

May 11, 2017

**NOTICE OF DECISIONS**  
**(Section 53 and 54 of the Planning Act)**

**PLEASE NOTE:**

**Application(s) Deferred *sine die*:**

- Item 11.      90 Castle Hill Dr., A0027/17SC

Thursday, May 11, 2017

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

File Number:	B017/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JAMIE PAGNELLO	Ward:	Scarborough Southwest (36)
Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created, Part 1 would have a frontage of 12.19 metres and 501.75 square metres lot area. Lot to be created, Part 2 would have a frontage of 10.67 metres and a lot area of 439.18 square metres. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A084/15SC and A085/15SC.

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**

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 create new lots as shown on the attached lot division 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:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be

assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto:jfligg@toronto.ca)

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416 338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
4. **Three copies 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.
5. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **two (2)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.



## SIGNATURE PAGE

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Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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\*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.

Thursday, May 11, 2017

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

File Number:	A084/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JAMIE PAGNELLO	Ward:	Scarborough Southwest (36)
Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE, Part 1</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to permit the under construction single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 38% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
2. To permit the proposed building length of 19.71 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed building depth of 19.71 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
4. To permit the proposed second suite, whereas the Zoning By-law requires an entire building to have been constructed more than 5 years prior to the introduction of a secondary suite.  
To permit the proposed 6.17 metres front yard setback, whereas the Zoning By-law requires a minimum 6.27 metres front yard setback.
6. To permit the proposed 12.19 metres lot frontage, whereas the Zoning By-law requires a minimum 22.86 metres lot frontage.

7. To permit the proposed 501.75 square metres lot area, whereas the Zoning By-law requires a minimum 940.92 square metres lot area.

**By-law No. 9364**

6. To permit the proposed 38% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
7. To permit the proposed second suite, whereas the Zoning By-law requires an entire building to have been constructed more than 5 years prior to the introduction of a 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



**SIGNATURE PAGE**

File Number:	A084/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	JAMIE PAGNELLO	Ward:	Scarborough Southwest (36)
Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE, Part 1</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, May 11, 2017

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

File Number:	A085/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JAMIE PAGNELLO	Ward:	Scarborough Southwest (36)
Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE, Part 2</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 10.67 metres lot frontage, whereas the Zoning By-law requires a minimum 22.86 metres lot frontage.
2. To permit the proposed 439.18 square metres lot area, whereas the Zoning By-law requires a minimum 940.92 square metres lot area.

**By-law No. 9364**

3. To permit the proposed 10.67 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

## SIGNATURE PAGE

File Number:	A085/15SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	JAMIE PAGNELLO	Ward:	Scarborough Southwest (36)
Agent:	JAMIE PAGNELLO	Heritage:	Not Applicable
Property Address:	<b>31 ANDREW AVE, Part 2</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2114 LOT 29 AND PT LOT 30		

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David Peacock (signed)

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Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, May 11, 2017

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

File Number:	B0061/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two (2) undersized residential lots.

**Retained - Part 1**

The lot will have a frontage of 8.305 m and an area of 409.1 m<sup>2</sup>. 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 A0346/16SC.

**Conveyed - Part 2**

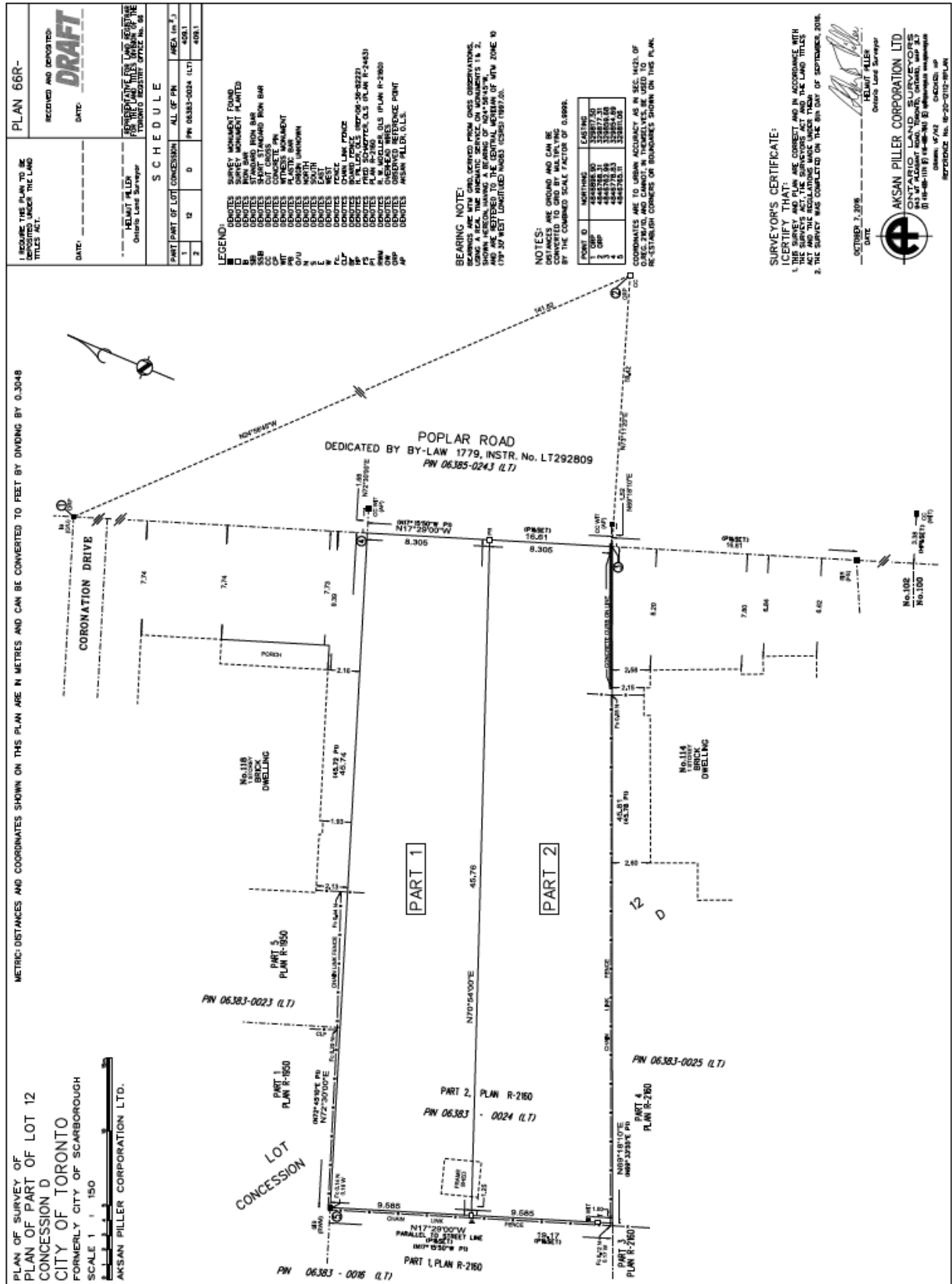
The lot will have a frontage of 8.305 m and an area of 409.1 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0345/16SC.

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 Refused**

The Committee has considered the application for consent to the creation of new lots as shown on the attached drawing. The Committee is not satisfied that the application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*. The application is therefore refused.

# Attachment 1: Lot Division Plan





## SIGNATURE PAGE

File Number:	B0061/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

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Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

### Appeal Information

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Thursday, May 11, 2017

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

File Number:	A0345/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD – PART 2</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage on Part 2.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013 and No. 10327:

1. The proposed lot will have a frontage of 8.3 m;  
Whereas the minimum required lot frontage is 12 m.
2. The proposed lot will have an area of 409.1 m<sup>2</sup>;  
Whereas the minimum required lot area is 464 m<sup>2</sup>.

By-law No. 569-2013:

3. The proposed dwelling will have a length of 18.44 m;  
Whereas the maximum permitted building length is 17 m.

By-law No. 10327:

4. The proposed dwelling will be located 1.22 m from the south side lot line;  
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

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

### **The Minor Variance Application is Refused**

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

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

## SIGNATURE PAGE

File Number:	A0345/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner:	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD – PART 2</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

\_\_\_\_\_  
David Peacock (signed)

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Wednesday, May 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

### Appeal Information

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

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, May 11, 2017

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

File Number:	A0346/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD – PART 1</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage on Part 1.

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

By-law No. 569-2013 and No. 10327:

1. The proposed lot will have a frontage of 8.3 m;  
Whereas the minimum required lot frontage is 12 m.
2. The proposed lot will have an area of 409.1 m<sup>2</sup>;  
Whereas the minimum required lot area is 464 m<sup>2</sup>.

By-law No. 569-2013:

3. The proposed dwelling will have a length of 18.44 m;  
Whereas the maximum permitted building length is 17 m.

By-law No. 10327:

4. The proposed dwelling will be located 1.22 m from the north side lot line;  
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

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

### **The Minor Variance Application is Refused**

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

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



## SIGNATURE PAGE

File Number:	A0346/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner:	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	<b>116 POPLAR RD – PART 1</b>	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Wednesday, May 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

Thursday, May 11, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0065/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

### THE CONSENT REQUESTED:

Proposal to sever the land into three lots for detached dwellings. The proposed lots would each have a frontage of approximately 14.5 m on Orchard Park Drive and a lot area of approximately 442 m<sup>2</sup>. The lots are shown as PARTS 1, 2 and 3 on the attached Lot Division Plan.

