NORTH ELEVATION

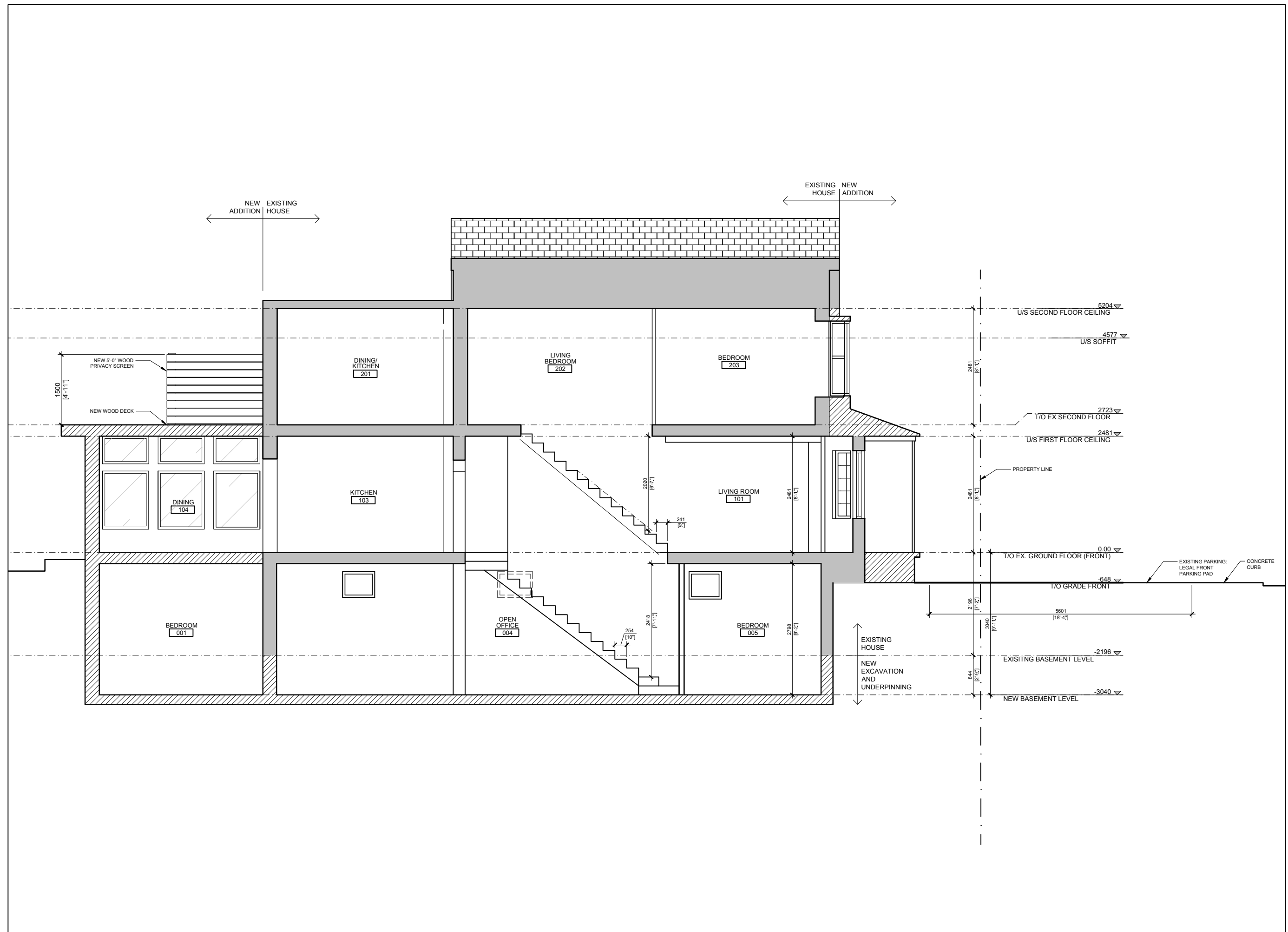
1:75
 05/30/2017

GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 PROPOSED SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION
 A4.03 1:75

1:75
 05/30/2017



GRAHAM RESIDENCE
 20 GRAY AVE. TORONTO, ON
 PROPOSED NORTH SECTION

1:75
 05/11/2017

A5.00

Thursday, August 10, 2017

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

File Number:	A0504/17EYK	Zoning	R & R2 Z0.6
Owner(s):	SAMUEL ICETON JOHN ICETON	Ward:	Davenport (17)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	143 HOPE ST	Community:	
Legal Description:	PLAN 918 BLK H PT LOT 28		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and provide an additional dwelling unit.

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

Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI.1(I), By-law 438-86

The maximum permitted floor space index is 0.69 times the area of the lot (153.85 m²).

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

The altered dwelling will have a floor space index of 0.86 times the area of the lot (193.02 m²).

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

The altered dwelling will have a floor space index of 1.29 times the area of the lot (289.53 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):

Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

SIGNATURE PAGE

File Number:	A0504/17EYK	Zoning	R & R2 Z0.6
Owner:	SAMUEL ICETON JOHN ICETON	Ward:	Davenport (17)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	143 HOPE ST	Community:	
Legal Description:	PLAN 918 BLK H PT LOT 28		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, August 10, 2017

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

File Number:	A0542/17EYK	Zoning	RM & R2
Owner(s):	LYUBOV LAZAR	Ward:	York South-Weston (11)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	95 GRANDVILLE AVE	Community:	
Legal Description:	PLAN 1632 PT LOT 35		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a two-storey rear addition and a new covered front porch.

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

1. 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 opposite side.

The altered dwelling will be located 0.62 m from the north side lot line and 0.63 m from the south side lot line.

2. Section 10.5.40.60.(7), By-law 569-2013

The minimum required side yard setback for eaves is 0.3 m.

The eaves of the altered dwelling will be located 0 m from the north and south side lot lines.

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):

Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

SIGNATURE PAGE

File Number:	A0542/17EYK	Zoning	RM & R2
Owner:	LYUBOV LAZAR	Ward:	York South-Weston (11)
Agent:	RIDGESTONE HOMES	Heritage:	Not Applicable
Property Address:	95 GRANDVILLE AVE	Community:	
Legal Description:	PLAN 1632 PT LOT 35		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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.

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Thursday, August 10, 2017

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

File Number:	A0550/17EYK	Zoning	R & R2 Z0.6
Owner(s):	BRANDON GRAHAM DONNELLY	Ward:	Davenport (17)
Agent:	GABRIEL FAIN ARCHITECTS	Heritage:	Not Applicable
Property Address:	95 MACKAY AVE	Community:	
Legal Description:	PLAN 1360 PT LOT 46		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second detached dwelling in the rear yard.

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

- 1. Section 10.10.40.1.(2).(2), By-law 569-2013**
The maximum permitted number of residential buildings on a lot in an R zone is 1.
The proposed number of residential buildings on the lot will be 2.
- 2. Section 6(3) Part IX.1.A, By-law 438-86**
The proposed lot must be capable of being conveyed.
The proposed lot requires severance consent from the Committee of Adjustment prior to receiving a Building Permit.
- 3. Section 6(3) Part IX.1.B, By-law 438-86**
Only one building may be erected on a lot that is capable of being conveyed.
A total of two buildings will be erected on the lot.
- 4. Section 4(11)(B), 438-86**
A building may not be located behind any other building.
The proposed building will be located to the rear of another building.
- 5. Section 4(11)(C), 438-86**
A building may not be located to the front of a residential building creating a condition of having a residential building to the rear of another building.
The proposed building will be located in front of a residential building.

6. **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 (157.5 m²).
The proposed dwelling will have a floor space index equal to 0.95 times the area of the lot (251 m²).
7. **Section 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m
Section 6(3) Part II.3.B(I), By-law 438-86
The minimum required side yard setback is 0.45 m for a depth not exceeding 17 m where the side wall contains no openings.
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 proposed dwelling will be located 0 m from both the east and west side lot lines.
8. **Section 10.10.40.70.(2), By-law 569-2013 and Section 6(3) Part II.4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 0.5 m from the rear lot line.
9. **Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 2(1), By-law 438-86**
The minimum required width of a parking space is 3.2 m.
The proposed parking space will have a width of 2.94 m.
10. **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 (55.8 m²).
A total of 42.7% of the rear yard will be maintained as soft landscaping (47.6 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:	A0550/17EYK	Zoning	R & R2 Z0.6
Owner:	BRANDON GRAHAM DONNELLY	Ward:	Davenport (17)
Agent:	GABRIEL FAIN ARCHITECTS	Heritage:	Not Applicable
Property Address:	95 MACKAY AVE	Community:	
Legal Description:	PLAN 1360 PT LOT 46		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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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.

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Thursday, August 10, 2017

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

File Number:	A0551/17EYK	Zoning	RM & R2
Owner(s):	J-TRC LTD	Ward:	Parkdale-High Park (13)
Agent:	J-TRC LTD	Heritage:	Not Applicable
Property Address:	666 BERESFORD AVE	Community:	
Legal Description:	PLAN 692 S PT LOT 34		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling and a new rear deck.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 8.3.(a), By-law 1-83**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.72 m from the north side lot line and 0.7 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 19.5 m.
- Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
The altered dwelling will have a depth of 19.97 m.
- Section 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

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:	A0551/17EYK	Zoning	RM & R2
Owner:	J-TRC LTD	Ward:	Parkdale-High Park (13)
Agent:	J-TRC LTD	Heritage:	Not Applicable
Property Address:	666 BERESFORD AVE	Community:	
Legal Description:	PLAN 692 S PT LOT 34		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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, August 10, 2017

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

File Number:	A0553/17EYK	Zoning	RM & R2
Owner(s):	LIZ SAMAYOA RAFAEL EDUARDO MIDENCE	Ward:	York South-Weston (11)
Agent:	RAFAEL EDUARDO MIDENCE	Heritage:	Not Applicable
Property Address:	22 SPEARS ST	Community:	
Legal Description:	PLAN 1427 N PT LOT 8 S PT LOT 9		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey front addition, a second storey cantilevered addition above the existing dwelling, and a covered patio at the rear.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot (192 m²).
The altered dwelling will have a floor space index of 0.99 times the area of the lot (237.72 m²).
- 2. Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 6.11 m.
The altered dwelling will be located 5.34 m from the front lot line.
- 3. 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.
The altered dwelling will be located 0.37 m from the north side lot line and 1.24 m from the south side lot line.
- 4. Section 5.10.40.70.(6), By-law 569-2013**
A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.
The altered dwelling will be located 7.47 m from that shoreline hazard limit or stable top-of-bank.

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 covered patio shall remain open on all three sides.

SIGNATURE PAGE

File Number:	A0553/17EYK	Zoning	RM & R2
Owner:	LIZ SAMAYOA	Ward:	York South-Weston (11)
	RAFAEL EDUARDO MIDENCE		
Agent:	RAFAEL EDUARDO MIDENCE	Heritage:	Not Applicable
Property Address:	22 SPEARS ST	Community:	
Legal Description:	PLAN 1427 N PT LOT 8 S PT LOT 9		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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).

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Thursday, August 10, 2017

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

File Number:	A0559/17EYK	Zoning	RM & R2
Owner(s):	1690248 ONTARIO INC FILIPE ALVES	Ward:	York South-Weston (12)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	80 HOLWOOD AVE	Community:	
Legal Description:	PLAN 1612 E PT LOT 93		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached duplex with two rear parking pads.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 5.25 m.
Section 8.3.(b), By-law 1-83
The minimum required front yard setback is 4.25 m.
Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 8.3.(b), By-law 1-83
The proposed duplex will be located 4.11 m from the front lot line.
- Section 10.80.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback for a duplex is 1.8 m.
The proposed duplex will be located 0.76 m from the east side lot line.
- Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
The proposed driveway will have a width of 2.7 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. 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 proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on August 2, 2017, 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.
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-600.11-1 for the proposed poured raised concrete curb that will border the new 2.69m wide driveway;
 - 3.2 Revise the site plan to illustrate the restoration of the Holwood Avenue municipal boulevard along the frontage of the site with sod or 'soft' landscaping, with the exception of the new 2.6m wide driveway;
 - 3.3 Add the following notations to the revised site plan:
 - a. "The applicant must obtain all required permits from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance.";
 - b. "The applicant must provide a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements; and
 - 3.4 The applicant shall submit a revised site plan illustrating the above condition at no cost to the City by September 30, 2018.

SIGNATURE PAGE

File Number:	A0559/17EYK	Zoning	RM & R2
Owner:	1690248 ONTARIO INC FILIPE ALVES	Ward:	York South-Weston (12)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	80 HOLWOOD AVE	Community:	
Legal Description:	PLAN 1612 E PT LOT 93		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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CITY OF TORONTO
COMMITTEE OF ADJUSTMENT
ETOBICOKE YORK DISTRICT

REVISED
AUGUST 02, 2017



ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9						OBC REFERENCES				
1	PROJECT DESCRIPTION:		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION		<input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9						2.1.1 9.10.1.3
2	MAJOR OCCUPANCY(S)		SINGLE FAMILY RESIDENTIAL				3.1.2.1. (1)				9.10.2
3	BUILDING AREA (SQ. M)	EXISTING	NEW	TOTAL			1.1.3.2				1.1.3.2
4	GROSS AREA (SQ. M)	EXISTING	NEW	TOTAL			1.1.3.2				1.1.3.2
5	NUMBER OF STOREYS	ABOVE GRADE	BELOW GRADE				3.2.1.1 & 1.1.3.2				2.1.1.3
6	HEIGHT OF BUILDING (m)	11.0									
7	NUMBER OF STREETS / ACCESS ROUTES	1									
8	BUILDING CLASSIFICATION	C OCCUPANCY									
9	SPRINKLER SYSTEM PROPOSED		<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED				3.2.2.20-83 3.2.1.5 3.2.2.17				9.10.8
10	STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.2.9				
11	FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.2.4				9.10.7.2
12	WATER SERVICE / SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO									
13	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.2.6				
14	PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH					3.2.2.20-83				9.10.6
	ACTUAL CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH									
15	MEZZANINE(S) AREA (m2)	N/A									
16	OCCUPANT LOAD BASED ON	<input type="checkbox"/> m2 / PERSON <input type="checkbox"/> DESIGN OF BUILDING					3.1.1.6				9.9.1.3
17	BARRIER FREE DESIGN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)					3.8				9.5.2
18	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					3.3.1.2.(1) & 3.3.1.19.(1)				9.10.1.3
19	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES		LISTED DESIGN NO. OR DESCRIPTION (SG-2)	3.2.2.20-83 & 3.2.1.4	9.10.8 9.10.9					
		FLOORS	N/A				HOURS				
		ROOF	N/A	HOURS							
		MEZZANINE	N/A	HOURS							
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SG-2)							
		FLOORS	N/A				HOURS				
		ROOF	N/A	HOURS							
		MEZZANINE	N/A	HOURS							
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS						3.2.3				9.10.14
	WALL	AREA OF EBF (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMBUSTIBLE CONSTRUCTION	COMB. CONST. NONC. CLADDING	NON-COMBUSTIBLE CONSTRUCTION
	NORTH	-	16.264	N/A	100%	-					
	EAST	180.36	0.762	N/A	0%	0%					
	SOUTH	-	4.117	N/A	100%	-					
	WEST	182	2.697	N/A	9.5%	7.7%					
21	OTHER - DESCRIBE										

ZONING	
	PROVIDED
LOT AREA	4,435.646 SQ. FT. (412.08 SQ.M)
BUILDING AREA	1,236.43 SQ. FT. (114.868 SQ.M)
LENGTH OF BUILDING	66'-1 1/4" (20.148 M)
BUILDING HEIGHT	36'-1" (11.0 M)
GROSS FLOOR AREA	3,471.66 SQ. FT. (322.528 SQ.M.)
LOT COVERAGE	1,236.43 (HOUSE) + + 58.646 (FRONT BALCONY) + 56.49 (VERANDA) + 352.85 (CANOPY OVERHANG) / 4,435.646 = 38.4%
SETBACKS	PROVIDED
FRONT (SOUTH)	18'-5 3/4" (5.631 M) (TO MAIN WALL OF HOUSE) 13'-6" (4.117 M)* (*TO GROUND FLOOR BALCONY AND 2ND FLOOR PROJECTION)
(WEST) SIDE	8'-10 1/4" (2.697 M)
REAR (NORTH)	53'- 4 1/4" (16.264 M)
(EAST) SIDE	2'-6" (0.762 M)
FRONT YARD LANDSCAPING	PROVIDED
HARD LANDSCAPING (incl. window well)	61.12 SQ. FT. (5.7 SQ.M.)
SOFT LANDSCAPING	333 SQ. FT. (30.9 SQ.M.)
DRIVEWAY	175 SQ. FT. (16.26 SQ.M.)
TOTAL (incl. driveway)	569.12 SQ. FT. (52.87 SQ.M.)
REAR YARD LANDSCAPING	PROVIDED
HARD LANDSCAPING (incl. basement walkout)	353.426 SQ. FT. (32.834 SQ.M.)
SOFT LANDSCAPING	1068.929 SQ. FT. (99.31 SQ.M.)
DRIVEWAY	454.240 SQ. FT. (42.20 SQ.M.)
TOTAL (incl. driveway)	1,876.595 SQ. FT. (174.34 SQ.M.)
FLOOR AREAS:	PROVIDED
GROUND FLOOR	1,236.43 SQ. FT. (114.868 SQ.M.)
SECOND FLOOR	1,351.565 SQ. FT. (125.565 SQ.M.)
THIRD FLOOR	883.667 SQ. FT. (82.095 SQ.M.)
TOTAL GFA	3,471.66 SQ. FT. (322.528 SQ.M.)
VERANDA	56.490 SQ. FT. (5.248 SQ.M.)
CANOPY OVERHANG	352.85 SQ. FT. (32.78 SQ.M.)
FRONT BALCONY	58.646 SQ. FT. (5.448 SQ.M.)