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

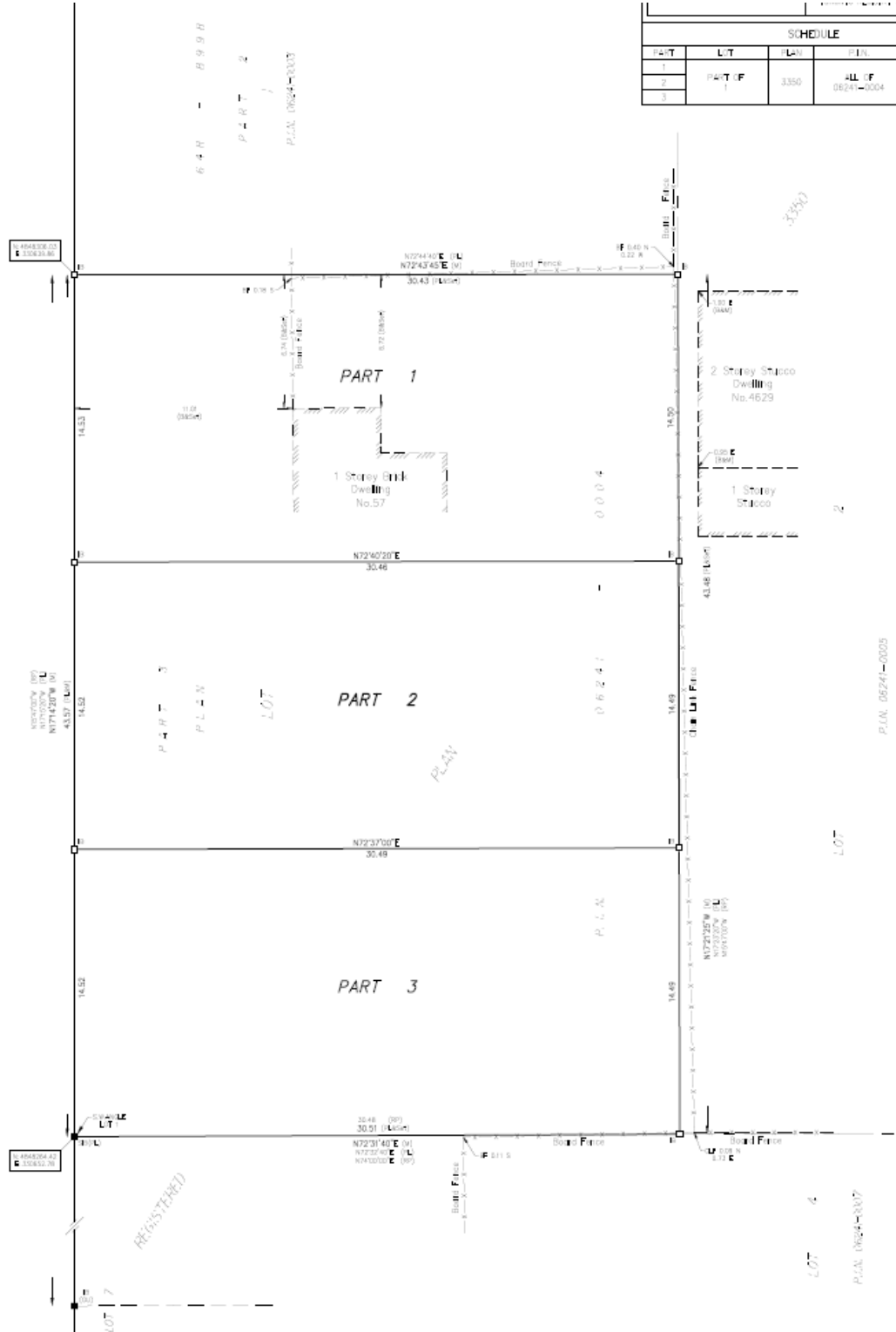
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of lots shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate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

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.

4. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
5. The owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:
  - a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
  - b. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s). *A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).*
  - c. The Owner shall submit a tree protection guarantee security deposit of \$22,470.00 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.
6. The owner shall satisfy the following conditions to the satisfaction of Engineering and Construction Services:
  - a. The applicant is required to submit a site servicing drawing, to the satisfaction of Engineering and Construction Services, for the extension of the sanitary sewer northwards on Orchard Park Drive to provide services to the lands to be developed and obtain all approvals from the Ministry of the Environment and Climate change in this regard. The owner will be financially responsible for all proposed works within the road allowance including the extension of the sanitary sewer and the water and sanitary connections and any costs arising for the relocation or removal of existing services and utilities which may become necessary through the development or use of this land.
  - b. The owner shall enter into a financially secured consent agreement with the City for the construction of the extension of the sanitary sewer, and installation of water and sanitary connections to service the proposed dwellings and all required above ground surface works, with the City's right-of-way, and provide financial securities, submit engineering and inspection fees and provide insurance as required, with all costs the responsibility of the applicant, all the to the satisfaction of Executive Director of Engineering and Construction Services.
7. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A0371/16SC, A0372/16SC and A0373/16SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.



ORCHARD PARK DRIVE



SCHEDULE			
PART	LIT	LEN	PLN
1	PART 1	3350	ALL OF 0624-0004
2			
3			

**Lot Division Plan 57 Orchard Park Drive**  
 Applicant's Submitted Drawing File #B0065/16SC  
 Not to Scale

11/05/2017

Attachment 1

## SIGNATURE PAGE

File Number:	B0065/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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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.

**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, May 11, 2017

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

File Number:	A0371/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 1</b>	Community:	West Hill Community

Legal Description: PLAN 3350 S PT LOT 1 RP 64R9022 PART 3

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 57 Orchard Park Drive into three lots, and has applied for variances for the proposed lot shown as Part 1 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

By-law No. 569-2013 & By-law No. 10327:

1. The proposed lot frontage is 14.5 m  
Whereas the minimum required lot frontage is 15 m
2. The proposed lot area is 441 m<sup>2</sup>  
Whereas the minimum required lot area is 697 m<sup>2</sup>

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.



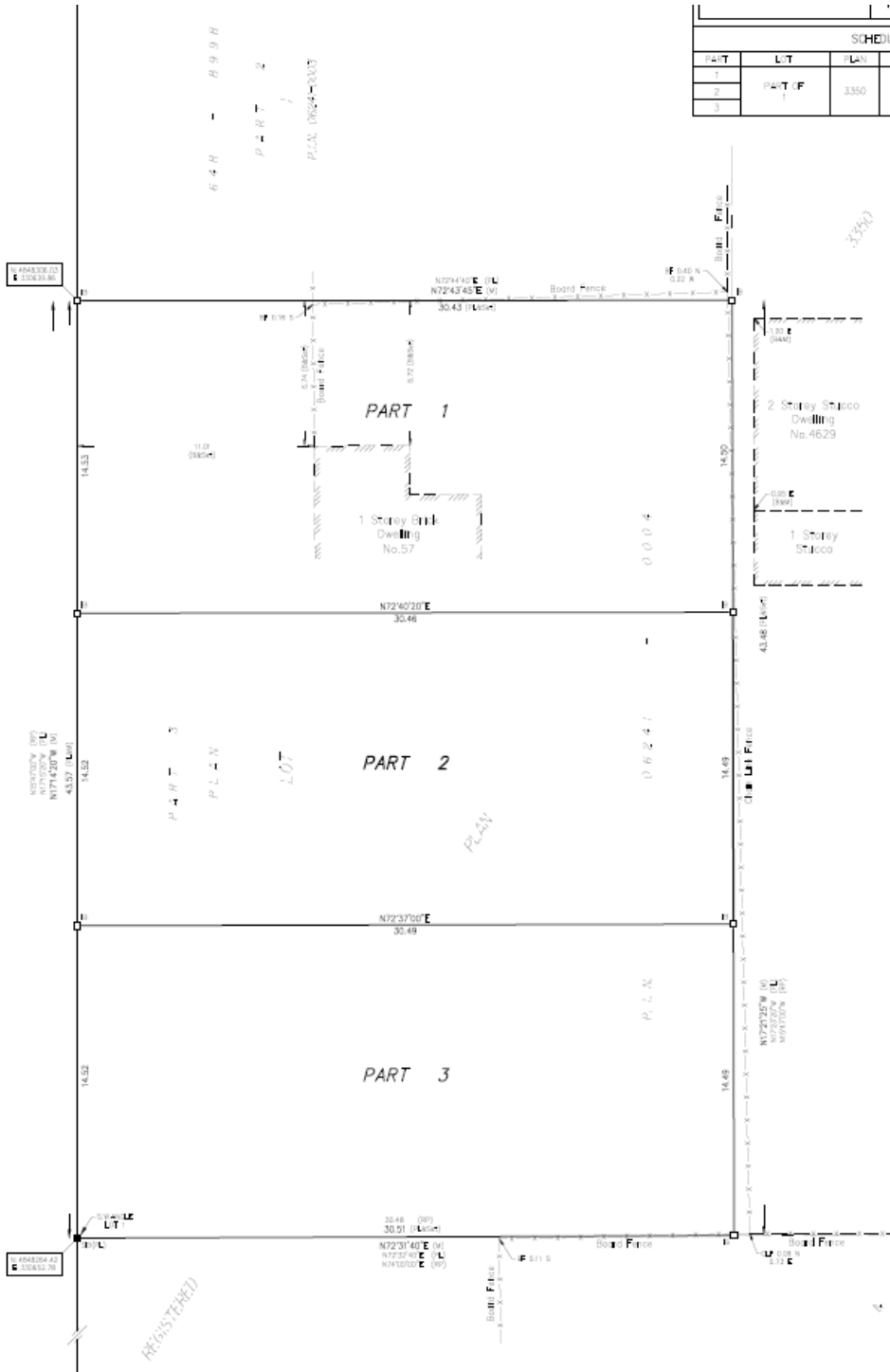
- The general intent and purpose of the Zoning By-law is maintained.
- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