1
AA O.B.C. MATRIX

2
AA SITE STATISTICS

ARCHITECTURAL SITE STATISTICS
MAY DIFFER FROM ZONING NOTICE.
ZONING NOTICE STATISTICS GOVERN.

NO.	REVISIONS	DATE

CITY ISSUED FOR CoA	AUG 1 17
CITY ISSUED FOR CoA	JUNE 21 17
TO	ISSUED
	DATE

GENERAL NOTES
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DO NOT SCALE DRAWINGS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

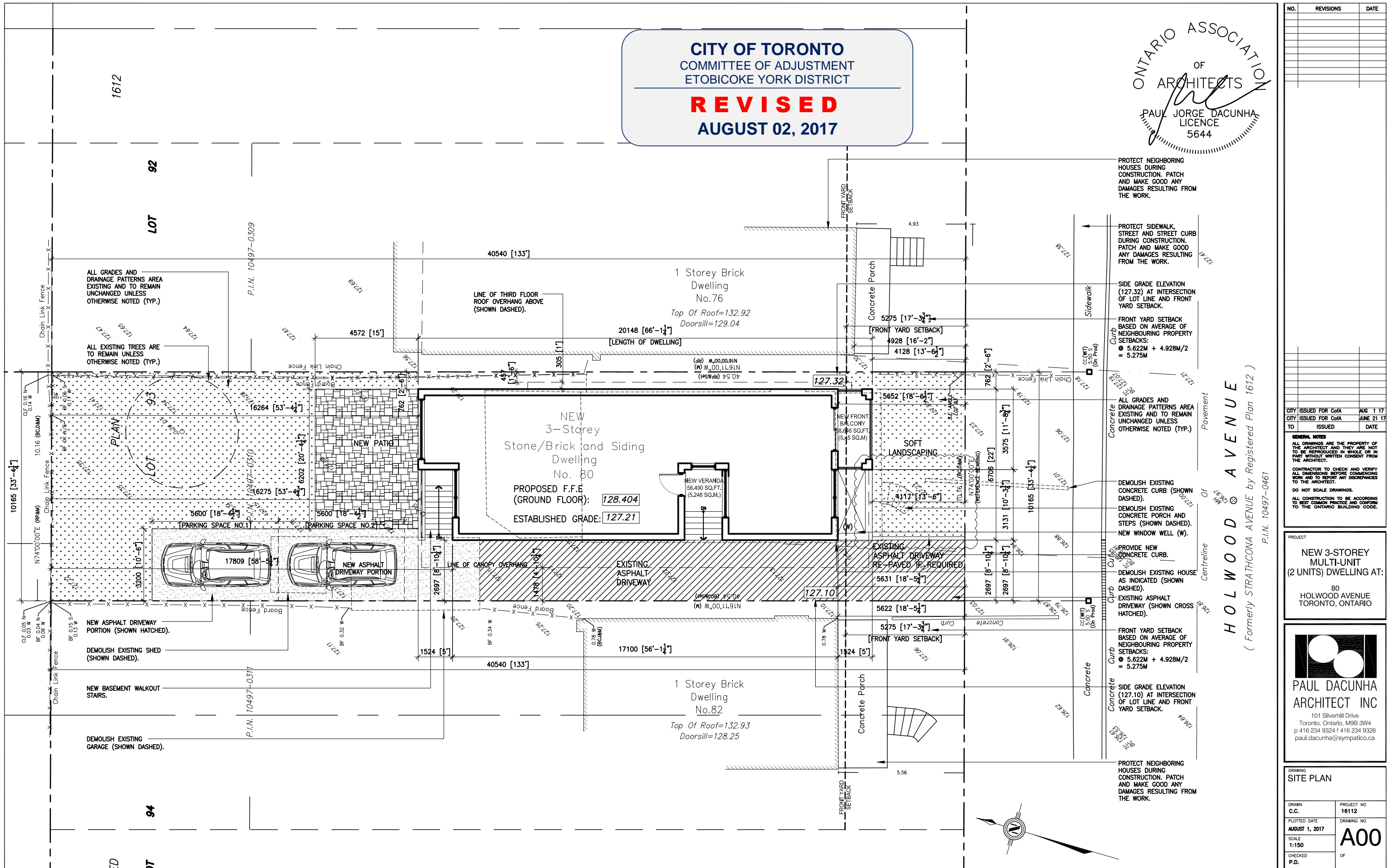
PROJECT
NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
80 HOLWOOD AVENUE TORONTO, ONTARIO



DRAWING	
O.B.C. MATRIX & SITE STATISTICS	
DRAWN C.C.	PROJECT NO 10112
PLOTTED DATE	DRAWING NO
AUGUST 1, 2017	AA
SCALE N/A	OF
CHECKED P.D.	

CITY OF TORONTO
 COMMITTEE OF ADJUSTMENT
 ETOBICOKE YORK DISTRICT

REVISED
 AUGUST 02, 2017



PROTECT NEIGHBORING
 HOUSES DURING
 CONSTRUCTION. PATCH
 AND MAKE GOOD ANY
 DAMAGES RESULTING FROM
 THE WORK.

PROTECT SIDEWALK,
 STREET AND STREET CURB
 DURING CONSTRUCTION.
 PATCH AND MAKE GOOD
 ANY DAMAGES RESULTING FROM
 THE WORK.

SIDE GRADE ELEVATION
 (127.32) AT INTERSECTION
 OF LOT LINE AND FRONT
 YARD SETBACK.

FRONT YARD SETBACK
 BASED ON AVERAGE OF
 NEIGHBOURING PROPERTY
 SETBACKS:
 ● 5.622M + 4.928M/2
 = 5.275M

ALL GRADES AND
 DRAINAGE PATTERNS AREA
 EXISTING AND TO REMAIN
 UNCHANGED UNLESS
 OTHERWISE NOTED (TYP.)

DEMOLISH EXISTING
 CONCRETE CURB (SHOWN
 DASHED).

DEMOLISH EXISTING
 CONCRETE PORCH AND
 STEPS (SHOWN DASHED).
 NEW WINDOW WELL (W).

PROVIDE NEW
 CONCRETE CURB.

DEMOLISH EXISTING HOUSE
 AS INDICATED (SHOWN
 DASHED).

FRONT YARD SETBACK
 BASED ON AVERAGE OF
 NEIGHBOURING PROPERTY
 SETBACKS:
 ● 5.622M + 4.928M/2
 = 5.275M

SIDE GRADE ELEVATION
 (127.10) AT INTERSECTION
 OF LOT LINE AND FRONT
 YARD SETBACK.

PROTECT NEIGHBORING
 HOUSES DURING
 CONSTRUCTION. PATCH
 AND MAKE GOOD ANY
 DAMAGES RESULTING FROM
 THE WORK.

HOLWOOD AVENUE
 (Formerly STRATHCONA AVENUE by Registered Plan 1612)
 P.I.N. 10497-0461

NO.	REVISIONS	DATE

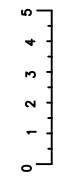
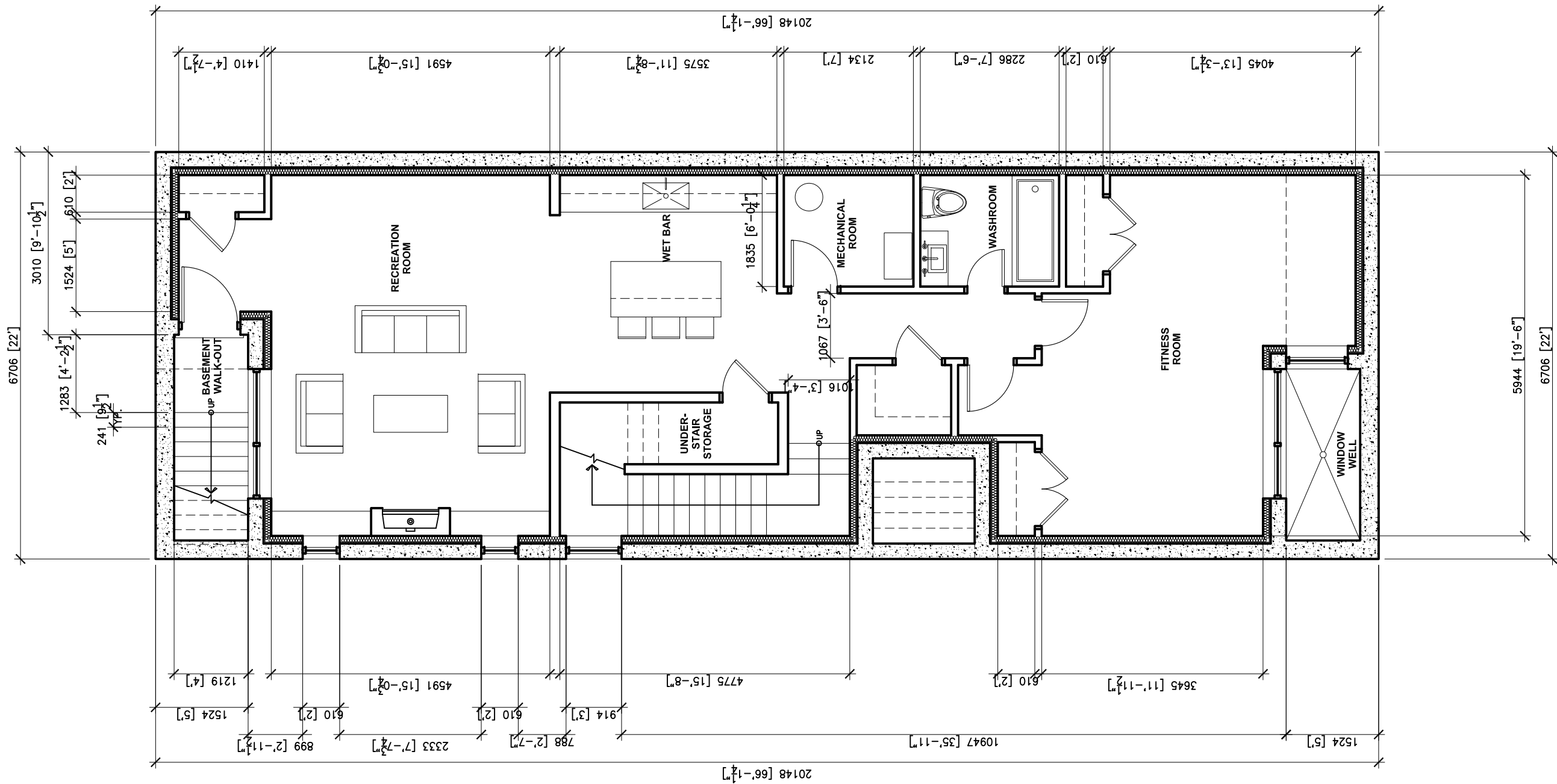
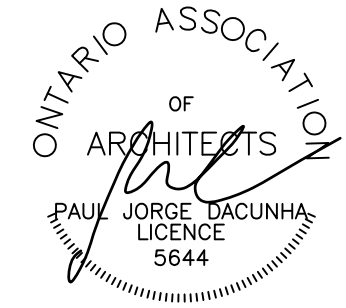
CITY ISSUED FOR COA TO	AUG 1 17
CITY ISSUED FOR COA TO	JUNE 21 17
ISSUED	DATE

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PROJECT
NEW 3-STORY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING SITE PLAN	
DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE AUGUST 1, 2017	DRAWING NO
SCALE 1:150	A00
CHECKED P.D.	OF



1 BASEMENT FLOOR PLAN UNIT NO. 1
SCALE: 1:75
A01

NO.	REVISIONS	DATE

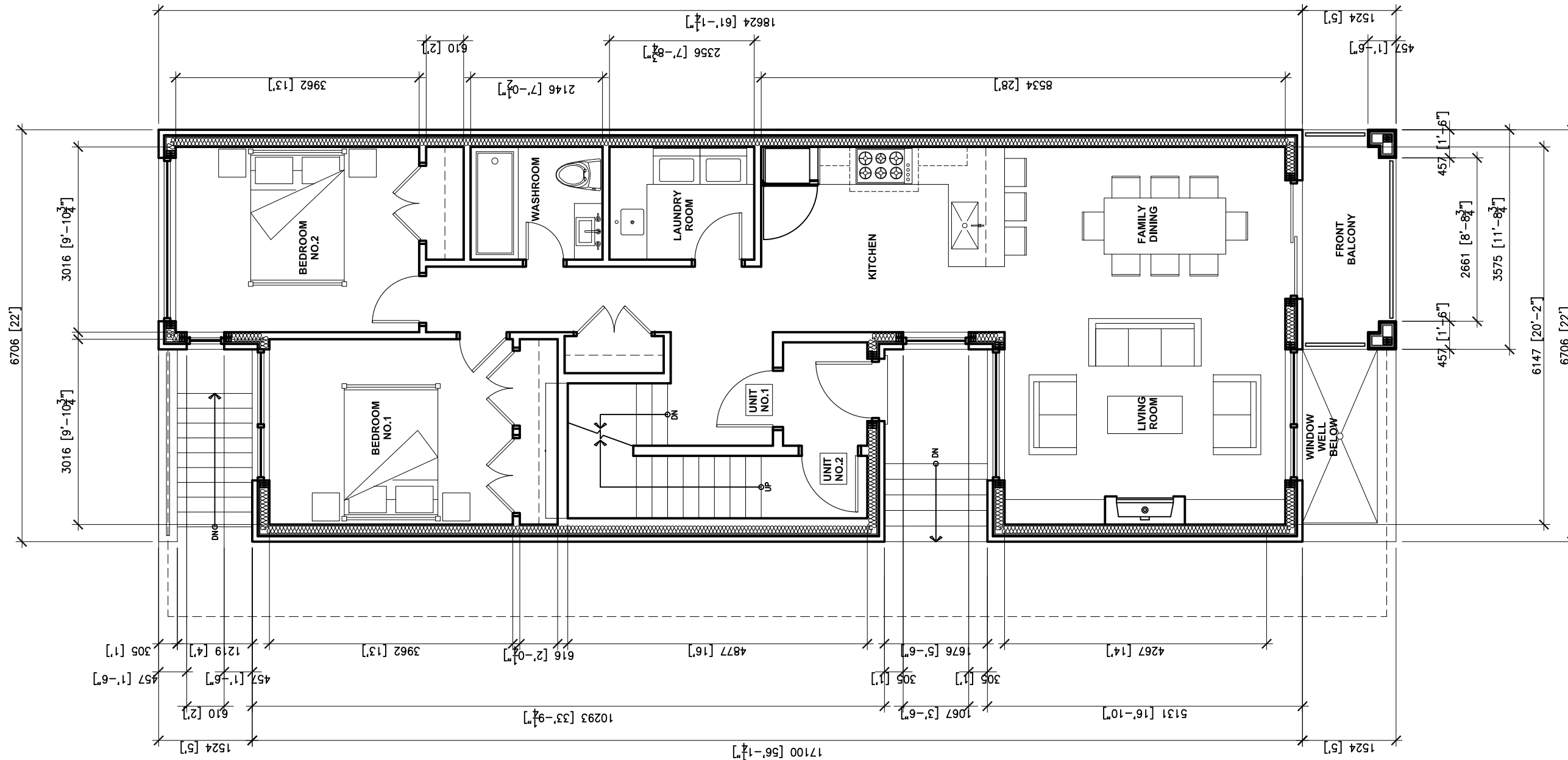
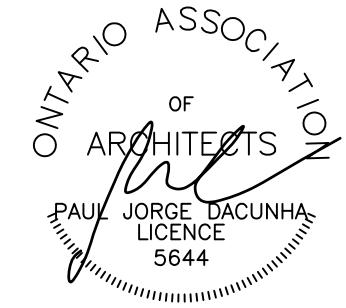
CITY ISSUED FOR COA	JUNE 21 17
TO	ISSUED
DATE	

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PROJECT
NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING BASEMENT FLOOR PLAN	
DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A01
SCALE 1:75	OF
CHECKED P.D.	