ORCHARD PARK DRIVE

( BY REGISTERED PLAN 22053 )

P.L.N. 0864-002



PART		SCHEDU	
PART	LIT	PLAN	
1			
2	PART 1		3350
3			

**Lot Division Plan 57 Orchard Park Drive – PART 1**  
 Applicant's Submitted Drawing File #A0371/16SC  
 Not to Scale

11/05/2017

Attachment 1

**SIGNATURE PAGE**

File Number:	A0371/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 1</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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- \$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, May 11, 2017

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

File Number:	A0372/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 2</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 57 Orchard Park Drive into three lots, and has applied for variances for the proposed lot shown as Part 2 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

By-law No. 569-2013 & By-law No. 10327:

1. The proposed lot frontage is 14.5 m  
Whereas the minimum required lot frontage is 15 m
2. The proposed lot area is 441 m<sup>2</sup>  
Whereas the minimum required lot area is 697 m<sup>2</sup>

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**

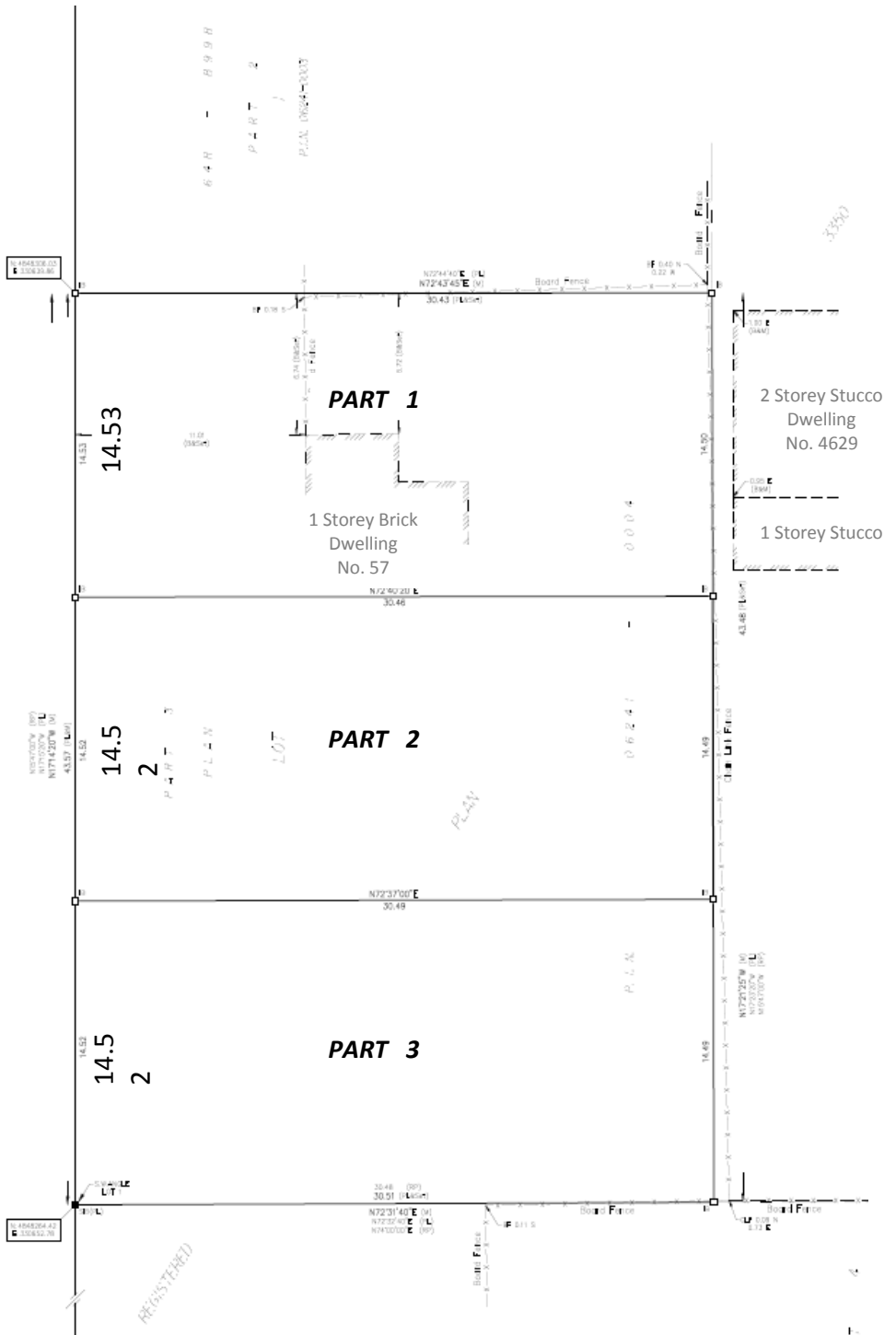
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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



ORCHARD PARK DRIVE



# Lot Division Plan 57 Orchard Park Drive – PART 2

Applicant's Submitted Drawing

File #A0372/16SC

Not to Scale

11/05/2017

Attachment 1

**SIGNATURE PAGE**

File Number:	A0372/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owner:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 2</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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Thursday, May 11, 2017

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

File Number:	A0373/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owners:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 3</b>	Community:	West Hill Community

Legal Description: PLAN 3350 S PT LOT 1 RP 64R9022 PART 3

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 57 Orchard Park Drive into three lots, and has applied for variances for the proposed lot shown as Part 3 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**By-law No. 569-2013 & By-law No. 10327:

1. The proposed lot frontage is 14.5 m  
Whereas the minimum required lot frontage is 15 m
2. The proposed lot area is 441 m<sup>2</sup>  
Whereas the minimum required lot area is 697 m<sup>2</sup>

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



**SIGNATURE PAGE**

File Number:	A0373/16SC	Zoning	Single Family (S) and Residential Detached (RD) [Waiver]
Owner:	SURESHKUMAR RATNAM CHITRAKALA SURESHKUMAR	Ward:	Scarborough East (44)
Agent:	FLEURY, COMERY LLP	Heritage:	Not Applicable
Property Address:	<b>57 ORCHARD PARK DR PART 3</b>	Community:	West Hill Community
Legal Description:	PLAN 3350 S PT LOT 1 RP 64R9022 PART 3		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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To appeal this decision to the OMB you need the following:

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Thursday, May 11, 2017

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

File Number:	B0068/16SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	ZA HUSSAIN ZAKIR HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>85 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land at 85 Sandown Avenue into four parts to be combined with land to be severed from 83 Sandown Avenue (File B0069/16SC) to create four lots as shown on the attached Lot Division Plan.

The proposed lot shown as Part 1 and Part 8 would have a frontage of 10.4 metres on Aylesworth Avenue and a lot area of 285 square metres. The proposed lots shown as Part 2 & Part 7; Part 3 & Part 6; and Part 4 & Part 5 would each have a frontage of 9.2 metres on Aylesworth Avenue and a lot area of 251.5 square metres.

The owner is proposing to demolish the two existing houses and build four new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0073/17SC, A0074/17SC, A0075/17SC and A0076/17SC.