1
A02
SCALE: 1:75
GROUND FLOOR PLAN
UNIT NO. 1

NO.	REVISIONS	DATE

CITY ISSUED FOR COA TO
JUNE 21 17
DATE

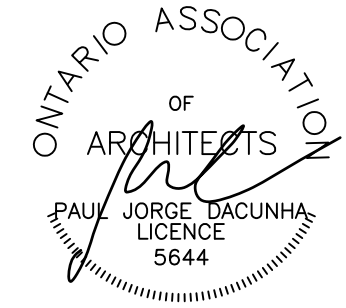
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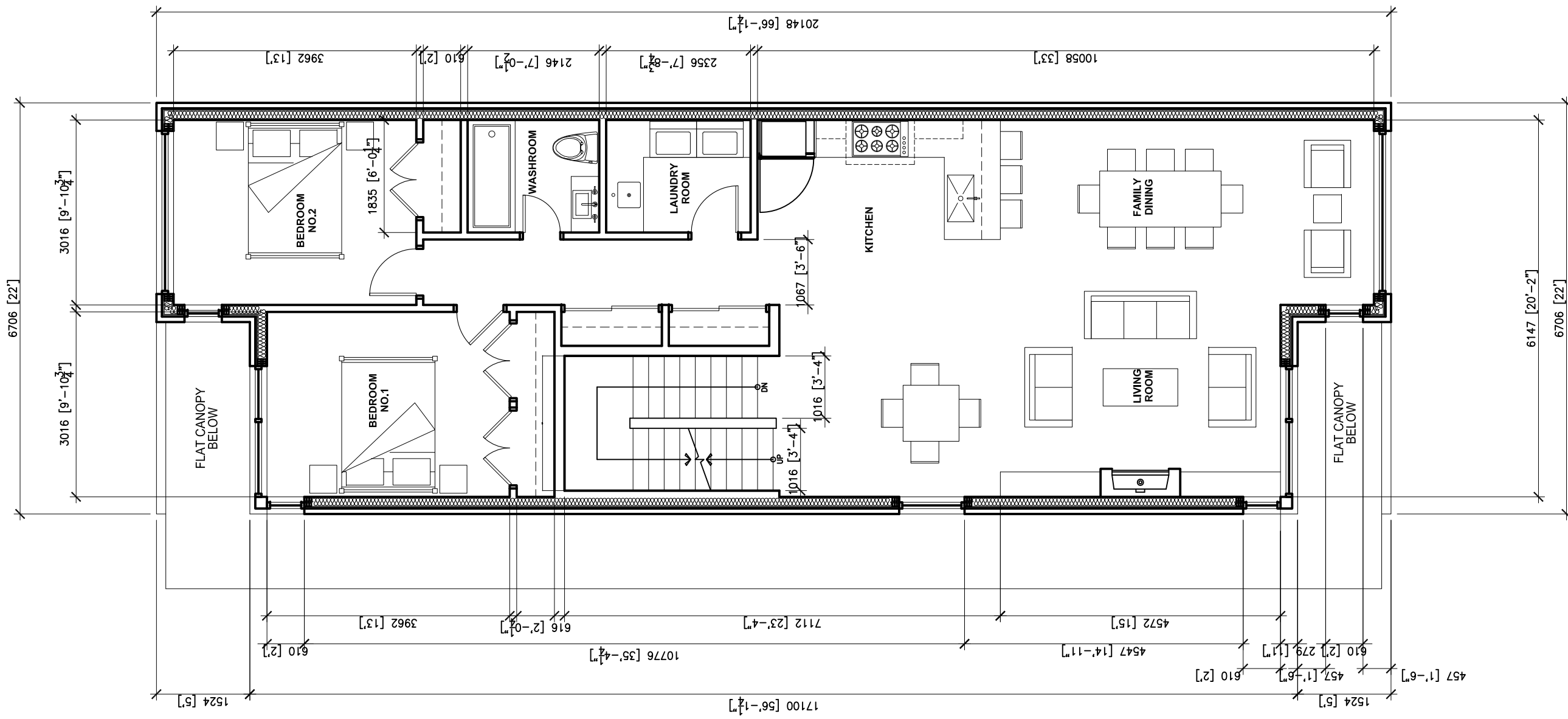
PAUL DACUNHA ARCHITECT INC
101 Silverhill Drive
Toronto, Ontario, M9B 3W4
p 416 234 9324 f 416 234 9326
paul.dacunha@sympatico.ca

DRAWING
GROUND FLOOR PLAN

DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A02
SCALE 1:75	OF
CHECKED P.D.	



NO.	REVISIONS	DATE



1 SECOND FLOOR PLAN
 UNIT NO. 2
 SCALE: 1/75



CITY ISSUED FOR Co/A	JUNE 21 17
TO ISSUED	DATE

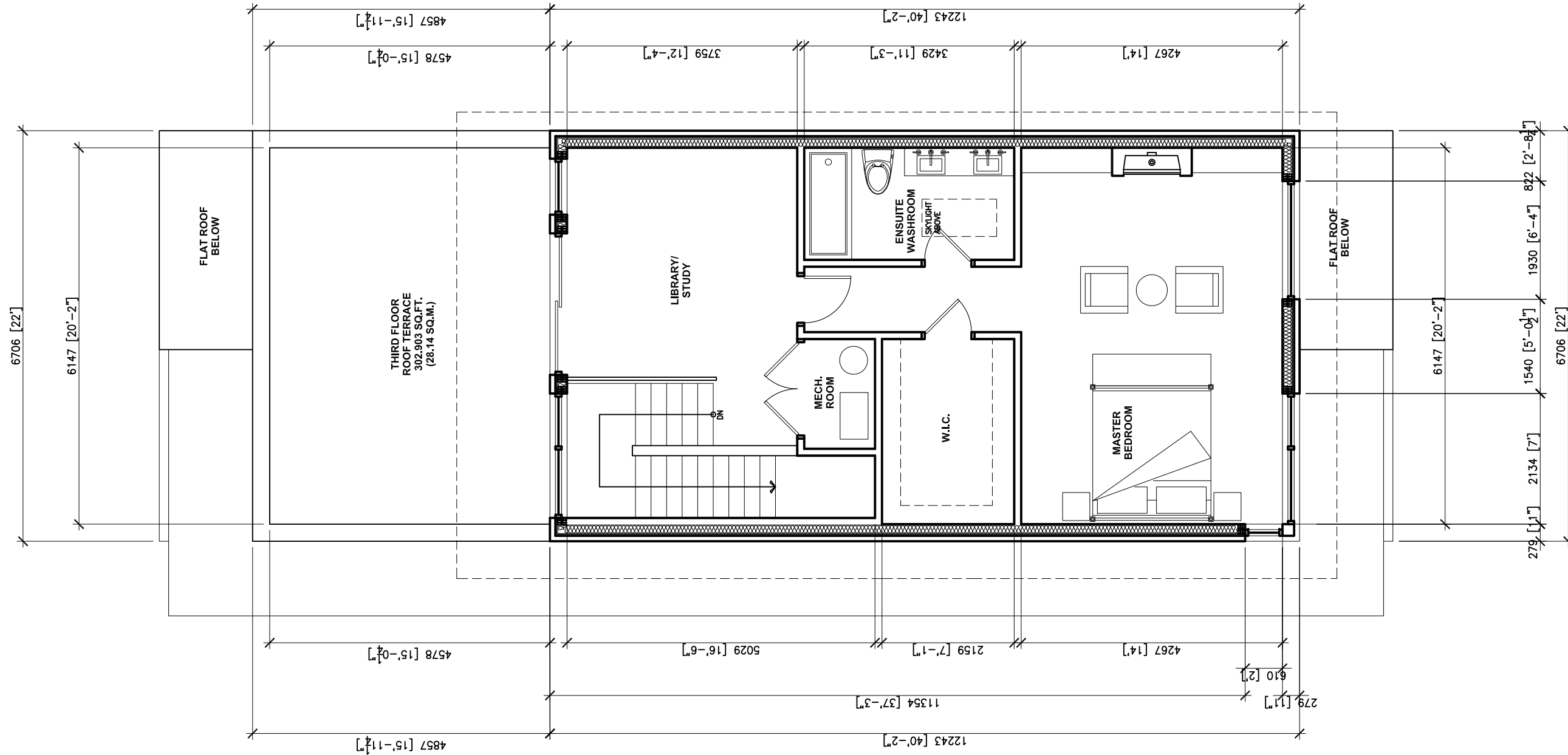
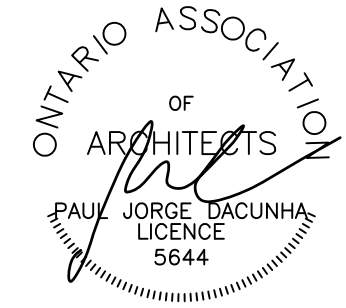
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PROJECT
NEW 3-STOUREY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE
 TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING
SECOND FLOOR PLAN

DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A03
SCALE 1:75	OF
CHECKED P.D.	



1 A04 SCALE: 1:75 UNIT NO.2
THIRD FLOOR PLAN

NO.	REVISIONS	DATE

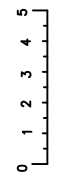
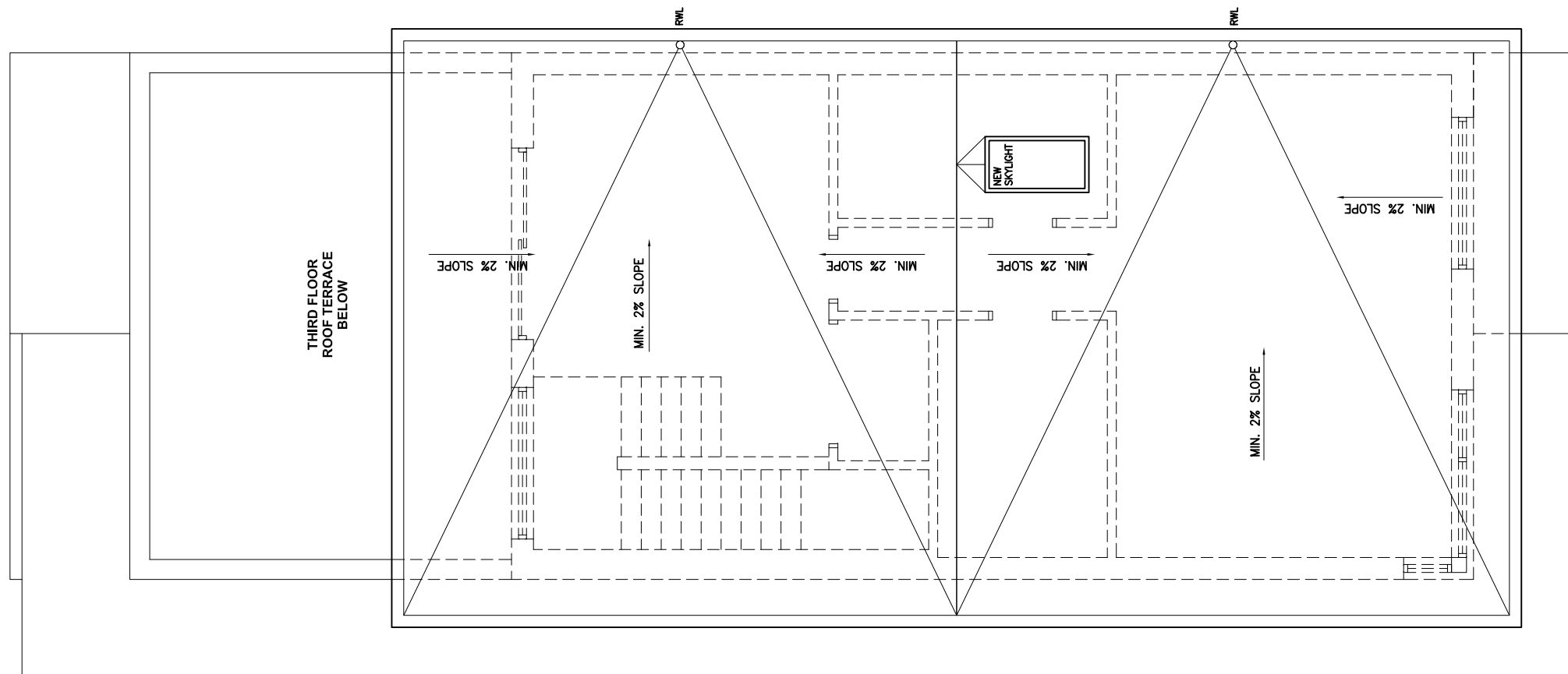
CITY ISSUED FOR CoA TO DATE
JUNE 21 17

GENERAL NOTES
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DO NOT SCALE DRAWINGS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT
NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
101 Silverhill Drive
Toronto, Ontario, M9B 3W4
p 416 234 9324 f 416 234 9326
paul.dacunha@sympatico.ca

DRAWING THIRD FLOOR PLAN	
DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A04
SCALE 1:75	OF
CHECKED P.D.	



1 ROOF PLAN
A05 SCALE: 1:75

NO.	REVISIONS	DATE

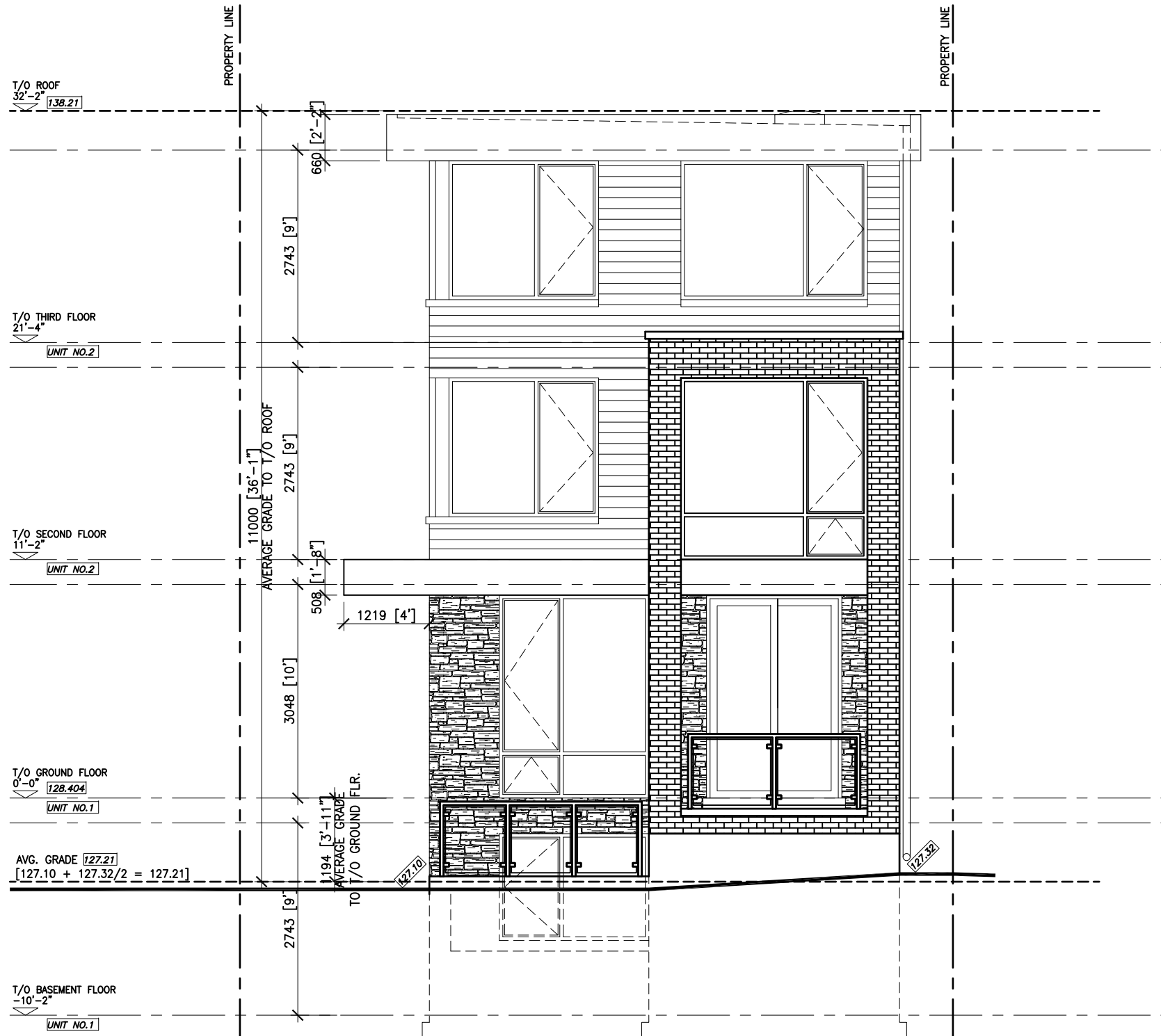
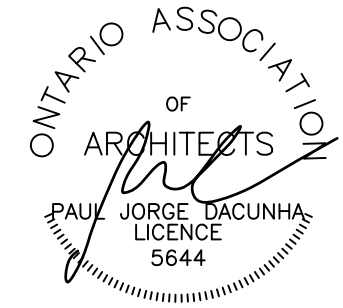
CITY ISSUED FOR CoA JUNE 21 17
TO ISSUED DATE

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PROJECT
NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
101 Silverhill Drive
Toronto, Ontario, M9B 3W4
p 416 234 9324 f 416 234 9326
paul.dacunha@sympatico.ca

DRAWING	
ROOF PLAN	
DRAWN C.C.	PROJECT NO 16112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A05
SCALE 1:75	OF
CHECKED P.D.	



NO.	REVISIONS	DATE

CITY ISSUED FOR CoA JUNE 21 17
 TO ISSUED DATE

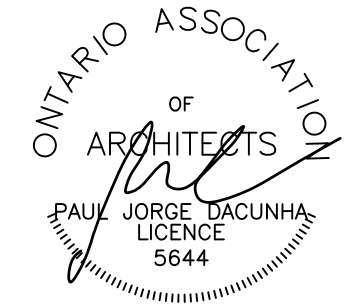
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PROJECT
 NEW 3-STOUREY
 MULTI-UNIT
 (2 UNITS) DWELLING AT:
 80
 HOLWOOD AVENUE
 TORONTO, ONTARIO

PAUL DACUNHA
 ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING
**FRONT (SOUTH)
 ELEVATION**

DRAWN C.C.	PROJECT NO 10112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A06
SCALE 1:75	OF
CHECKED P.D.	