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:**

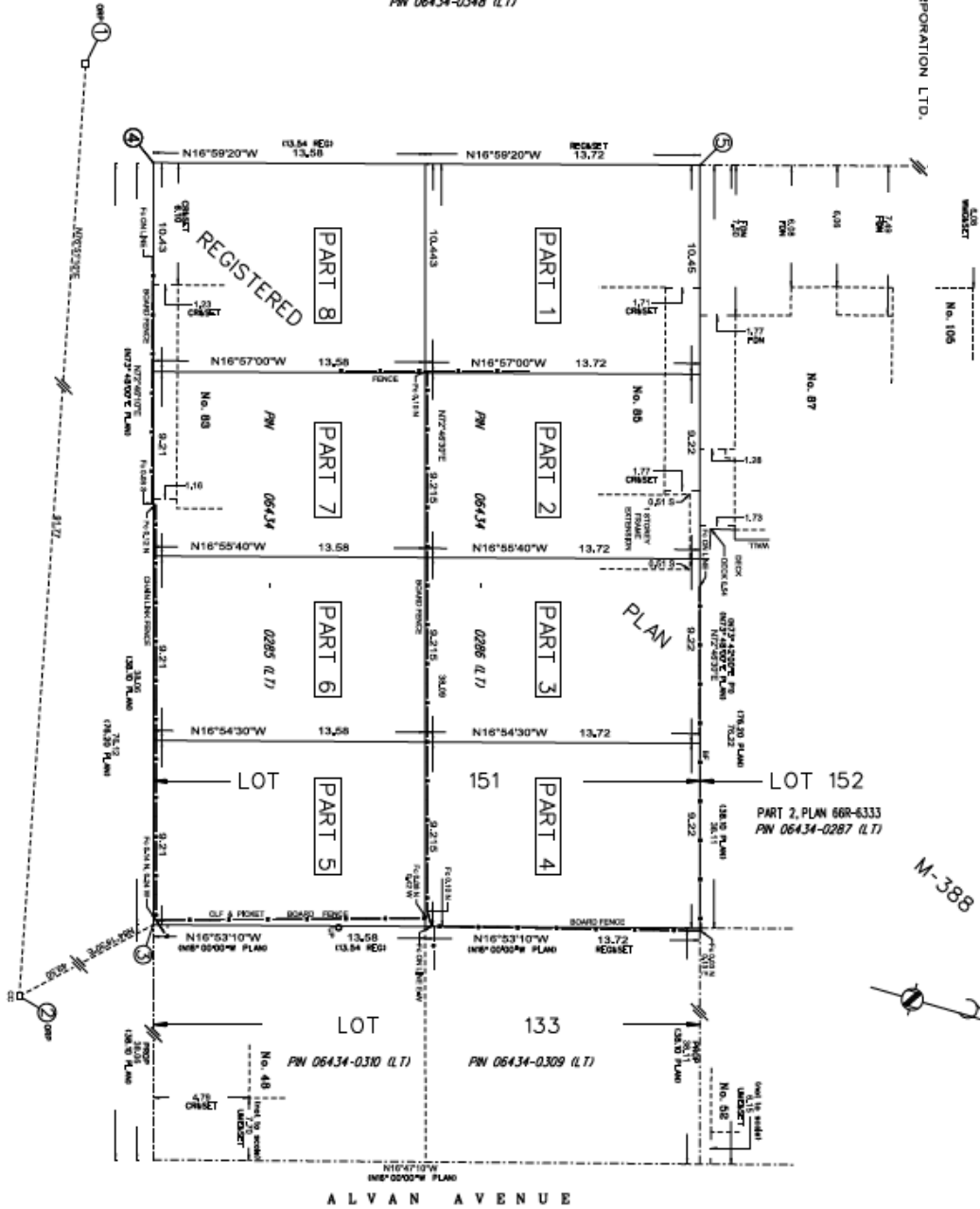
**The Consent Application is Refused**

The Committee has considered the application for consent to the creation of new lots as shown on the attached Lot Division Plan. The Committee is not satisfied that the application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*. The application is therefore refused.

SANDOWN AVENUE  
 BY REGISTERED PLAN M-388  
 PIN 06434-0348 (L1)

JFC  
 LEM CORPORATION LTD.

AYLESWORTH AVENUE  
 FORMERLY FINSTON STREET  
 BY REGISTERED PLAN M-388  
 PIN 06434-0303 (L1)



Lot Division Plan 85 Sandown Avenue

Applicant's Submitted Drawing File #B0068/16SC

Not to Scale

11/05/2017

Attachment 1

SIGNATURE PAGE

Decision Notice - CO.doc



File Number:	B0068/16SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	ZA HUSSAIN ZAKIR HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>85 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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## ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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**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, May 11, 2017

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

File Number:	A0073/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	ZA HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 &amp; 85 SANDOWN AVE PARTS 4 &amp; 5</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling on the land shown as Parts 4 & 5 on the attached Lot Division Plan.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
2. To permit the proposed 175 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
3. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
4. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.

**By-law No. 9364**

5. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

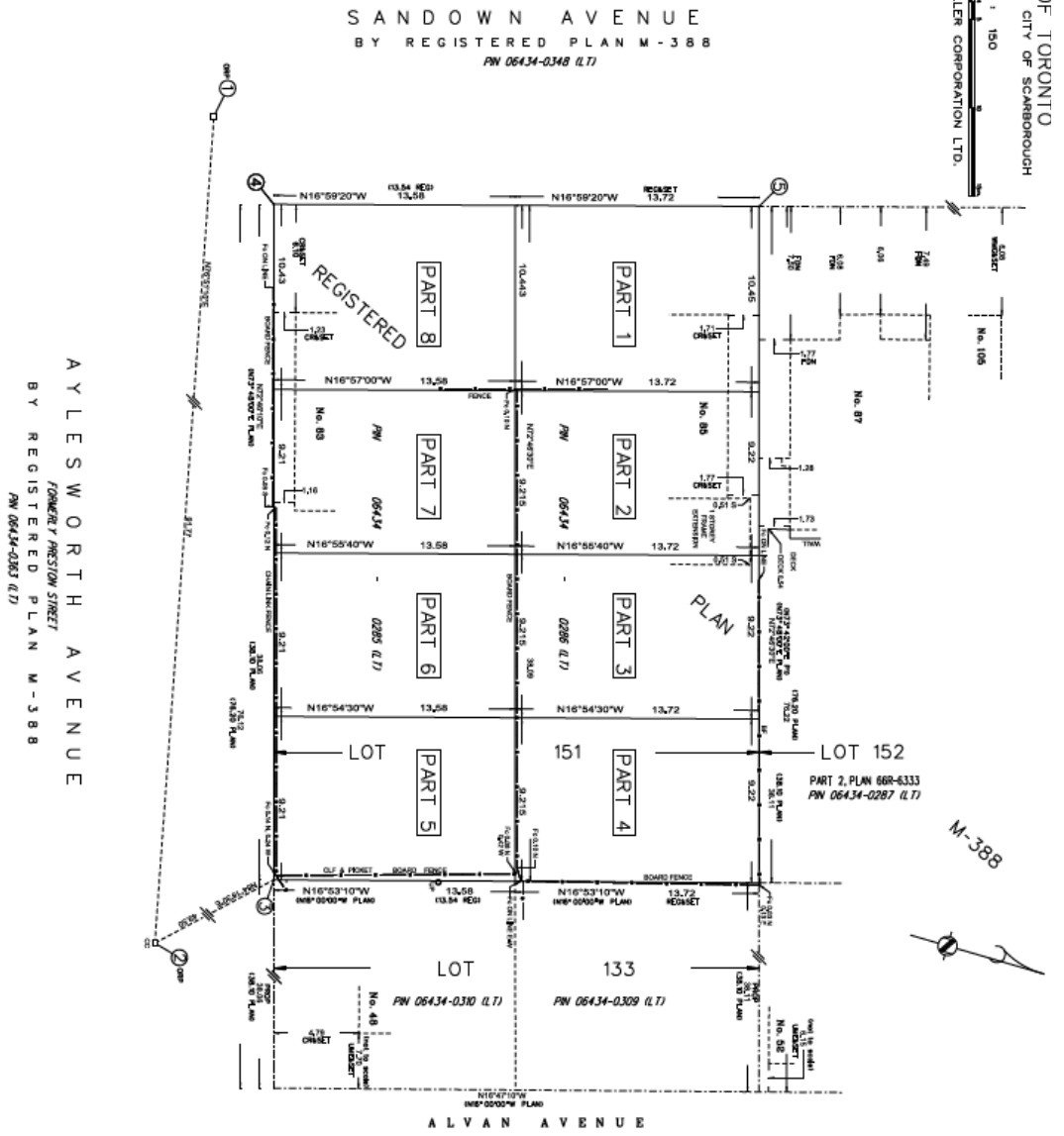
6. To permit the proposed 176 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
7. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
8. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a 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 Refused**

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

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



Lot Division Plan  
Not to Scale  
11/05/2017

83 - 85 Sandown Avenue

Attachment 1

## SIGNATURE PAGE

File Number:	A0073/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	ZA HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>85 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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Thursday, May 11, 2017

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

File Number:	A0074/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	ZA HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 &amp; 85 SANDOWN AVE PARTS 3 &amp; 6</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling on the land shown as Parts 3 & 6 on the attached Lot Division Plan.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
2. To permit the proposed 175 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
3. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
4. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.

**By-law No. 9364**

5. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.