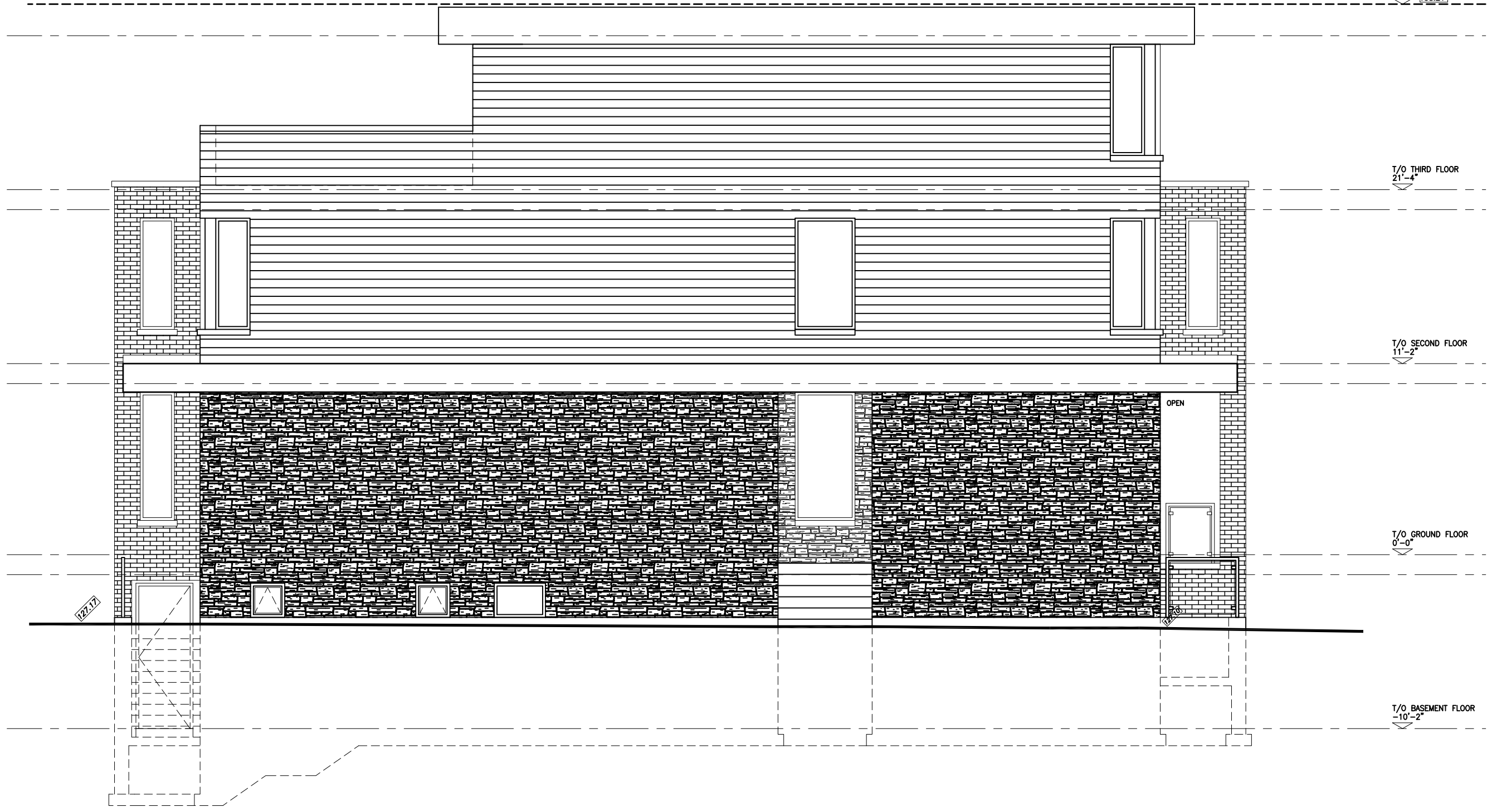
T/O ROOF
32'-2" [38.21]

T/O THIRD FLOOR
21'-4"

T/O SECOND FLOOR
11'-2"

T/O GROUND FLOOR
0'-0"

T/O BASEMENT FLOOR
-10'-2"



NO.	REVISIONS	DATE

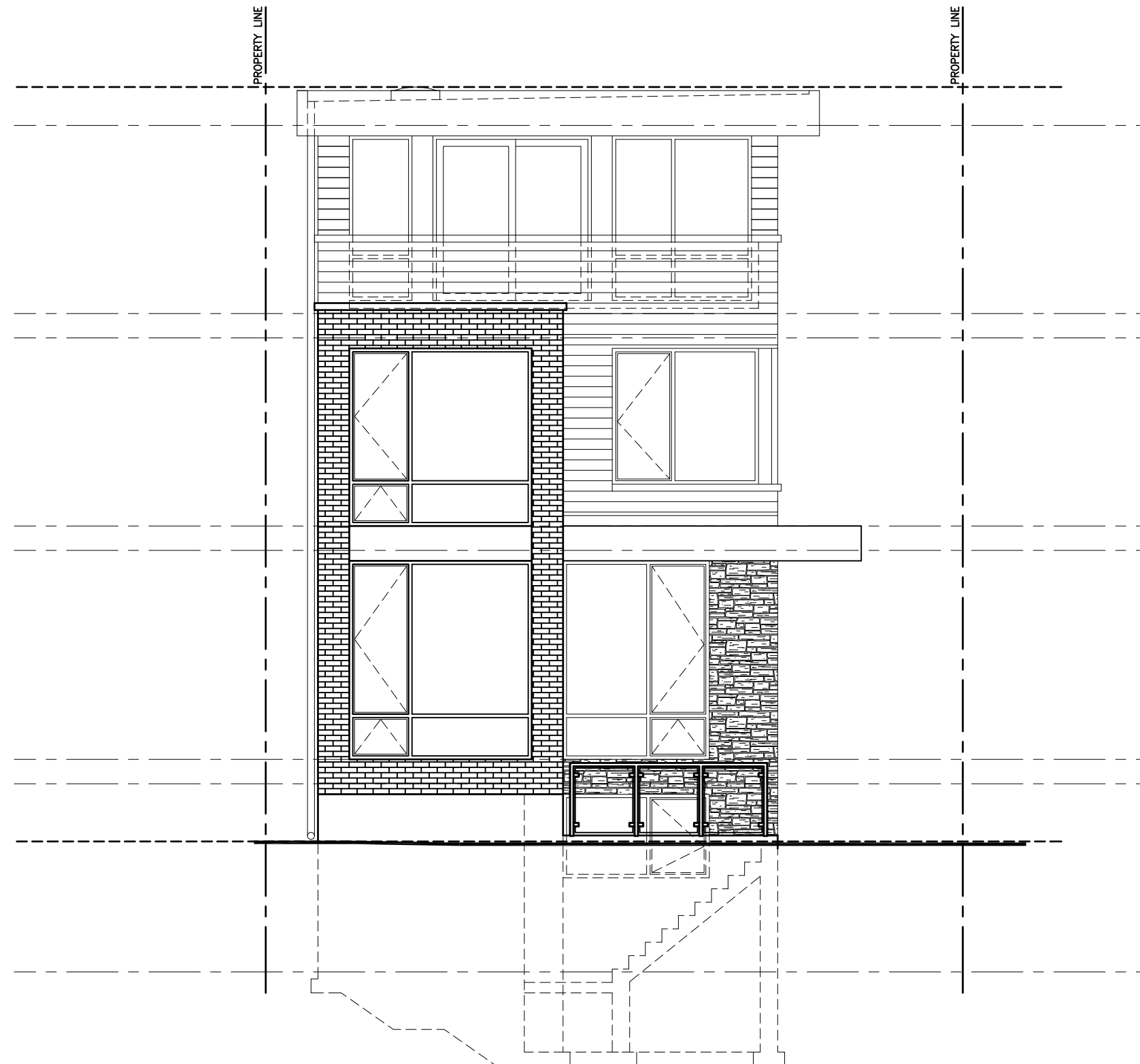
CITY ISSUED FOR CoA	JUNE 21 17
TO ISSUED	DATE

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PROJECT
 NEW 3-STORY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING SIDE (WEST) ELEVATION	
DRAWN C.C.	PROJECT NO 10112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A07
SCALE 1:75	OF
CHECKED P.D.	



NO.	REVISIONS	DATE

CITY ISSUED FOR CoFA TO: JUNE 21 17 DATE

GENERAL NOTES
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PROJECT
 NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING: REAR (NORTH) ELEVATION
 DRAWN C.C. PROJECT NO 10112
 PLOTTED DATE JUNE 21, 2017 DRAWING NO A08
 SCALE 1:75
 CHECKED P.D. OF



T/O ROOF
32'-2" [138.27]

T/O THIRD FLOOR
21'-4"

T/O SECOND FLOOR
11'-2"

T/O GROUND FLOOR
0'-0" [28.404]

T/O BASEMENT FLOOR
-10'-2"

OPEN

NO.	REVISIONS	DATE

CITY ISSUED FOR CoA	JUNE 21 17
TO	ISSUED
	DATE

GENERAL NOTES
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PROJECT
 NEW 3-STOREY MULTI-UNIT (2 UNITS) DWELLING AT:
 80 HOLWOOD AVENUE TORONTO, ONTARIO

PAUL DACUNHA ARCHITECT INC
 101 Silverhill Drive
 Toronto, Ontario, M9B 3W4
 p 416 234 9324 f 416 234 9326
 paul.dacunha@sympatico.ca

DRAWING SIDE (EAST) ELEVATION	
DRAWN C.C.	PROJECT NO 10112
PLOTTED DATE JUNE 21, 2017	DRAWING NO A09
SCALE 1:75	OF
CHECKED P.D.	

Thursday, August 10, 2017

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

File Number:	A0561/17EYK	Zoning:	RM & R2
Owner(s):	MOHSEEN SIDAT AREFA SIDAT	Ward:	York South-Weston (12)
Agent:	DTECHLINE INTERNATIONAL	Heritage:	Not Applicable
Property Address:	128 CAMERON AVE	Community:	
Legal Description:	PLAN 1612 E PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a second storey addition above the existing dwelling.

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

- 1. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.16 m from the east side lot line.
- 2. Section 10.5.80.10.(3), By-law 569-2013 and Section 8.3.2.3.B, By-law 1-83**
A parking space shall not be located in a front yard or side yard abutting a street.
The proposed parking space will be located in the front yard.
- 3. Section 10.5.50.10.(1)(B), By-law 569-2013**
A minimum of 50% of the front yard shall be maintained as landscaping (10.7 m²).
A total of 8.1% of the front yard will be maintained as landscaping (5.7 m²).
- 4. Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (13.1 m²).
A total of 15.3% of the required front yard landscaping will be maintained as soft landscaping (10.7 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. That the proposed parking area be constructed with permeable materials, to the satisfaction of the Director, Community Planning, Etobicoke York District.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1 Provide documentation for the proposed front yard parking space that extends within the Cameron Avenue municipal boulevard, after the written approval is obtained from the Off-Street Permit Parking Section;
 - 3.2 Redesign the proposed front yard parking space to a maximum width of 2.6m with associated depressed curb cut, as measured from the Cameron Avenue right-of-way limit, according to Chapter 918 of the Toronto Municipal Code;
 - 3.3 Illustrate the City of Toronto Design Standard No. T-600.11-1, and a maximum width of 4.74m depressed curb cut for the proposed front yard parking space abutting the existing mutual right-of-way, as measured along the curb line of Cameron Avenue;
 - 3.4 Add the following notations to a revised site plan:
 - a. "The applicant must obtain all required permits from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance;" and
 - b. "The applicant shall provide a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements; and
 - 3.5 The applicant shall submit a revised site plan illustrating the above-noted Condition No.'s 1 through 4 at no cost to the City, no later than September 30, 2018.

SIGNATURE PAGE

File Number:	A0561/17EYK	Zoning	RM & R2
Owner:	MOHSEEN SIDAT AREFA SIDAT	Ward:	York South-Weston (12)
Agent:	DTECHLINE INTERNATIONAL	Heritage:	Not Applicable
Property Address:	128 CAMERON AVE	Community:	
Legal Description:	PLAN 1612 E PT LOT 30		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, August 10, 2017

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

File Number:	A0563/17EYK	Zoning:	RD
Owner(s):	SHARDA VASUDEVA SUBHASH VASUDEVA	Ward:	York South-Weston (12)
Agent:	DESMOND ROYCHAUDHURI DESMOND ROYCHAUDHURI	Heritage:	Not Applicable
Property Address:	41 GARSIDE CRES	Community:	
Legal Description:	PLAN 4398 LOT 66		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 30% of the lot area (167.22 m²).
The proposed dwelling will have a lot coverage of 38.01% of the lot are (211.88 m²).
- 2. Section 10.20.40.70.(3), By-law 569-2013 & Section 13.2.2(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be located 1.52 m from the east and west side lot lines.
- 3. Section 10.20.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 9.14 m.
The proposed dwelling will be located 7.64 m from the rear lot line.
- 4. Section 6(30)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The first floor height of the proposed dwelling will be 2.15 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:	A0563/17EYK	Zoning	RD
Owner:	SHARDA VASUDEVA SUBHASH VASUDEVA	Ward:	York South-Weston (12)
Agent:	DESMOND ROYCHAUDHURI DESMOND ROYCHAUDHURI	Heritage:	Not Applicable
Property Address:	41 GARSIDE CRES	Community:	
Legal Description:	PLAN 4398 LOT 66		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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, August 10, 2017

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

File Number:	A0567/17EYK	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, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling and a two-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 (131.7 m²).
The altered dwelling will have a floor space index of 0.89 times the area of the lot (195.1 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The proposed second floor will be located 0.69 m from the south side lot line.
- 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 altered dwelling not exceeding 17 m in depth will be located 0.31 m from the north side lot line and 0.69 m from the south side lot line.
- Section 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 9 m.
The altered dwelling will have a height of 9.75 m.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(4)(c)(i), By-law 438-86**
A total of 1 parking space is required.
No legal 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 a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.

2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1 The applicant must obtain a street specific parking permit for Beresford Avenue.
 - 3.2 The site plan must include the following notations:
 - a. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveway 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
 - b. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0567/17EYK	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)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, August 10, 2017

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

File Number:	A0570/17EYK	Zoning	RD & R1
Owner(s):	ROSA GROCCIA	Ward:	York South-Weston (12)
Agent:	SHERMAN BROWN	Heritage:	Not Applicable
Property Address:	57 GREENBROOK DR	Community:	
Legal Description:	PLAN 3960 PT LOT 107 W 75FT 13/4IN ON L 107		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the lot area (294 m²).
The proposed dwelling will have a floor space index of 0.68 times the lot area (499.8 m²).
- 2. Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 7.(3)(f), By-law 1-83**
The minimum required front yard setback is 14.25 m.
Section 7.(3)(c), By-law 3627-97
The minimum required front yard setback is 13.25 m.
Section 10.5.40.70.(1)(B), By-law 569-2013, Section 7.(3)(f), By-law 1-83 & Section 7.(3)(c), By-law 3627-97
The proposed dwelling will be located 11.3 m from the front lot line.
- 3. Section 5.10.40.70.(6), By-law 569-2013**
A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.
The proposed dwelling will be located 3.3 m from that stable top-of-bank.
- 4. Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor height of the proposed dwelling will be 1.65 m above established grade.

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):

Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number:	A0570/17EYK	Zoning	RD & R1
Owner:	ROSA GROCCIA	Ward:	York South-Weston (12)
Agent:	SHERMAN BROWN	Heritage:	Not Applicable
Property Address:	57 GREENBROOK DR	Community:	
Legal Description:	PLAN 3960 PT LOT 107 W 75FT 13/4IN ON L 107		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, August 10, 2017

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

File Number:	A0575/17EYK	Zoning	RM & R2
Owner(s):	FRANCESCO MANNO	Ward:	Davenport (17)
Agent:	CADAXX DESIGN LTD	Heritage:	Not Applicable
Property Address:	67 EARLSDALE AVE	Community:	
Legal Description:	PLAN 1777 LOT 10		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a second storey addition above the existing dwelling.

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

- 1. Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.7 m.
The altered dwelling will be located 4.03 m from the front lot line.
- 2. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.33 m from the west side lot line and 1.1 m from the east side lot line.
- 3. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for the eaves is 0.3 m.
The eaves of the altered dwelling will be located 0.15 m from the west side lot line.
- 4. Section 3.3.1.(a), By-law 1-83**
Open or lattice-enclosed iron fire escapes or other unenclosed stairways may project into side and rear yards a maximum distance of 1.2 m, but in no case shall any intrusion interfere with the use of a driveway required for access to a garage or parking area.
The existing front stairs encroach into the front yard from the ground to the basement floor.
- 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 (19.8 m²).
A total of 21.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (5.7 m²).
- 6. Section 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
The altered dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.

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. That the proposed parking area be constructed with permeable materials, to the satisfaction of the Director, Community Planning, Etobicoke York District.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 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 the 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;
 - 2.2 The site plan must be revised to include a notation on the drawing stating: “The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services.”

SIGNATURE PAGE

File Number:	A0575/17EYK	Zoning	RM & R2
Owner:	FRANCESCO MANNO	Ward:	Davenport (17)
Agent:	CADAXX DESIGN LTD	Heritage:	Not Applicable
Property Address:	67 EARLSDALE AVE	Community:	
Legal Description:	PLAN 1777 LOT 10		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, August 10, 2017

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

File Number:	A0581/17EYK	Zoning:	RM & R2
Owner(s):	CARRIE BISSOO ROBBIE BISNATH	Ward:	York South-Weston (11)
Agent:	NATALIA ANNIEVA	Heritage:	Not Applicable
Property Address:	18 BAYLISS AVE	Community:	
Legal Description:	PLAN 1513 N PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition, a rear deck, and a rear second storey balcony.

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

1. 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 opposite side.

The altered dwelling will have a side yard setback of 1.04 m from north side lot line and 1.05 m from the south side lot line.

2. Section 10.80.40.20.(1), By-law 569-2013

The maximum permitted dwelling length is 17 m.

The altered dwelling will have a depth of 18.17 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:	A0581/17EYK	Zoning	RM & R2
Owner:	CARRIE BISSOO ROBBIE BISNATH	Ward:	York South-Weston (11)
Agent:	NATALIA ANNIEVA	Heritage:	Not Applicable
Property Address:	18 BAYLISS AVE	Community:	
Legal Description:	PLAN 1513 N PT LOT 17		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, August 10, 2017

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

File Number:	A0589/17EYK	Zoning	R
Owner(s):	KULWANT GILL	Ward:	Davenport (17)
Agent:	BUILDING PERMIT CONSULTANTS	Heritage:	Not Applicable
Property Address:	1927 DAVENPORT RD	Community:	
Legal Description:	PLAN 1649 PT LOTS 5 & 6		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the use of the building to allow an eating establishment and personal service shop.

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

Section 10.10.20.10.(1), By-law 569-2013

The proposed uses, eating establishment and personal service shop, are not permitted uses in an R Zone.