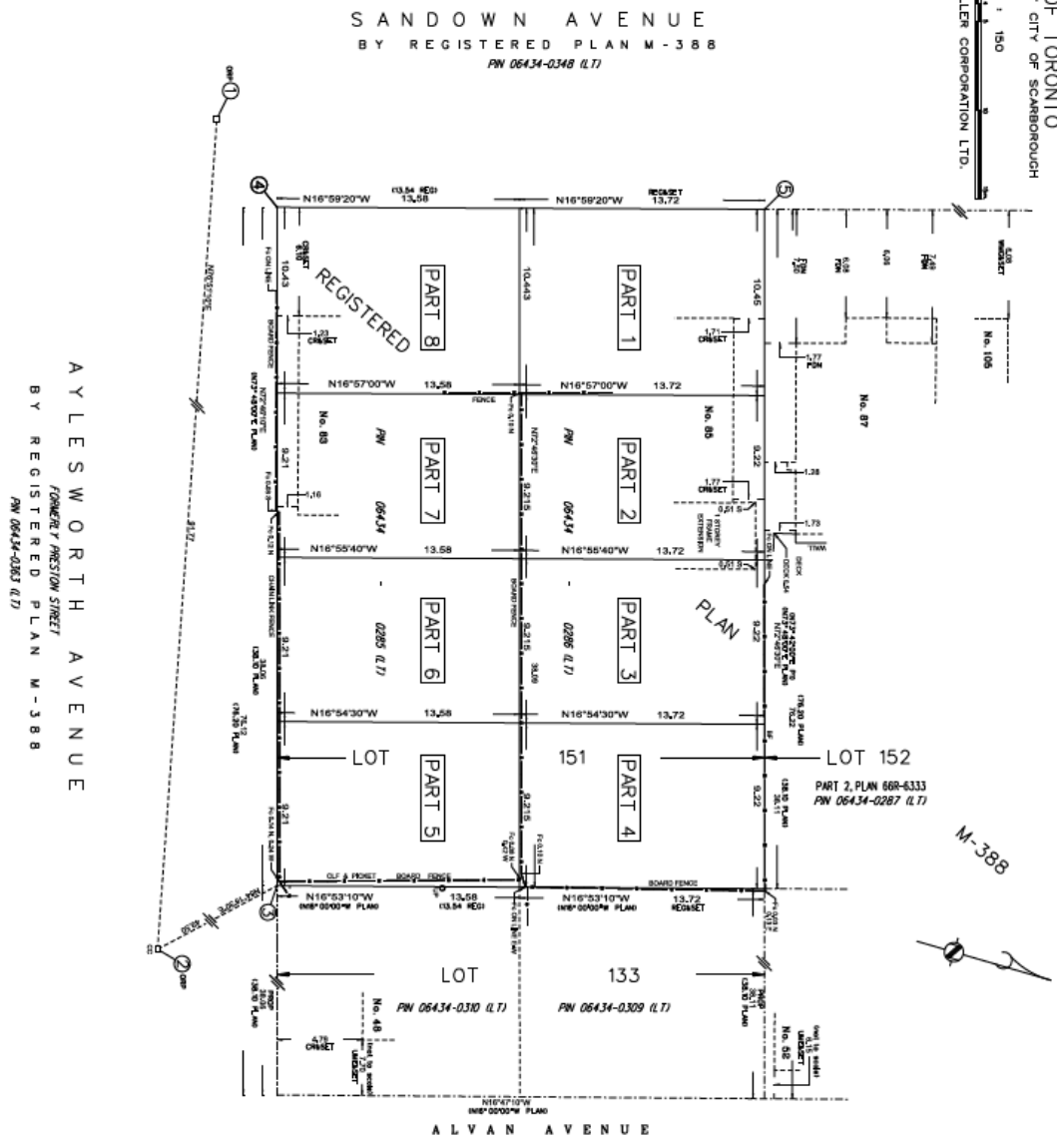
6. To permit the proposed 176 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
7. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
8. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a 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 Refused**

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

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



Lot Division Plan  
Not to Scale  
11/05/2017

83 - 85 Sandown Avenue  
Attachment 1

**SIGNATURE PAGE**

File Number:	A0074/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	ZA HUSSAIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>85 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 N PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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### **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, May 11, 2017

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

File Number:	B0069/16SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land at 83 Sandown Avenue into four parts to be combined with land to be severed from 85 Sandown Avenue (File B0068/16SC) to create four lots as shown on the attached Lot Division Plan.

The proposed lot shown as Part 1 and Part 8 would have a frontage of 10.4 metres on Aylesworth Avenue and a lot area of 285 square metres. The proposed lots shown as Part 2 & Part 7; Part 3 & Part 6; and Part 4 & Part 5 would each have a frontage of 9.2 metres on Aylesworth Avenue and a lot area of 251.5 square metres.

The owner is proposing to demolish the two existing houses and build four new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0073/17SC, A0074/17SC, A0075/17SC and A0076/17SC.

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:**

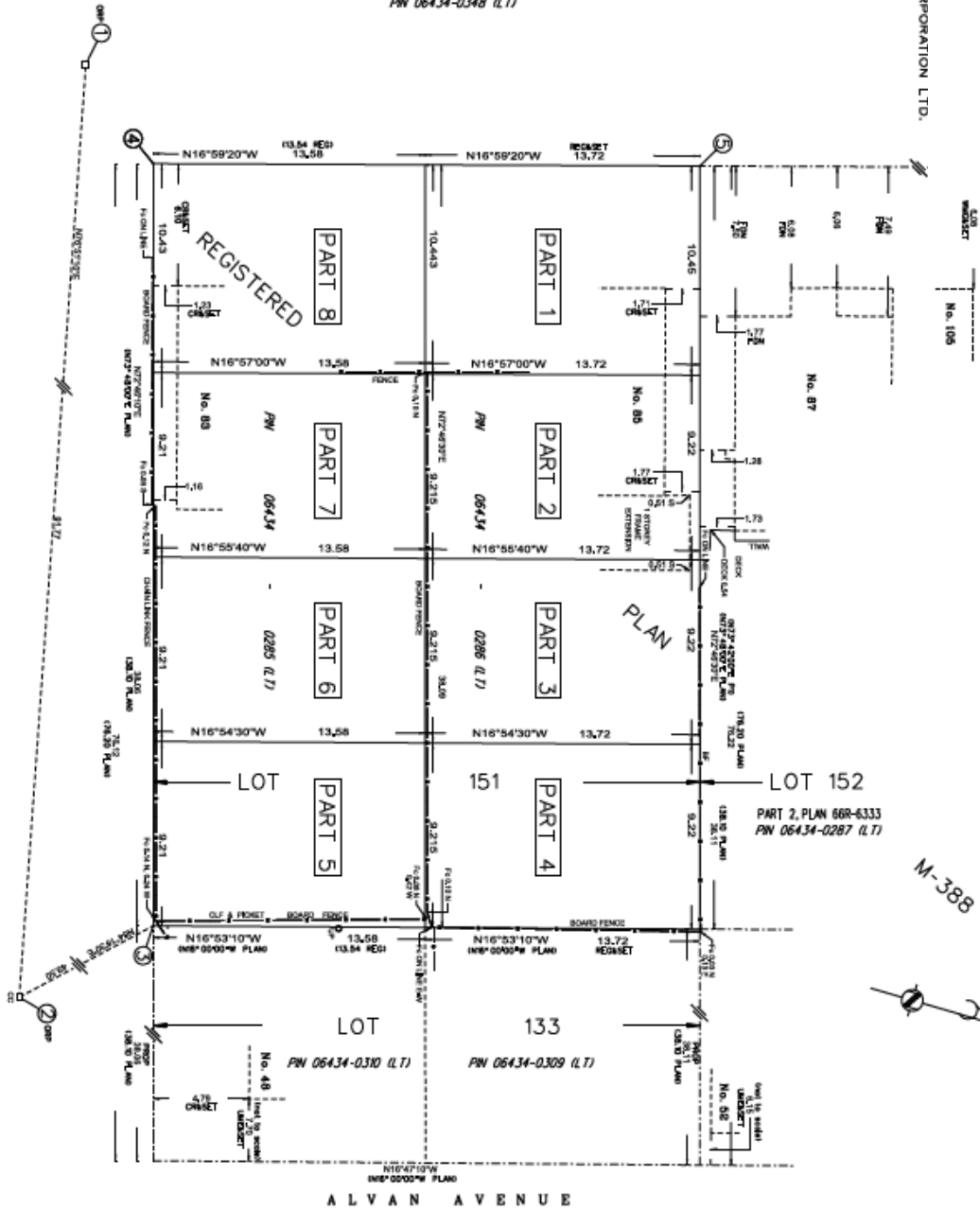
**The Consent Application is Refused**

The Committee has considered the application for consent to the creation of new lots as shown on the attached Lot Division Plan. The Committee is not satisfied that the application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*. The application is therefore refused.

SANDOWN AVENUE  
 BY REGISTERED PLAN M-388  
 PN 06434-0348 (L1)

JFC  
 LEM CORPORATION LTD.

AYLESWORTH AVENUE  
 FORMERLY PRESTON STREET  
 BY REGISTERED PLAN M-388  
 PN 06434-0363 (L1)



Lot Division Plan 83 Sandown Avenue

Applicant's Submitted Drawing File #B0069/16SC

Not to Scale

11/05/2017

Attachment 1

## SIGNATURE PAGE

File Number:	B0069/16SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, May 11, 2017

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

File Number:	A0075/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 &amp; 85 SANDOWN AVE</b> <b>PARTS 2 &amp; 7</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling on the land shown as Parts 2 & 7 on the attached Lot Division Plan.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**By-law No. 569-2013**

1. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
2. To permit the proposed 175 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
3. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
4. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.