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 proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office and date stamped as received on July 5, 2017, 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:	A0589/17EYK	Zoning	R
Owner:	KULWANT GILL	Ward:	Davenport (17)
Agent:	BUILDING PERMIT CONSULTANTS	Heritage:	Not Applicable
Property Address:	1927 DAVENPORT RD	Community:	
Legal Description:	PLAN 1649 PT LOTS 5 & 6		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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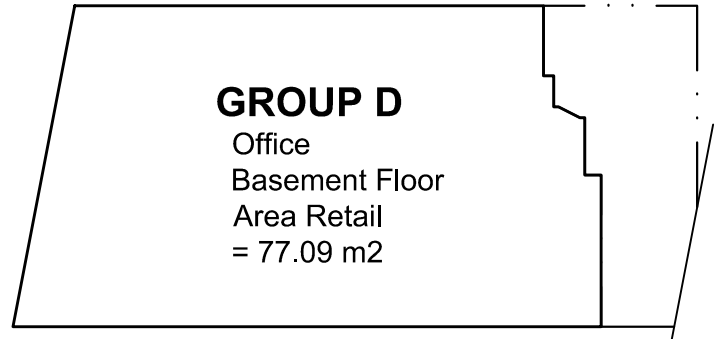
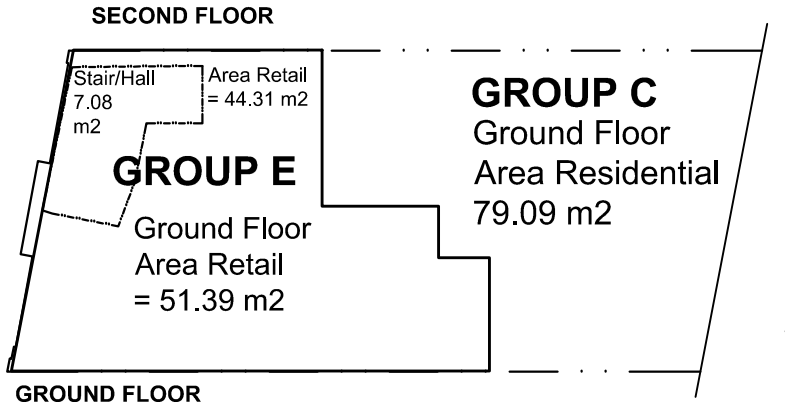
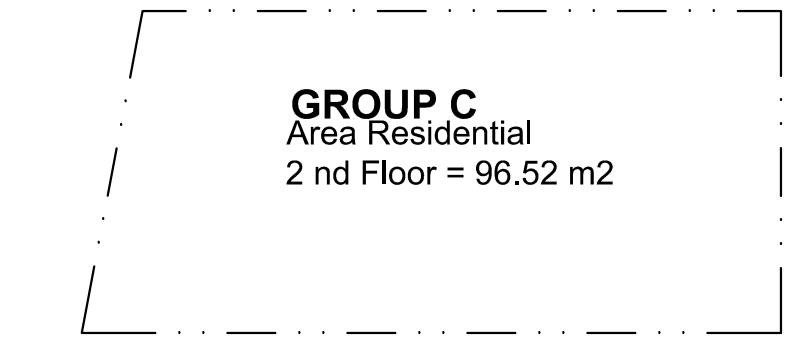
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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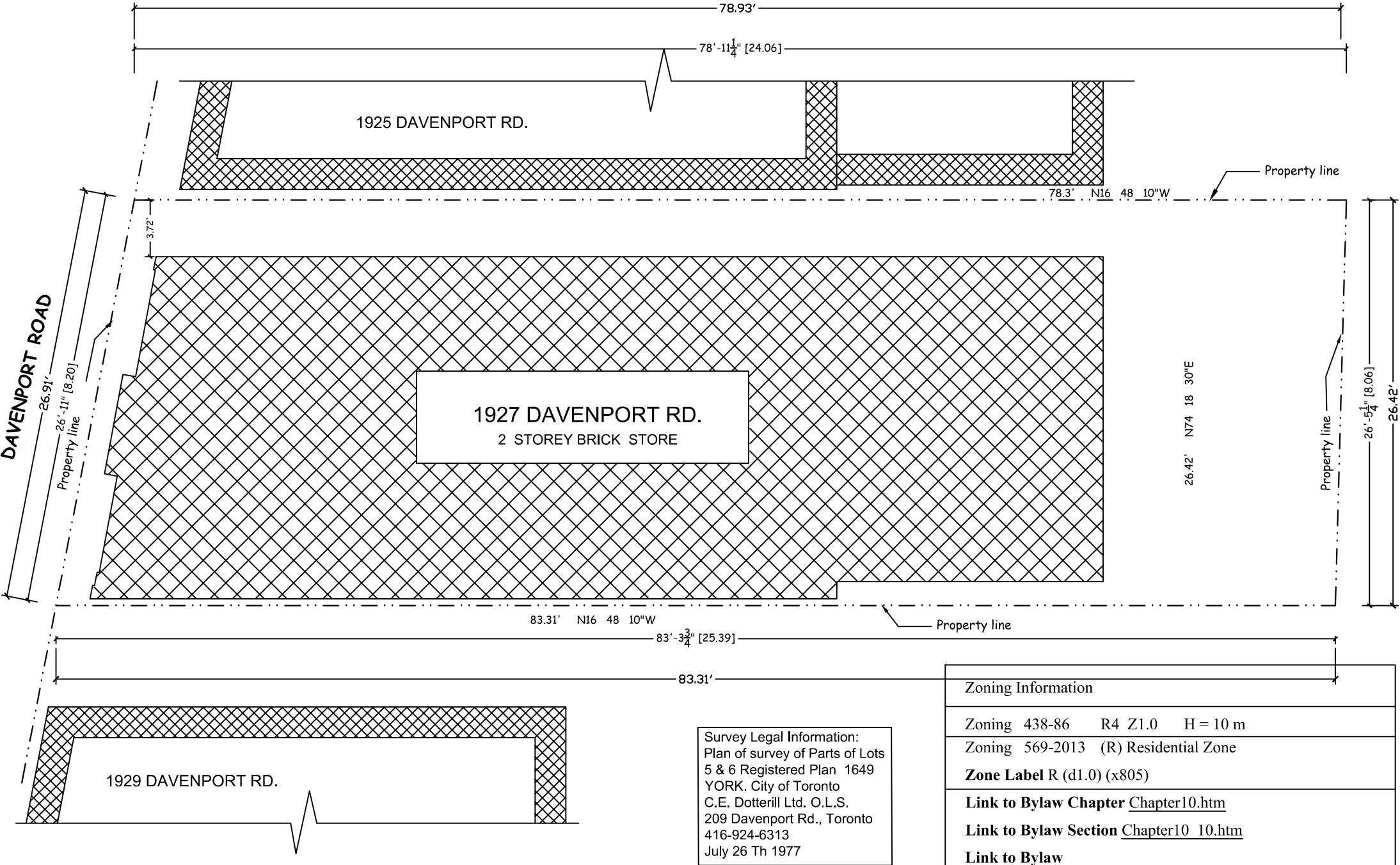
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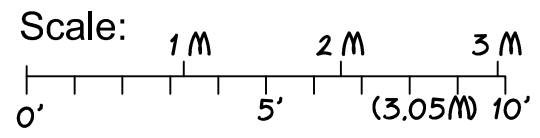
MAJOR OCCUPANCY



Survey Legal Information:
Plan of survey of Parts of Lots
5 & 6 Registered Plan 1649
YORK, City of Toronto
C.E. Dotterill Ltd. O.L.S.
209 Davenport Rd., Toronto
416-924-6313
July 26 Th 1977

Zoning Information		
Zoning	438-86 R4 Z1.0	H = 10 m
Zoning	569-2013 (R) Residential Zone	
Zone Label	R (d1.0) (x805)	
Link to Bylaw Chapter	Chapter10.htm	
Link to Bylaw Section	Chapter10_10.htm	
Link to Bylaw		
Exception	Chapter900_2.htm#900.2.10(805)	
AREAS:	SQ. MT.	SQ. FT.
LOT AREA	200.03 m2	2,153.23 SQ FT
EXIST'G GROUND FLOOR	130.48 m2	1,404.56 SQ FT
EXIST'G SECOND FLOOR	96.52 m2	1,039.05 SQ FT
TOTAL GFA	227.00 m2	2,443.51 SQ FT

1 SITE PLAN
A-1 SCALE: 1/8" = 1'-0"



PROJECT: CHANGE USE:
GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
STORE TO HAIRDRESSER OR OFFICICE

DRAWING TITLE :
SITE PLAN & PROJECT INFORMATION

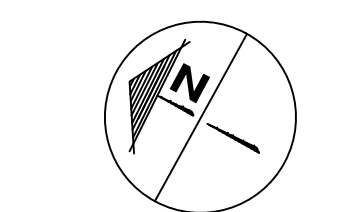
ADDRESS :
1927 DAVENPORT RD. YORK, ON

DATE: June 30, 2017

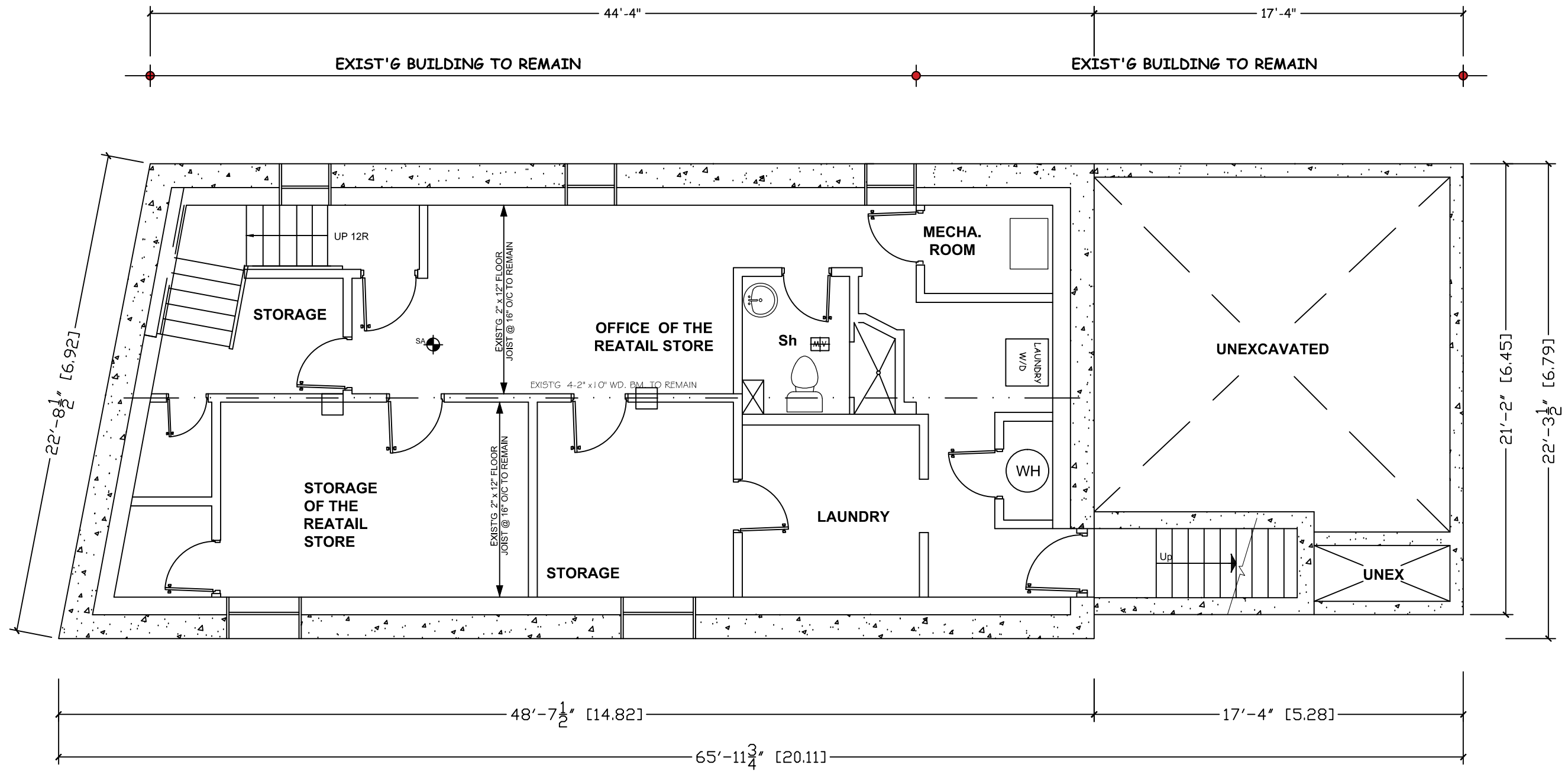
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SCALE: 1/8" = 1'-00"

PROJECT No. 003-A-2017

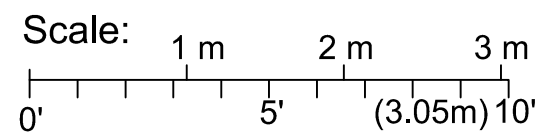


DWG No.
C-1

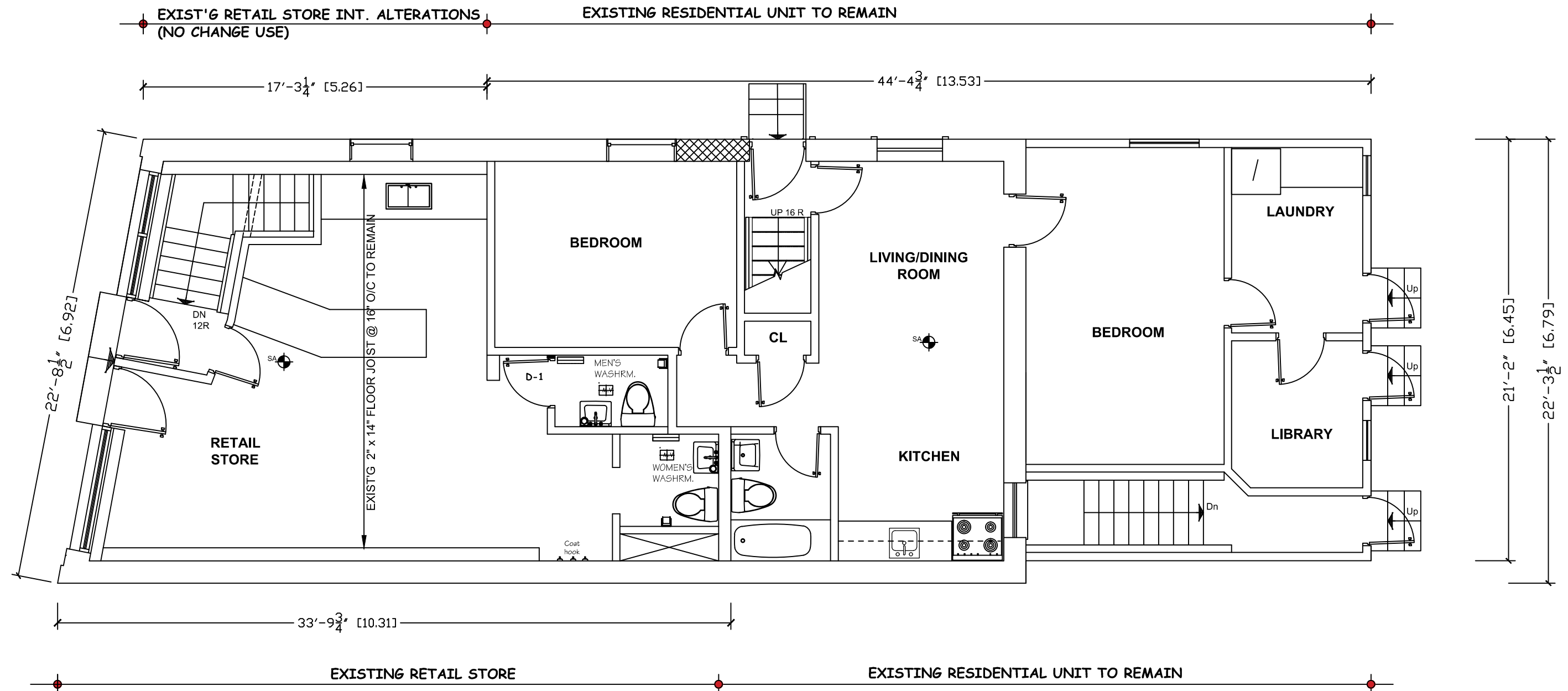


1 **EXIST'G BASEMENT FLOOR PLAN**
C-2 SCALE: 3/16" = 1'-0"

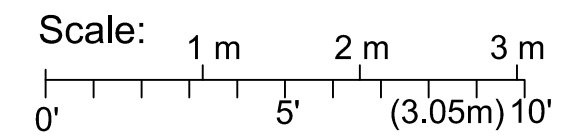
FOR REFERENCE ONLY



PROJECT: CHANGE USE: GROUND FLR.: RETAIL STORE TO COFFEE SHOP & CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL STORE TO HAIRDRESSER OR OFFICICE.	DRAWING TITLE : EXISTING BASEMENT FLOOR PLAN	DATE: July 04, 2017		DWG No. C-2	
	ADDRESS : 1927 DAVENPORT RD. YORK, ON	DRAW BY:			SCALE: 3/16" = 1'-00"
		PROJECT No. 003-A-2017			



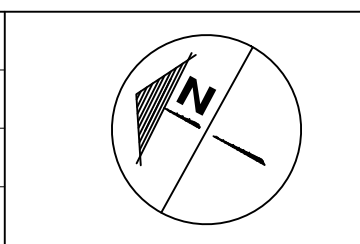
1 **EXIST'G GROUND FLOOR PLAN**
C-3 SCALE: 3/16" = 1'-0"