**By-law No. 9364**

5. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

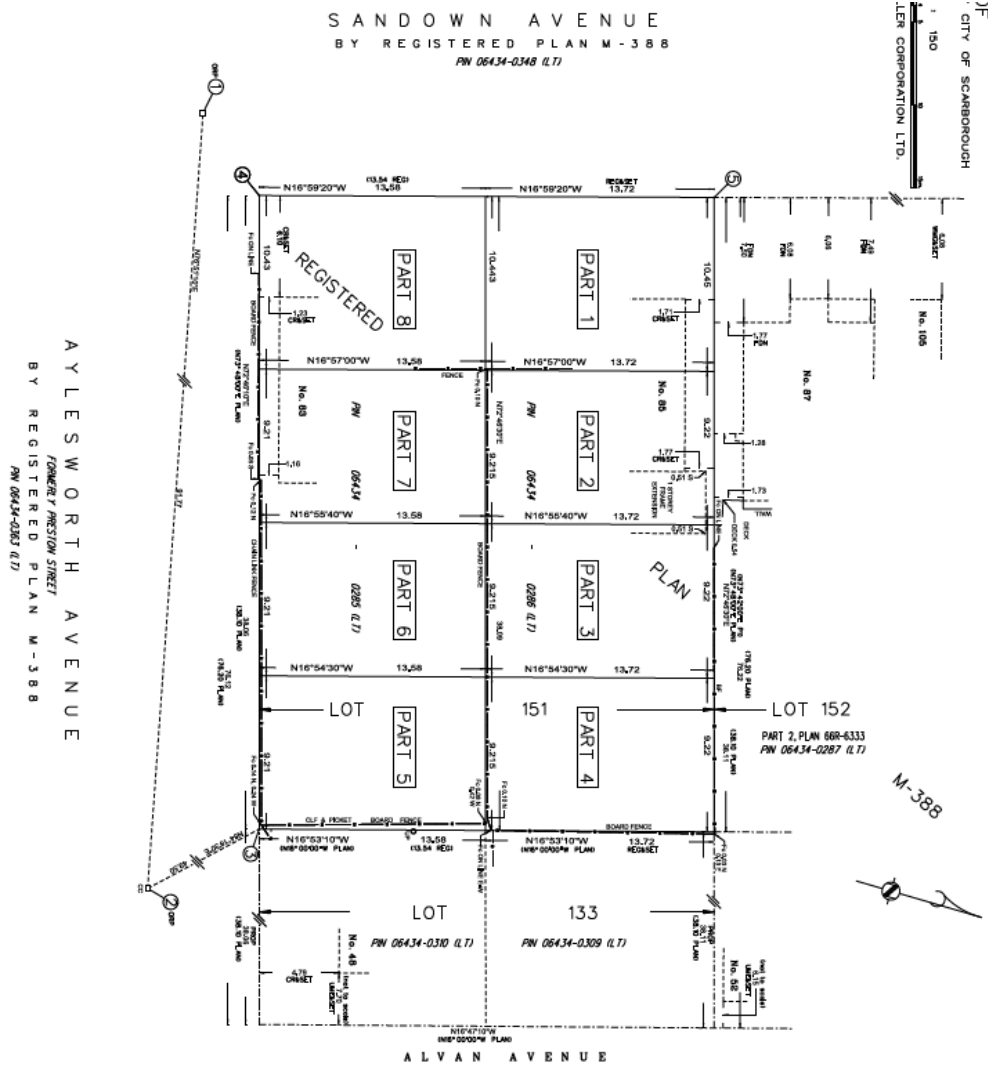
6. To permit the proposed 176 square metres floor area, whereas the Zoning By-law permits maximum 151 square metres floor area.
7. To permit the proposed 251.7 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
8. To permit the proposed 0.61 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a 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 Refused**

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

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



Lot Division Plan  
 Not to Scale  
 11/05/2017

83 - 85 Sandown Avenue  
 Attachment 1

## SIGNATURE PAGE

File Number:	A0075/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, May 11, 2017

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

File Number:	A0076/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 &amp; 85 SANDOWN AVE PARTS 1 &amp; 8</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling on the land shown as Parts 1 & 8 on the attached Lot Division Plan.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
2. To permit the proposed 175 square metres floor area, whereas the Zoning By-law permits maximum 171.1 square metres floor area.
3. To permit the proposed 285.2 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
4. To permit the proposed 0.61 metres east building setback from a side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.

**By-law No. 9364**

5. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
6. To permit the proposed 173 square metres floor area, whereas the Zoning By-law permits maximum 171.1

square metres floor area.

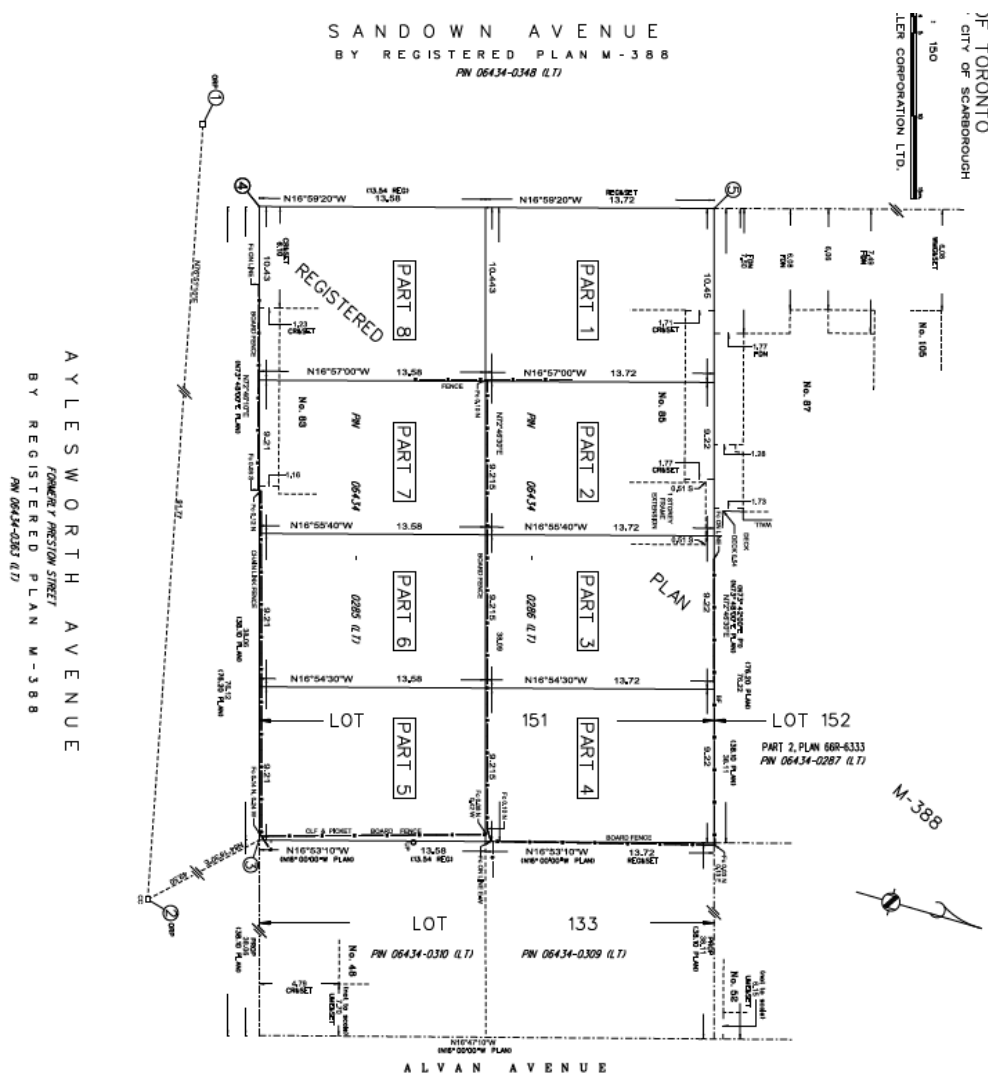
7. To permit the proposed 285.2 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
8. To permit the proposed 0.61 metres east building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a side lot line.
9. To permit the proposed 1.85 metres west building setback from a side lot line, whereas the Zoning By-law requires a minimum 3.6 metres building setback from a side lot line abutting a side street.

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 refuse this variance application for the following reasons:

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



Lot Division Plan  
 Not to Scale  
 11/05/2017

83 - 85 Sandown Avenue  
 Attachment 1



## SIGNATURE PAGE

File Number:	A0076/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	LOVELY YESMIN	Ward:	Scarborough Southwest (36)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>83 SANDOWN AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 S PT LOT 151		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

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Hena Kabir (signed)

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Sean Karmali (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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

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

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

- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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

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

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

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

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

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

Thursday, May 11, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0005/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Both lots to be created (Part 1) and (Part 2) would have a frontage of 7.62 metres. Part 1 would have a lot area of 338.5 square metres and Part 2 would have a lot area of 323.5 square metres. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0052/17SC and A0053/17SC.