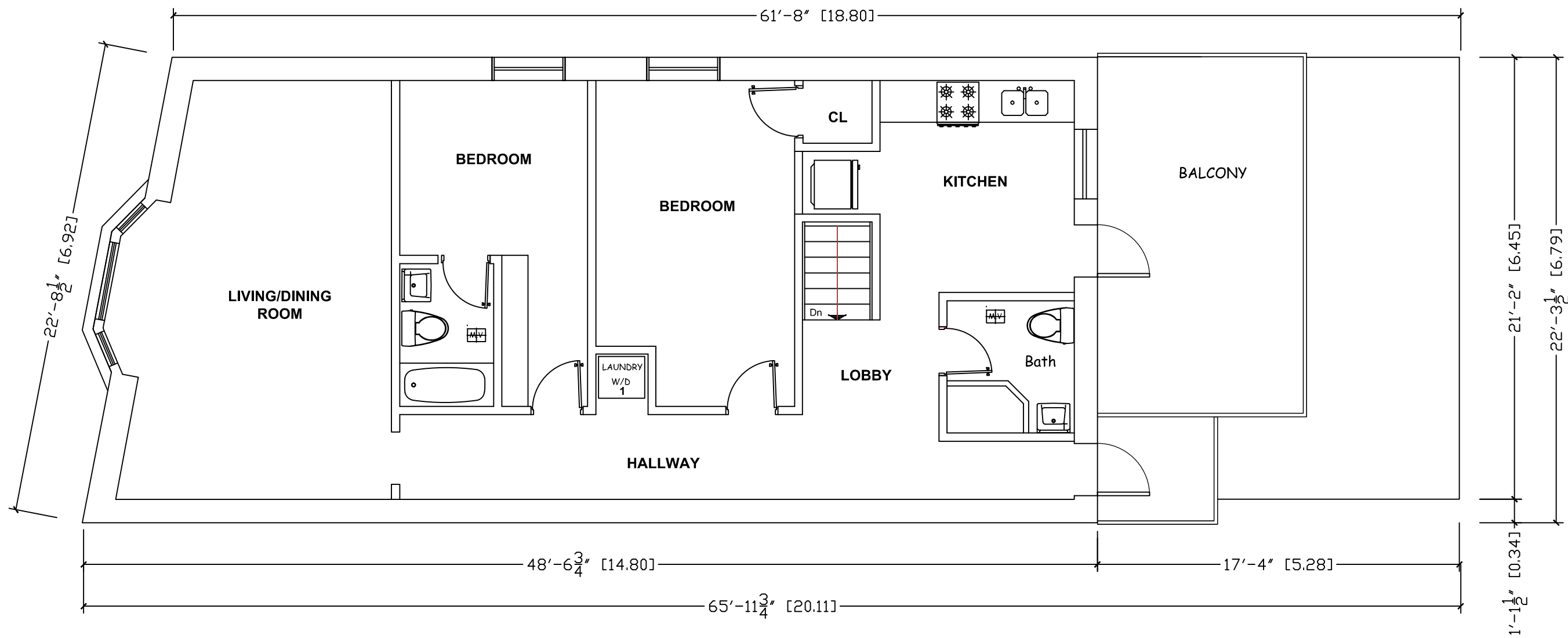
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 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
EXIST'G GROUND FLOOR PLAN
 ADDRESS :
 1927 DAVENPORT RD. YORK, ON

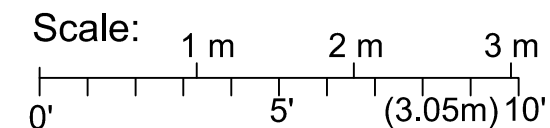
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 PROJECT No. 003-A-2017



DWG No.
C-3



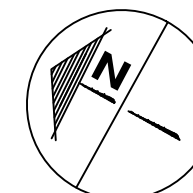
1 **EXIST'G SECOND FLOOR PLAN**
C-4 SCALE: 3/16" = 1'-0"



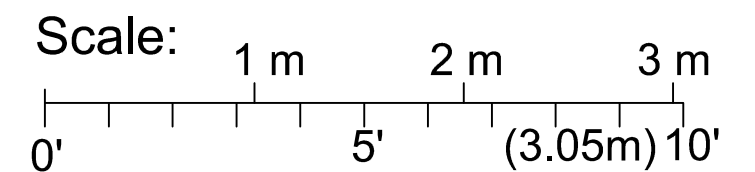
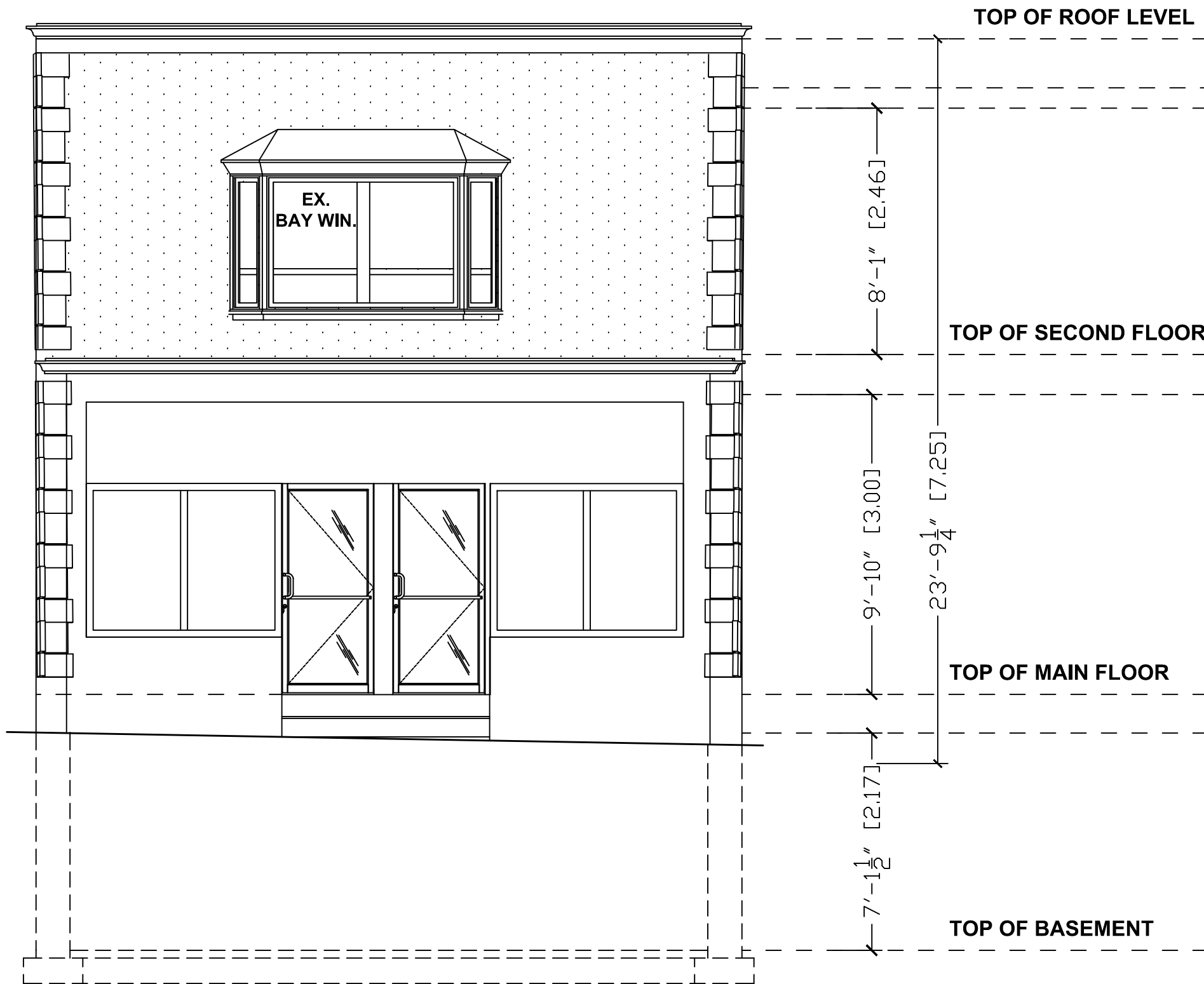
PROJECT: CHANGE USE:
 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
EXISTING SECOND FLOOR PLAN
 ADDRESS :
 1927 DAVENPORT RD. YORK, ON

DATE: July 04, 2017
 DRAW BY:
 SCALE: 3/16" = 1'-00"
 PROJECT No. 003-A-2017



DWG No.
C-4



1 EXISTING FRONT ELEVATION
C-5 SCALE: 1/4" = 1'-0"

PROJECT: CHANGE USE:
 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
EXISTING FRONT ELEVATION

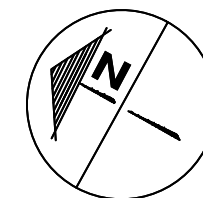
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DATE: July 04, 2017

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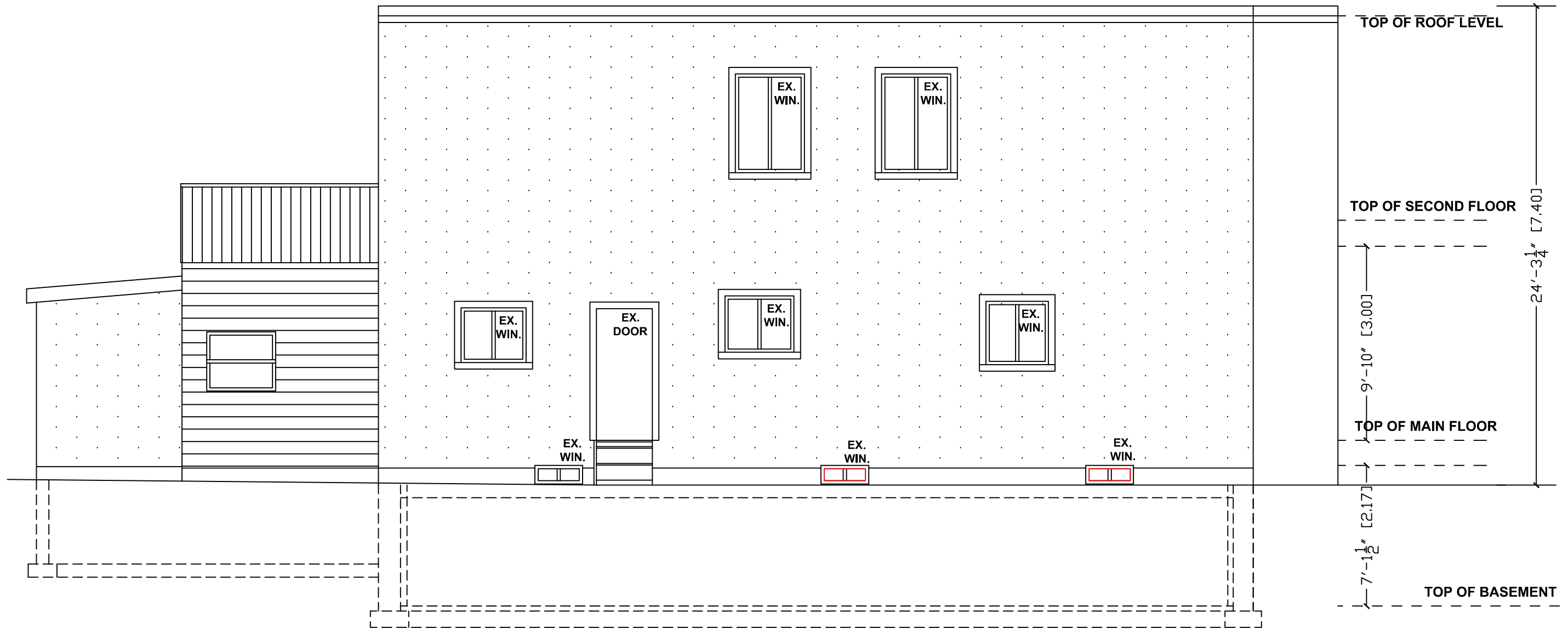
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PROJECT No. 003-A-2017

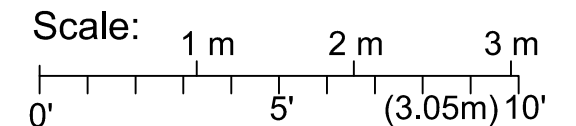


DWG No.

C-5



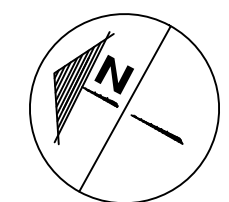
1 **EXIST'G LEFT ELEVATION PLAN**
C-6 SCALE: 3/16" = 1'-0"



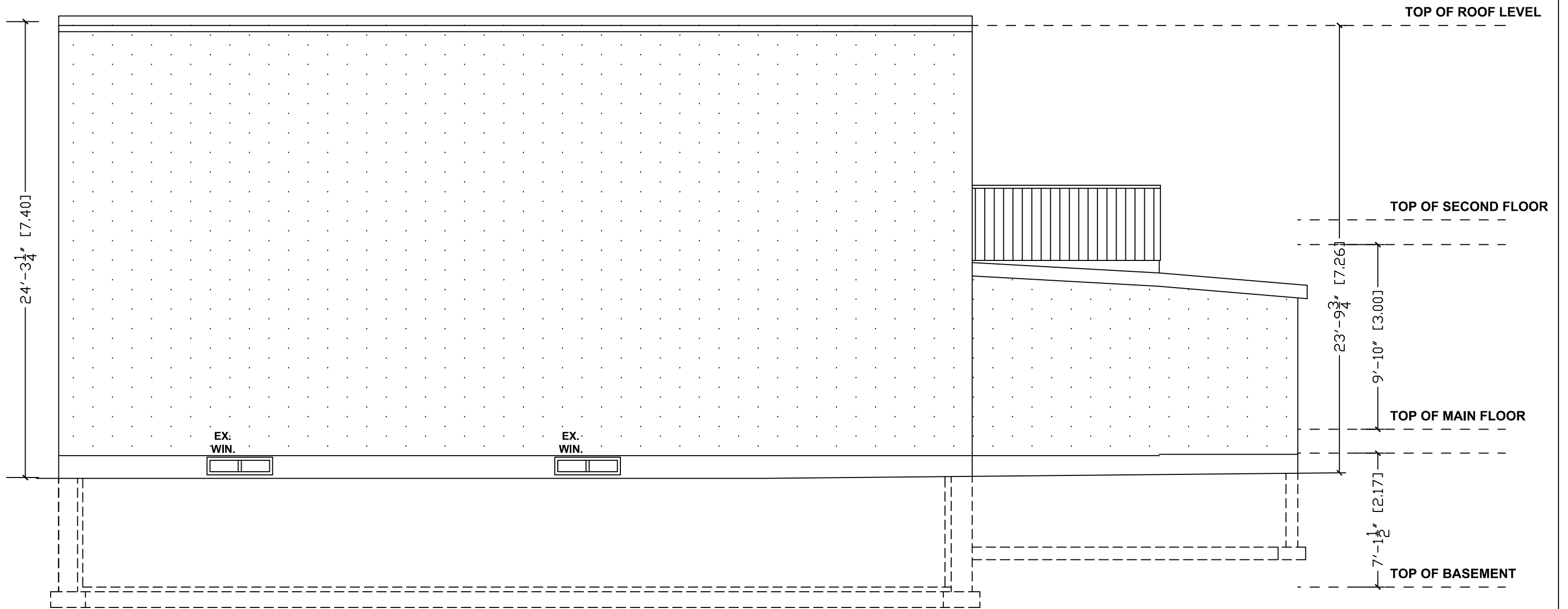
PROJECT: CHANGE USE:
 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
EXISTING LEFT ELEVATION PLAN
 ADDRESS :
 1927 DAVENPORT RD. YORK, ON

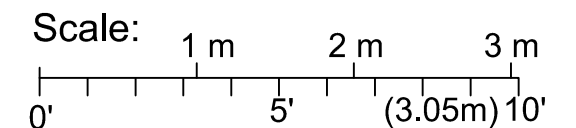
DATE: July 04, 2017
 DRAW BY:
 SCALE: 3/16" = 1'-00"
 PROJECT No. 003-A-2017



DWG No.
C-6



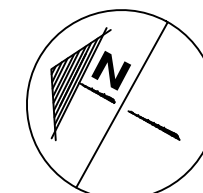
1 **EXIST'G RIGHT ELEVATION PLAN**
C-7 SCALE: 3/16" = 1'-0"