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:**

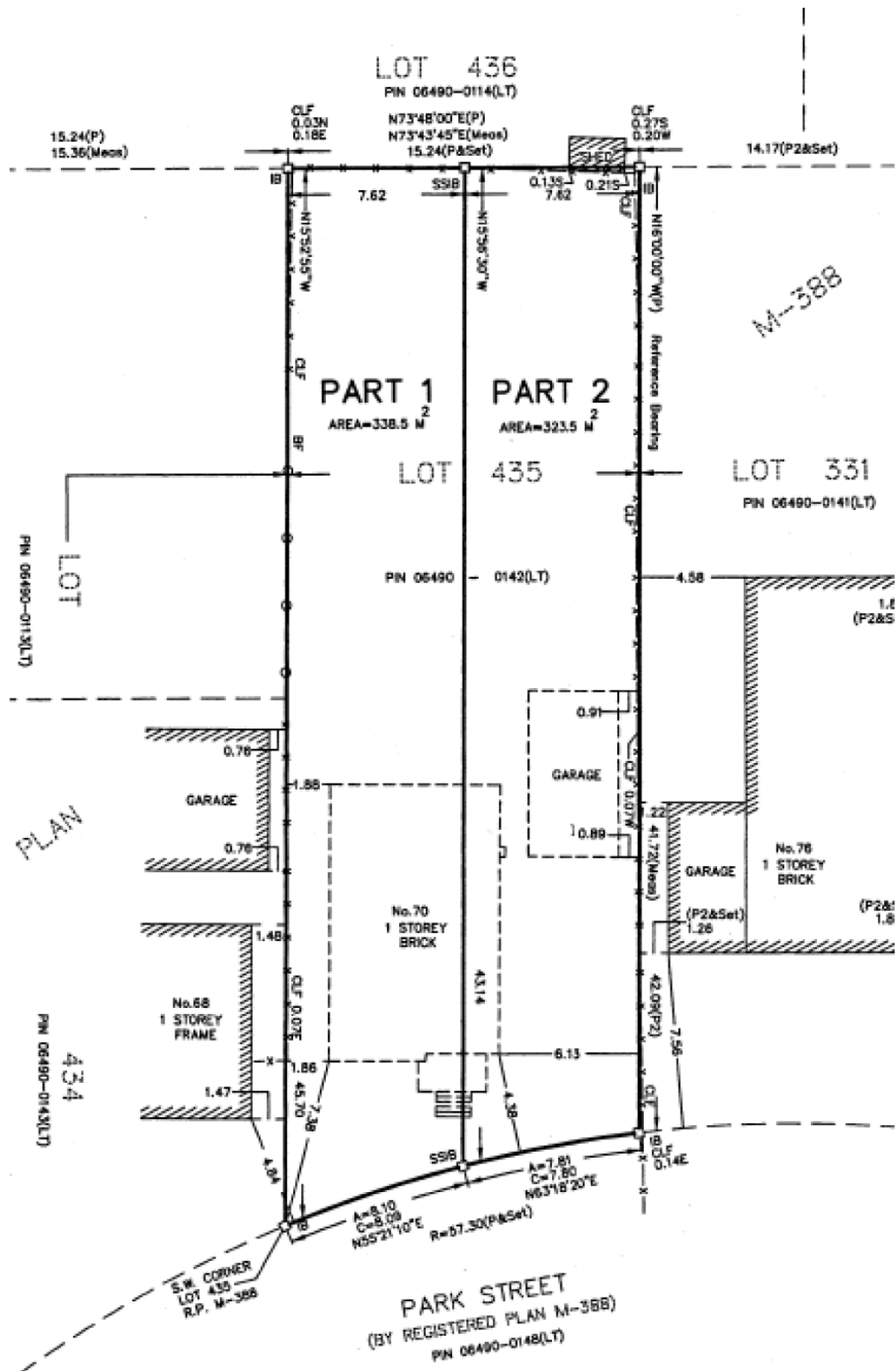
#### **The Consent Application is Approved**

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 create new lots as shown on the attached lot division 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:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto:jfligg@toronto.ca)

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416 338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
4. **Three copies 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.
5. There is an existing TTC bus stop at the intersection of Park Street and Sharpe Street, therefore we would request that the Toronto Transit Commission (TTC) comments on the location of the proposed driveways on Park Street.  
  
The owner must provide sightline analysis for the proposed driveways prepared by a certified Transportation Consultant.
6. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **two (2)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
7. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.

Site Plan



## SIGNATURE PAGE

File Number:	B0005/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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**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, May 11, 2017

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

File Number:	A0052/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST, Part 1</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 9 metres lot frontage.
2. To permit the proposed 0.76 metres east and west building setback from the side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.
3. To permit the proposed 7.74 metres main wall height, whereas the Zoning By-law permits a maximum 7 metres main wall height.
4. To permit the proposed 9.3 square metres of the first floor to be within 4 metres from the front main wall, whereas the Zoning By-law requires a minimum 10 square metres to be within 4 metres from the front main wall.
5. To permit the proposed 3.1 metres wide parking space, whereas the Zoning By-law requires a minimum 3.2 metres wide parking space.



**By-law No. 9364**

6. To permit the proposed 3.1 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.

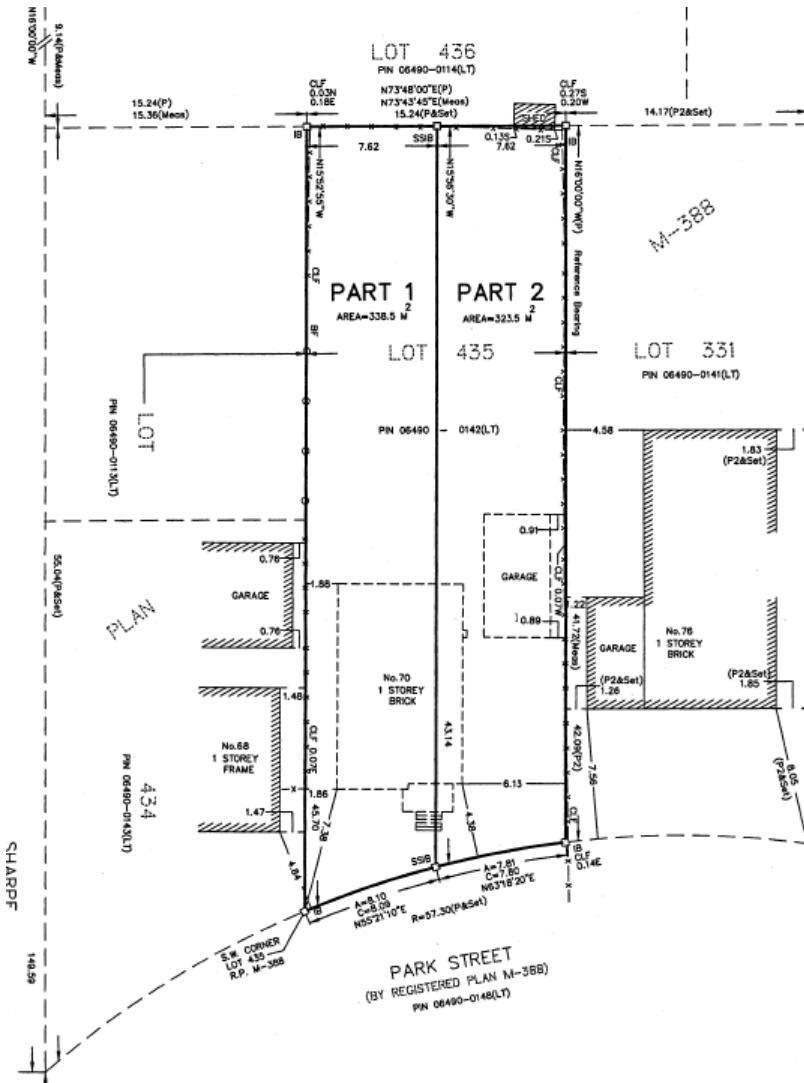
To permit the proposed 0.76 metres east and west building setback from the side lot line, whereas the Zoning By-law requires a minimum 2.4 metres building setback from a side lot line.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



Lot Division Plan

**SIGNATURE PAGE**

File Number:	A0052/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST, Part 1</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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Thursday, May 11, 2017

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

File Number:	A0053/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST, Part 2</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 9 metres lot frontage.
2. To permit the proposed 323.5 square metres lot area, whereas the Zoning By-law requires a minimum 325 square metres lot area.
3. To permit the proposed 0.76 metres east and west building setback from the side lot line, whereas the Zoning By-law requires a minimum 0.9 metres building setback from a side lot line.
4. To permit the proposed 200 square metres floor area or 0.62 times the lot area, whereas the Zoning By-law permits maximum 194 square metres floor area or 0.6 times the lot area.
5. To permit the proposed 7.74 metres main wall height, whereas the Zoning By-law permits a maximum 7 metres main wall height.
6. To permit the proposed 9.3 square metres of the first floor to be within 4 metres from the front main wall, whereas the Zoning By-law requires a minimum 10 square metres to be within 4 metres from the front main

wall.

7. To permit the proposed 3.1 metres wide parking space, whereas the Zoning By-law requires a minimum 3.2 metres wide parking space.