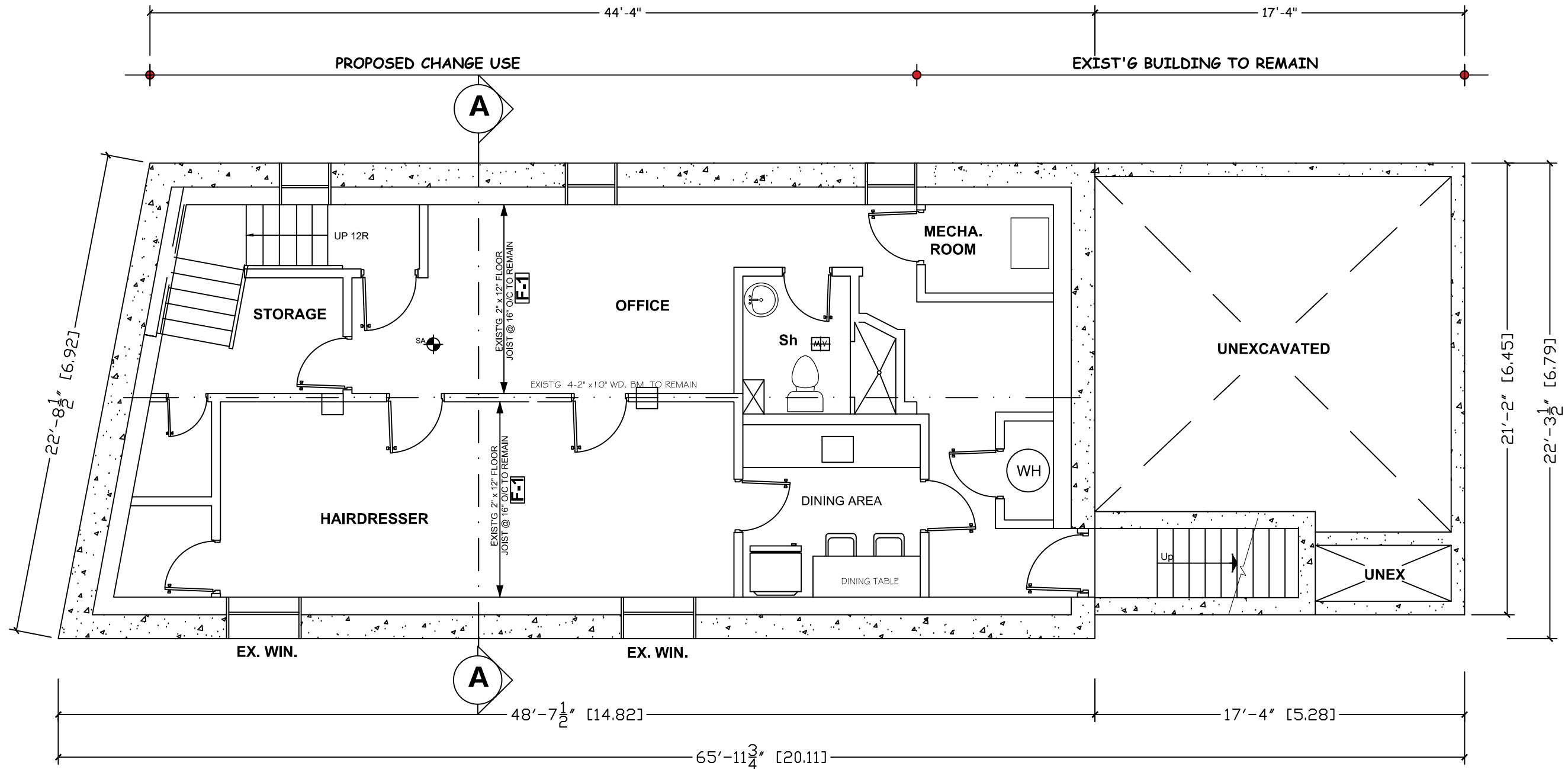
PROJECT: CHANGE USE:
 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
EXISTING RIGHT ELEVATION PLAN
 ADDRESS :
 1927 DAVENPORT RD. YORK, ON

DATE: July 04, 2017
 DRAW BY:
 SCALE: 3/16" = 1'-00"
 PROJECT No. 003-A-2017

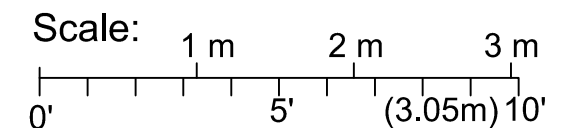


DWG No.
C-7



1
A-8 **PROPOSED BASEMENT FLOOR PLAN**
SCALE: 3/16" = 1'-0"

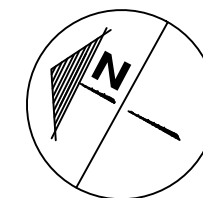
PROPOSED CHANGE USE: BASEMENT FLOOR:
SEPARATE UNIT FROM ACCESSORY RETAIL TO
HAIRDRESSER OR OFFICE (150.5.20.1.(7) (8))



PROJECT:
CHANGE USE:
GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
STORE TO HAIRDRESSER OR OFFICE.

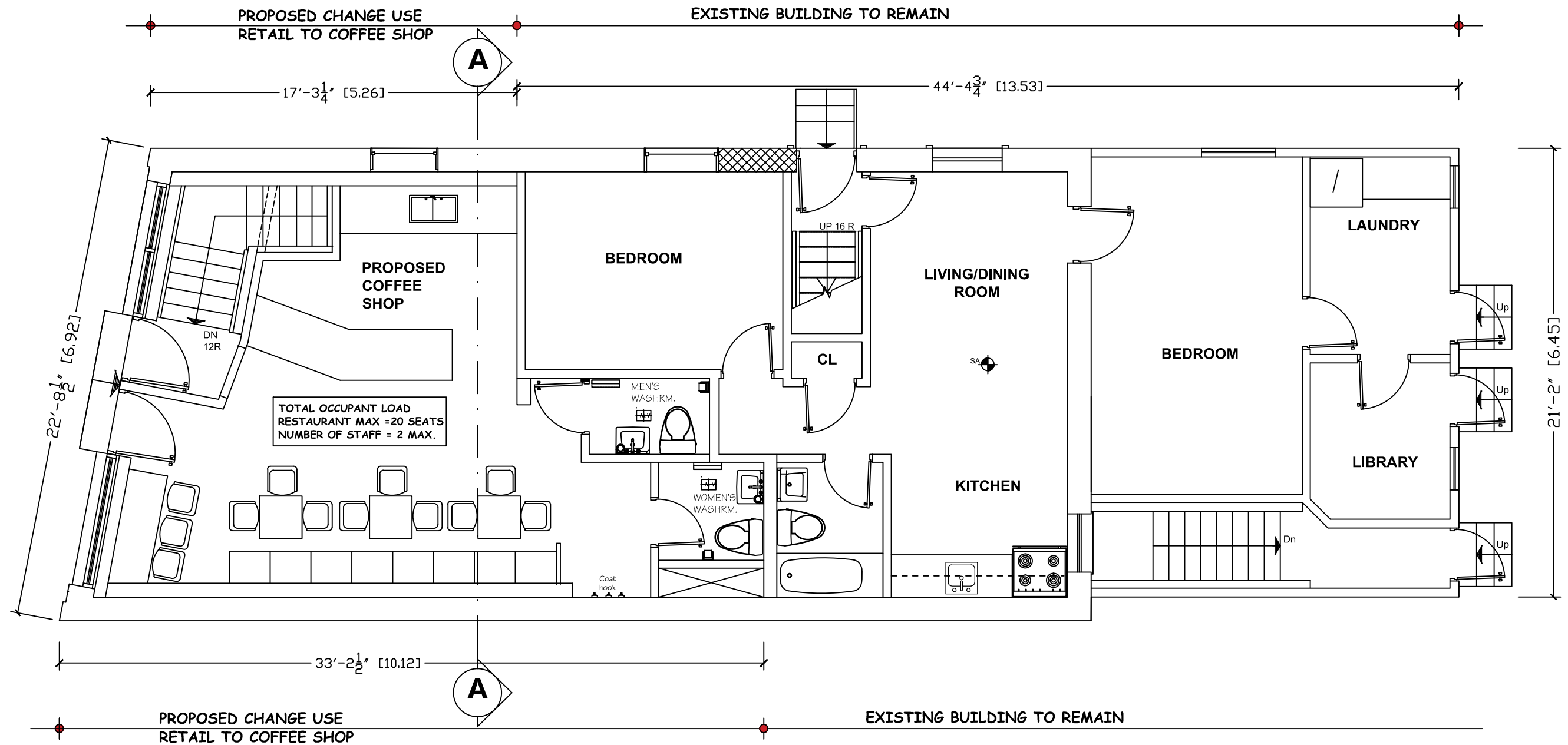
DRAWING TITLE :
PROPOSED BASEMENT FLOOR PLAN
ADDRESS :
1927 DAVENPORT RD. YORK, ON

DATE: July 04, 2017
DRAW BY:
SCALE: 3/16" = 1'-00"
PROJECT No. 003-A-2017



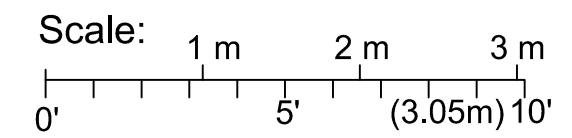
DWG No.

C-8



1 PROPOSED GROUND FLOOR PLAN
C-9 SCALE: 3/16" = 1'-0"

PROPOSED CHANGE USE: GROUND FLOOR:
 FROM RETAIL STORE TO COFFEE SHOP (20 SEATS)



PROJECT:
 CHANGE USE:
 GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
 CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
 STORE TO HAIRDRESSER OR OFFICICE.

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

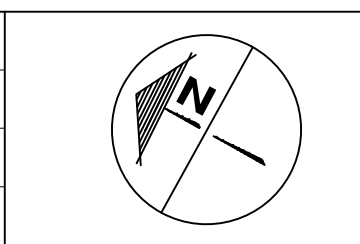
ADDRESS :
 1927 DAVENPORT RD. YORK, ON

DATE: July 04, 2017

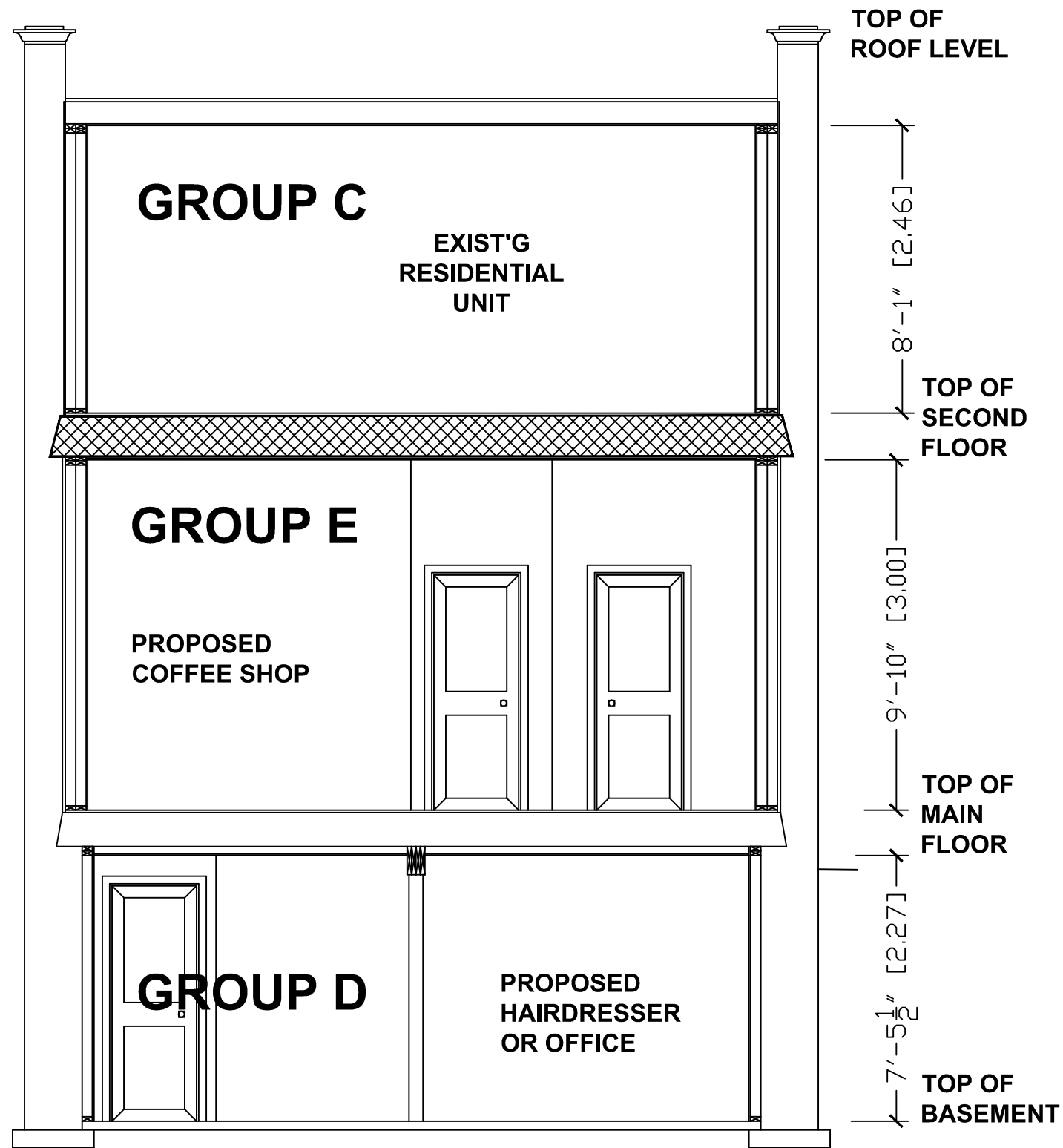
DRAW BY:

SCALE: 3/16" = 1'-00"

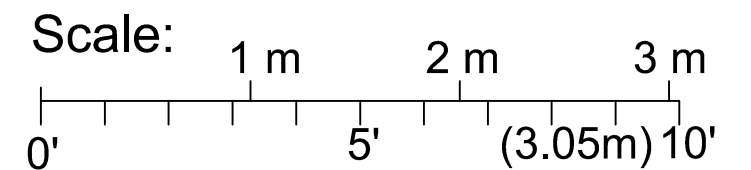
PROJECT No. 003-A-2017



DWG No.
C-9



5 PROPOSED BUILDING SECTION A-A
C-10 SCALE: 1/4" = 1'-0"



PROJECT: CHANGE USE:
GROUND FLR.: RETAIL STORE TO COFFEE SHOP &
CHANGE USE: BASEMENT FLR.: ACCESSORY RETAIL
STORE TO HAIRDRESSER OR OFFICE.

DRAWING TITLE :
PROPOSED BUILDING SECTION A-A

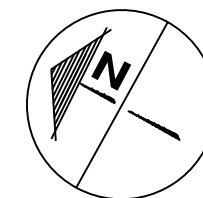
ADDRESS :
1927 DAVENPORT RD. YORK, ON

DATE: July 04, 2017

DRAW BY:

SCALE: 1/4" = 1'-00"

PROJECT No. 003-A-2017



DWG No.
C-10

Thursday, August 10, 2017

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

File Number:	A0607/17EYK	Zoning	CR & LCR
Owner(s):	OH BROTHER PROPERTIES LTD	Ward:	York South-Weston (12)
Agent:	FIRST UNION	Heritage:	Not Applicable
Property Address:	436 A ROGERS RD	Community:	
Legal Description:	PLAN 1813 PT LOTS 106 TO 108		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert part of the building from an existing retail store into a (licensed) restaurant.

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

Section 3.2.1.D.12, By-law 1-83

A total of 4 additional parking spaces are required for the converted unit (licensed restaurant). The existing parking spaces will be maintained and 0 additional parking spaces are proposed for the licensed restaurant.

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:	A0607/17EYK	Zoning	CR & LCR
Owner:	OH BROTHER PROPERTIES LTD	Ward:	York South-Weston (12)
Agent:	FIRST UNION	Heritage:	Not Applicable
Property Address:	436 A ROGERS RD	Community:	
Legal Description:	PLAN 1813 PT LOTS 106 TO 108		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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
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Thursday, August 10, 2017

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

File Number:	A0591/17EYK	Zoning:	R
Owner(s):	FERNANDA BARROS ANTONIO BARROS	Ward:	Davenport (17)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	92 PRIMROSE AVE	Community:	
Legal Description:	PLAN M58 BLK D PT LOTS 47&48		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted gross floor area of an ancillary building is 40 m².
The proposed detached garage will have a gross floor area of 45.63 m².
- 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 (83.52 m²).
A total of 35.76% of the rear yard will be maintained as soft landscaping (59.73 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:	A0591/17EYK	Zoning	R
Owner:	FERNANDA BARROS ANTONIO BARROS	Ward:	Davenport (17)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	92 PRIMROSE AVE	Community:	
Legal Description:	PLAN M58 BLK D PT LOTS 47&48		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, August 10, 2017

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

File Number:	A0595/17EYK	Zoning:	RD
Owner(s):	MARY-LYNN CONSTANTIN ANDRE CONSTANTIN	Ward:	York South-Weston (11)
Agent:	ANDRE CONSTANTIN	Heritage:	Not Applicable
Property Address:	102 QUEENS DR	Community:	
Legal Description:	PLAN M140 LOT 145 PT LOT 146		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear/east side addition and a new rear deck.

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

Section 10.5.60.30.(1), By-law 569-2013

The minimum required setback for an ancillary building or structure from a residential building on the same lot is 1.8 m.

The proposed rear/east side addition will be located 1.22 m from the existing detached garage.

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 existing garage shall not be attached to the dwelling, to the satisfaction of the Director, Community Planning, Etobicoke York District.

SIGNATURE PAGE

File Number:	A0595/17EYK	Zoning	RD
Owner:	MARY-LYNN CONSTANTIN ANDRE CONSTANTIN	Ward:	York South-Weston (11)
Agent:	ANDRE CONSTANTIN	Heritage:	Not Applicable
Property Address:	102 QUEENS DR	Community:	
Legal Description:	PLAN M140 LOT 145 PT LOT 146		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, August 10, 2017

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

File Number:	A0597/17EYK	Zoning	RM & R2
Owner(s):	MARIA DI CARLO MARIA DI CARLO	Ward:	York South-Weston (11)
Agent:	PETER TREEN	Heritage:	Not Applicable
Property Address:	23 CRISCOE ST	Community:	
Legal Description:	PLAN 2321 S PT LOT 14 N PT LOT 15		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition.

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

- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 1.01 m from the south side lot line.
- Section 200.5.1.10.(2), By-law 569-2013 and Section 1.(1), By-law 496-2007**
The minimum required width of a parking space is 2.9 m.
The proposed parking space will be 2.74 m.
- Section 8.3.2.1.F.(d)(1), By-law 1-83**
No vehicle shall be parked closer than 0.9 m to any ground floor window.
The proposed parking space will be located 0.14 m from the ground floor window.

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 include a notation on the drawing stating: “The applicant must provide a Municipal Road Damage Deposit (MRDD) for the 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;
2. The site plan must be revised to include a notation on the drawing stating: “The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services.”

SIGNATURE PAGE

File Number:	A0597/17EYK	Zoning	RM & R2
Owner:	MARIA DI CARLO MARIA DI CARLO	Ward:	York South-Weston (11)
Agent:	PETER TREEN	Heritage:	Not Applicable
Property Address:	23 CRISCOE ST	Community:	
Legal Description:	PLAN 2321 S PT LOT 14 N PT LOT 15		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, August 10, 2017

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

File Number:	A0608/17EYK	Zoning:	RM
Owner(s):	ANISIA DALUZ CARLOS DALUZ	Ward:	York South-Weston (11)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	6 BATAVIA AVE	Community:	
Legal Description:	PLAN 648 BLK B S PT LOT 16		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

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

The maximum permitted lot coverage for an ancillary building is 10% of the lot area.

The ancillary building (garage) will cover 18.25% of the lot area.

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

The Minor Variance Application is Approved

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:	A0608/17EYK	Zoning	RM
Owner:	ANISIA DALUZ CARLOS DALUZ	Ward:	York South-Weston (11)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	6 BATAVIA AVE	Community:	
Legal Description:	PLAN 648 BLK B S PT LOT 16		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, August 10, 2017

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

File Number:	A0613/17EYK	Zoning:	R & R2 Z0.6
Owner(s):	PAULA BERTON PETER BERTON	Ward:	Parkdale-High Park (13)
Agent:	PETER BERTON	Heritage:	Not Applicable
Property Address:	52 GLENDONWYNNE RD	Community:	
Legal Description:	PLAN 135M PT LOTS 230 & 231		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To enclose a portion of the existing front porch that will include new front stairs and to construct a new front bay window.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.3 m.
The altered dwelling will be located 4.8 m from the front lot line.
- 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, where the side wall contains openings.
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 altered dwelling will be located 0.6 m from the north side lot line.
- Section 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback is the stairs are no wider than 2 m.
The proposed front stairs will have a width of 2.5 m.

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

The Minor Variance Application is Approved

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The 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:	A0613/17EYK	Zoning	R & R2 Z0.6
Owner:	PAULA BERTON PETER BERTON	Ward:	Parkdale-High Park (13)
Agent:	PETER BERTON	Heritage:	Not Applicable
Property Address:	52 GLENDONWYNNE RD	Community:	
Legal Description:	PLAN 135M PT LOTS 230 & 231		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, August 10, 2017

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

File Number:	A0622/17EYK	Zoning	RD & R1
Owner(s):	ROMAN BEKELE	Ward:	York South-Weston (11)
Agent:	MILISAV SMILJANIC	Heritage:	Not Applicable
Property Address:	45 WILLIAM ST	Community:	
Legal Description:	PLAN M472 LOT 23		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling and a new rear deck.

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

1. Section 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 (111.48 m²).

The altered dwelling will have a floor space index equal to 0.48 times the area of the lot (133.78 m²).

2. Section 7.(3)(g), By-law 1-83

The minimum required side yard setback is 1.2 m.

The altered dwelling will be located 0.32 m from the west 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 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:	A0622/17EYK	Zoning	RD & R1
Owner:	ROMAN BEKELE	Ward:	York South-Weston (11)
Agent:	MILISAV SMILJANIC	Heritage:	Not Applicable
Property Address:	45 WILLIAM ST	Community:	
Legal Description:	PLAN M472 LOT 23		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, August 10, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0041/17EYK	Zoning	RM & R2
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Notice was given and the application considered on Thursday, August 10, 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

Address to be assigned

The lot frontage will be 6.32 m and the lot area will be 269.54 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0460/17EYK.

Retained - Part 2

Address to be assigned

The lot frontage will be 6.32 m and the lot area will be 269.54 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0473/17EYK.

File numbers B0041/17EYK, A0460/17EYK & A0473/17EYK are considered jointly.

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

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the attached plan on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of this Decision:

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 Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An 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, shall be filed with the Committee of Adjustment.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit 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:	B0041/17EYK	Zoning	RM & R2
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Thursday, September 7, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, August 10, 2017

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

File Number:	A0460/17EYK	Zoning:	RM & R2
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE – PART 1	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Notice was given and a Public Hearing was held on Thursday, August 10, 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 900.6.10(252)(A), By-law 569-2013**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.32 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot (215.63 m²).
The proposed dwelling will have a floor space index equal to 0.92 times the area of the lot (248.66 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback for a detached house 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 opposite side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The proposed dwelling will have a side yard setback of 0.75 m from the east side lot line and 0.3 m from the west side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted side exterior main wall height is 8.5 m.
The proposed dwelling will have a side exterior main wall height of 9.37 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.73 m above established grade.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the proposed dwelling will be located 0.2 m from the west side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear platform at the second storey will have an area of 11.07 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 comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0041/17EYK**.
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 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.
4. The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. Illustrate existing structures (i.e. brick retaining wall, etc.) to be demolished; and,
 - b. Each lot requires a separate sanitary and water service connection; and,
 - c. The site plan must include the following notations:
 - i. "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"; and,
 - ii. "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,
 - iii. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0460/17EYK	Zoning	RM & R2
Owner:	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE - PART 1	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, August 10, 2017

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

File Number:	A0473/17EYK	Zoning	RM & R2
Owner(s):	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE – PART 2	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Notice was given and a Public Hearing was held on Thursday, August 10, 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 900.6.10(252)(A), By-law 569-2013**
The minimum required lot frontage is 8 m.
The new lot frontage will be 6.32 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot (215.63 m²).
The proposed dwelling will have a floor space index equal to 0.92 times the area of the lot (247.98 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback for a detached house 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 opposite side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The proposed dwelling will have a side yard setback of 0.75 m from the west side lot line and 0.3 m from the east side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted side exterior main wall height is 8.5 m.
The proposed dwelling will have a side exterior main wall height of 9.38 m.
- Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The proposed dwelling will have a first floor height of 2.73 m above established grade.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the proposed dwelling will be located 0.2 m from the east side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear platform at the second storey will have an area of 11.07 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 comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0041/17EYK**.
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 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.
4. The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. Illustrate existing structures (i.e. brick retaining wall, etc.) to be demolished; and,
 - b. Each lot requires a separate sanitary and water service connection; and,
 - c. The site plan must include the following notations:
 - i. "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"; and,
 - ii. "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,
 - iii. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0473/17EYK	Zoning	RM & R2
Owner:	FRANTON HOLDINGS INC.	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS LTD	Heritage:	Not Applicable
Property Address:	53 TROWELL AVE – PART 2	Community:	
Legal Description:	PLAN 2245 PT LOT 226 PT LOT 227		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, August 10, 2017

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

File Number:	A495/15EYK	Zoning	E1.0 & M2
Owner(s):	SHIMA MORADI MOHAMMAD MORADI	Ward:	York West (07)
Agent:	G AND S DESIGNS AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	144-146 OAKDALE RD	Community:	
Legal Description:	PLAN M770 LOT 115		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a vehicle body repair shop with a spray booth.

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

- Section 60.20.50.10.(1), By-law 569-2013**
A minimum of 3 m wide strip of soft landscaping is required along the entire length of the lot line (31.04 m long).
A total of 1.6 m wide strip of landscaping will be provided along the front lot line.
- Section 33(6)(B)(i), By-law 7625**
No more than 50% of the minimum front yard setback shall be covered with driveways, walkways, or other hard surfaces used or capable of being used as walkways or driveways (170 m²).
A total of 74.7% of the front yard will consist of hard surfaces (254 m²).
- Section 60.5.80.10.(1)(A), By-law 569-2013**
A required parking space in a street yard must be at least 3 m from the front and side lot lines.
The proposed parking space will be located 1.6 m from the front lot line.
- Section 200.5.10.1.(1), By-law 569-2013**
A minimum of 50 parking spaces are required.
Section 6A(2)a, By-law 438-86
A minimum of 51 parking spaces are required.
Section 200.5.10.1.(1), By-law 569-2013 and Section 6A(2)a, By-law 438-86
A total of 17 parking spaces will be provided.
- Section 6A(10)(i)(ii)(iii), By-law 7625**
A maximum of 6 parking spaces may be provided within 9 m of the front lot line provided that: no parking spaces shall be closer than 2.1 m to any lot line, and a hedge or decorative masonry wall measuring at least 0.9 m in height shall be installed between such parking spaces and the front lot line.
The proposed front yard parking spaces will be located 1.6 m from the front lot line and the required hedge will not 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. The Committee of Adjustment's decision of approval shall be valid for a period of two years, expiring on August 10, 2019.
2. No outdoor storage or derelict vehicles shall be permitted.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1. Illustrate a maximum of 6.0 m wide, as measured from the Oakdale Road right-of-way limit, for the proposed north and south driveways with associated depressed curb cuts within the Oakdale Road municipal boulevard;
 - 3.2. Illustrate the City of Toronto Design Standard No. T-600.11-1 for the redundant portion of the existing driveways and depressed curb cuts that are being removed within the Oakdale Road municipal boulevard must be restored with poured raised concrete curb, with the exception of the proposed north and south driveways;
 - 3.3. Restripe the proposed parking space supply in the front and rear yards as illustrated in the submitted site plan, dated January 10, 2017;
 - 3.4. Add the following notations to the revised site plan:
 - a. "The applicant must obtain all required permits for the proposed driveways and 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;" and
 - b. "The applicant shall provide a Municipal Road Damage Deposit (MRDD) for the proposed driveways and associated depressed curb cuts prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.
 - 3.5. The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above Condition No.'s 3.1 through 3.4, at no costs to the City, no later than 30 September, 2018.

SIGNATURE PAGE

File Number:	A495/15EYK	Zoning	E1.0 & M2
Owner:	SHIMA MORADI	Ward:	York West (07)
	MOHAMMAD MORADI		
Agent:	G AND S DESIGNS AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	144-146 OAKDALE RD	Community:	
Legal Description:	PLAN M770 LOT 115		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, August 10, 2017

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

File Number:	A0229/17EYK	Zoning	RM & R2
Owner(s):	NURI LIZVET ARROYO SEGOVIA LUIS ERNESTO PERI RODRIGUEZ	Ward:	York South-Weston (11)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	10 SENECA AVE	Community:	
Legal Description:	PLAN 2280 LOT 33		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

1. 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 (22.38 m²).

The proposed detached garage will cover 20% of the lot area (44.99 m²).

2. 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 encroach 0.15 m into a building setback, and will be located 0 m from the east 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:	A0229/17EYK	Zoning	RM & R2
Owner:	NURI LIZVET ARROYO SEGOVIA LUIS ERNESTO PERI RODRIGUEZ	Ward:	York South-Weston (11)
Agent:	DAVID STICKNEY	Heritage:	Not Applicable
Property Address:	10 SENECA AVE	Community:	
Legal Description:	PLAN 2280 LOT 33		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, August 10, 2017

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

File Number:	A0434/17EYK	Zoning:	R2 & RM
Owner(s):	PEDRO MIGUEL F. LOPES ANDREA COELHO PEDRO	Ward:	Davenport (17)
Agent:	MICAELA SILVA	Heritage:	Not Applicable
Property Address:	380 CALEDONIA RD	Community:	
Legal Description:	PLAN 1429 S PT LOT 20		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a second storey cantilevered addition with front and rear balconies, a new front porch with a basement walk-out and a new rear deck with a basement walk-out.

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

- Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 8(3)(f), By-law 1-83**
The minimum required front yard setback is 8.81 m.
The altered dwelling will be located 5.14 m from the front lot line.
- 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 opposite side.
The altered dwelling will be located 0.34 m from the south side lot line and 1.04 m from the north side lot line.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted side exterior main wall height facing a side lot line is 8.5 m.
The altered dwelling will have side exterior main walls with a height of 8.87 m.
- Section 10.80.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.93 m.
- Section 10.80.40.50(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear second storey balcony will have an area of 8.44 m².

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

A minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping.
A total of 55% of the front yard landscaping 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 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):

Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number:	A0434/17EYK	Zoning	R2 & RM
Owner:	PEDRO MIGUEL F. LOPES ANDREA COELHO PEDRO	Ward:	Davenport (17)
Agent:	MICAELA SILVA	Heritage:	Not Applicable
Property Address:	380 CALEDONIA RD	Community:	
Legal Description:	PLAN 1429 S PT LOT 20		

Allan Smithies (signed)

Dominic Gulli (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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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.

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Thursday, August 10, 2017

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

File Number:	B0009/17EYK	Zoning:	R2
Owner(s):	1756392 ONTARIO LIMITED	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	203 OAKMOUNT RD	Community:	
Legal Description:	PLAN 587 PT LOT 24		

Notice was given and the application considered on Thursday, August 10, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the lot into two lots.

Retained - Part 1 & 2

203 Oakmount Road

Parts 1 & 2 have a lot frontage of 8.66 m and a combined lot area of 288.35 m². The existing dwelling will be maintained and the proposal will require no variances from the Zoning By-law. Any existing easements will be maintained.

Conveyed - Parts 3, 4, 5, 6, 7, 8 & 9

200 Keele Street

The lot frontage is 27.39 m and the combined lot area is 3,752.58 m². The existing apartment building will be demolished and the property will be redeveloped as the site of a new apartment building containing 52 units, requiring variances to the Zoning By-law, as outlined in Application A0090/17EYK. Any existing easements will be maintained.

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

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the attached plan on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of this Decision:

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 Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An 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, shall be filed with the Committee of Adjustment.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit 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:	B0009/17EYK	Zoning	R2
Owner(s):	1756392 ONTARIO LIMITED	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	203 OAKMOUNT RD	Community:	
Legal Description:	PLAN 587 PT LOT 24		

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd (signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Thursday, September 7, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, August 10, 2017

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

File Number:	A0090/17EYK	Zoning:	R2
Owner(s):	1756392 ONTARIO INC	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	200 KEELE ST	Community:	
Legal Description:	PLAN 587 PT LOT 26 RP 66R12905 PARTS 1 & 3 TO 7		

Notice was given and a Public Hearing was held on Thursday, August 10, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new apartment building containing 52 units.

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

- 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 (2,251.54 m²).
The proposed apartment building will have a gross floor area equal to 1.32 times the area of the lot (4,955.77 m²).
- 2. Section 6(3) Part II 6.(i), By-law 438-86**
The minimum distance between the external walls of a building or structure with openings that face each other is 11 m.
The proposed distance between the building's external walls, with openings facing each other (recessed balconies), is 6 m.
- 3. Section 4(2)(A), By-law 438-86**
The maximum permitted building height is 10 m.
The proposed apartment building will have a height of 12.72 m.
- 4. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14 m.
The proposed apartment building will have a depth of 74.31 m.
- 5. Section 4(16), By-law 438-86**
An apartment building having a residential gross floor area in excess of 2800 m² shall have a driveway that serves as an entrance to the building and allows vehicles to travel in one continuous motion.
The required driveway will not be provided.
- 6. Section 6(3) Part III 1(B), By-law 438-86**
A minimum of 50% of the lot area shall be maintained as open landscaping (1,876.29 m²).
A total of 45% of the lot area will be maintained as open landscaping (1,708.92 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:	A0090/17EYK	Zoning	R2
Owner:	1756392 ONTARIO INC	Ward:	Parkdale-High Park (13)
Agent:	GLEN SCHNARR AND ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	200 KEELE ST	Community:	
Legal Description:	PLAN 587 PT LOT 26 RP 66R12905 PARTS 1 & 3 TO 7		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL: Wednesday, August 30, 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.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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Friday, August 18, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0034/17EYK	Zoning	RS
Owner(s):	NABIL IN TRUST MARJI	Ward:	York South-Weston (11)
Agent:	GLADYS AGHIMIEN	Heritage:	Not Applicable
Property Address:	6 & 8 CAMEO CRES	Community:	
Legal Description:	PLAN 5224 PT LOT 79 PT LOT 80		

Notice was given and the application considered on Thursday, August 10, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to the technical severance of the property for the purpose of re-establishing two separate lots.

Retained - Parts 1 & 2

6 Cameo Crescent

Part 1 has a lot frontage of 9.37 m and a lot area of 274.2 m². The existing detached dwelling will be maintained.

Easement - Part 2

Part 2 has a lot area of 11.4 m² and the existing easement will be maintained.

Conveyed - Parts 3 & 4

8 Cameo Crescent

Part 3 has a lot frontage of 9.37 m and a lot area of 274.2 m². The existing detached dwelling will be maintained.

Easement - Part 4

Part 4 has a lot area of 11.4 m² and the existing easement will be maintained.

The Deputy Secretary-Treasurer, considered the written submissions relating to the application prior to making the decision. In so doing, **IT WAS THE DECISION OF THE SECRETARY TREASURER THAT:**

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
- (3) **An 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, shall be filed with the Committee of Adjustment.
- (4) The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 1.1 Provide Certification from the applicant's engineer/solicitor/surveyor that the 2 newly created lots are separately serviced for sanitary and water.
 - 1.2 If the lots are not separately serviced, the applicant shall make satisfactory arrangements with Toronto Water District Operations – Contract Services, for the removal of the single municipal water service and sanitary service which currently service both 6 & 8 Cameo Crescent, and the installation of a separate individual water service and sanitary service for each of the newly created severed lots, within the City's right-of-way, abutting the subject site, as required at no cost to the City. The applicant is required to contact Toronto Water District Operations – Contract Services, at 416-395-6082, to arrange for the installation of these services.
 - 1.3 Provide certification from the applicant's engineer/solicitor/surveyor that there is no direct connection of roof drains or downspouts to the storm sewer.
- (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 and submit 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:	B0034/17EYK	Zoning	RS
Owner(s):	NABIL IN TRUST MARJI	Ward:	York South-Weston (11)
Agent:	GLADYS AGHIMIEN	Heritage:	Not Applicable
Property Address:	6 & 8 CAMEO CRES	Community:	
Legal Description:	PLAN 5224 PT LOT 79 PT LOT 80		

DATE DECISION MAILED ON: Friday, August 18, 2017

LAST DATE OF APPEAL : Thursday, September 7, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

This day of, 2017

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.