**By-law No. 9364**

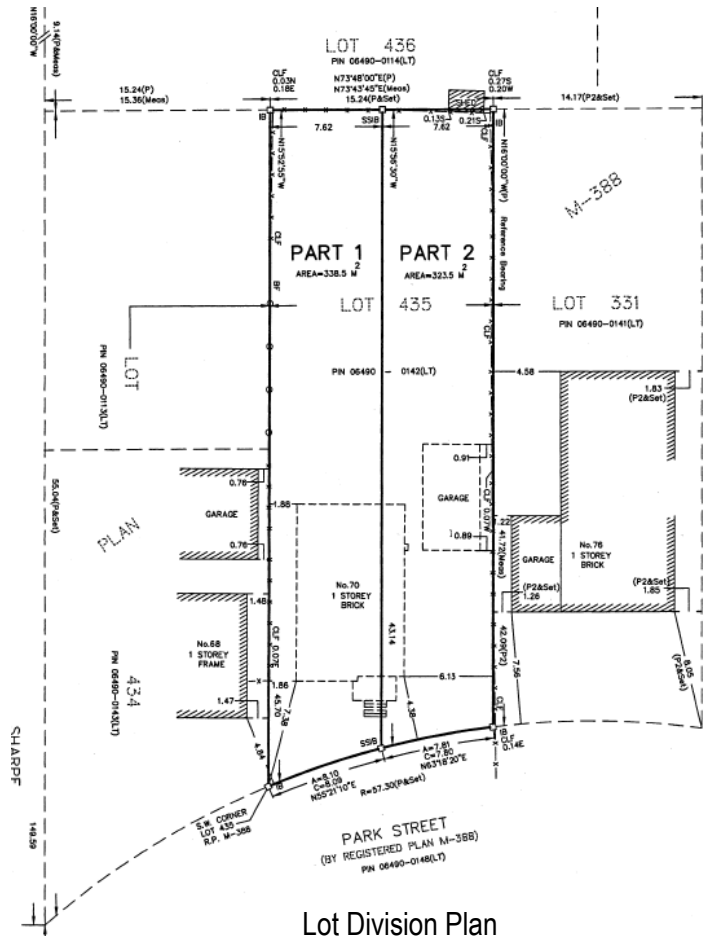
8. To permit the proposed 3.1 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.
9. To permit the proposed 0.76 metres east and west building setback from the side lot line, whereas the Zoning By-law requires a minimum 2.4 metres building setback from a side lot line.
10. To permit the proposed 200 square metres floor area or 0.62 times the lot area, whereas the Zoning By-law permits maximum 194 square metres floor area or 0.6 times 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



Lot Division Plan

**SIGNATURE PAGE**

File Number:	A0053/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	PETRU ALEXA MESHELL ALEXA	Ward:	Scarborough Southwest (36)
Agent:	NICK HATZIANTONIOU	Heritage:	Not Applicable
Property Address:	<b>70 PARK ST, Part 2</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 435		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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

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

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Thursday, May 11, 2017

## **NOTICE OF DECISION**

### **CONSENT**

**(Section 53 of the Planning Act)**

File Number:	B0006/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two (2) residential lots.

#### **Conveyed - Part 1**

##### **237B McIntosh Street**

The proposed lot frontage is 9.14 m and the proposed lot area is 452.1 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0065/17SC.

#### **Retained - Part 2**

##### **237A McIntosh Street**

The proposed lot frontage is 9.14 m and the proposed lot area is 444.9 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0064/17SC.

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 create new lots as shown on the attached lot division 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:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca.
4. **Three copies 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.
5. The following conditions shall be fulfilled to the satisfaction of the Acting Manager, Development Engineering, Engineering & Construction Services, Scarborough District:
  - a. The proposed driveway serving Part 1, must align perpendicular to the roadway.
  - b. Prepare all documents and convey to the City, at nominal cost, (a 0.22 metre lane widening is required along the rear of the property to satisfy the requirement of a 6m wide lane right-of-way, of Sandown Lane) in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Executive Director of Engineering and Construction Services and the City Solicitor;
  - c. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
    - i. be in metric units and integrated with the Ontario Co-ordinate System (30 MTM, Zone 10, NAD 83 CSRS);
    - ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and;
    - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
  - d. Pay all costs for registration and preparation of reference plan(s).
6. The following conditions shall be fulfilled to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District:
  - c. The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of \$5,689.49 in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.

- d. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is one (1) and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
7. The Owner shall obtain Final and Binding Decisions on minor variance applications A0064/17SC and A0065/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.



## SIGNATURE PAGE

File Number:	B0006/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

### Appeal Information

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Thursday, May 11, 2017

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

File Number:	A0064/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST – PT 2</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage on Part 2.

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

By-law No. 569-2013:

1. The proposed dwelling will have a height of 8.56 m;  
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
2. A total of 8 m<sup>2</sup> of the first floor is proposed to be within 4 m of the front main wall;  
Whereas a minimum of 10 m<sup>2</sup> of the first floor must be located within 4 m of the front main wall.

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 to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.

## SIGNATURE PAGE

File Number:	A0064/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST – PT 2</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

## ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

Thursday, May 11, 2017

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

File Number:	A0065/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST – PT 1</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral garage on Part 1.

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

By-law No. 569-2013:

1. The proposed dwelling will have a height of 8.56 m;  
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
2. A total of 8 m<sup>2</sup> of the first floor is proposed to be within 4 m of the front main wall;  
Whereas a minimum of 10 m<sup>2</sup> of the first floor must be located within 4 m of the front main wall.

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 to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.

## SIGNATURE PAGE

File Number:	A0065/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	LOUIS GOSSELIN	Ward:	Scarborough Southwest (36)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>237 MCINTOSH ST – PT 1</b>	Community:	Cliffside Community
Legal Description:	PLAN M388 LOT 269 PT LOT 270		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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

Thursday, May 11, 2017

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

File Number:	B0008/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created, Part 1 and Part 2 would have a frontage of 8.38 metres and a 278.3 square metres lot area. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0083/17SC and A0084/17SC.

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**

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 create new lots as shown on the attached lot division 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:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029;



[emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto:jfligg@toronto.ca)

3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416 392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416 338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
4. **Three copies 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.
5. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.

The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of **\$583.00** in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.

Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

6. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.



**SIGNATURE PAGE**

File Number:	B0008/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

**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, May 11, 2017

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

File Number:	A0083/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 A LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new single family dwelling.

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

**By-law No. 569-2013**

1. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

**By-law No. 9276**

2. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**SIGNATURE PAGE**

File Number:	A0083/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 A LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

_____ David Peacock (signed)	_____ Eden Gajraj (signed)	_____ Hena Kabir (signed)
_____ Nimrod Salamon (signed)	_____ Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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Thursday, May 11, 2017

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

File Number:	A0084/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner(s):	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 B LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new single family dwelling.

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

**By-law No. 569-2013**

1. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

**By-law No. 9276**

2. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**SIGNATURE PAGE**

File Number:	A0084/17SC	Zoning	RS - Residential Semi-Detached/S - Single Family Residential [ZZC]
Owner:	GREECIA CONSTRUCTION LIMITED GREECIA CONSTRUCTION	Ward:	Scarborough Southwest (35)
Agent:	ARBEN SHPATI	Heritage:	Not Applicable
Property Address:	<b>44 B LAUREL AVE</b>	Community:	Kennedy Park Community
Legal Description:	PLAN 1093 BLK M LOT 15 LOT 16 PT LOT 17		

_____ David Peacock (signed)	_____ Eden Gajraj (signed)	_____ Hena Kabir (signed)
_____ Nimrod Salamon (signed)	_____ Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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Thursday, May 11, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0007/17SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	PRASANNA GANTHITHASAN	Ward:	Scarborough East (44)
Agent:	CORDOBA CONSTRUCTION	Heritage:	Not Applicable
Property Address:	<b>563 MEADOWVALE RD</b>	Community:	Highland Creek Community
Legal Description:	CON 1 PT LOT 4		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

The applicant is proposing to sever the property into two residential lots identified as Part 1 and Part 2 on the attached lot division plan. Part 2 (563 Meadowvale Rd) would then be merged with land from the abutting property at 5 White Ave (Part 3) to form a new lot. The proposal was previously approved by the Committee of Adjustment in December 2015 (application B015/15SC), however the approval has lapsed.

#### **Retained - Part 1**

The retained lot would have a lot frontage of 15.24 m and a lot area of 465.05 m<sup>2</sup>. The existing house and garage would be demolished.

#### **Conveyed - Part 2**

The conveyed land would have a frontage of 10.3 m and an area of 314.253 m<sup>2</sup>. Part 2 would be merged with Part 3 to create a new lot with a combined lot frontage of 15.24 m and a lot area of 464.90 m<sup>2</sup> (refer to consent File B016/15SC for 5 White Ave).

#### **Conveyed - Parts 5 and 6**

Parts 5 and 6 will be conveyed to the City of Toronto for the purposes of a corner rounding and a road widening. 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 create new lots as shown on the attached lot division 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:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca.
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416-338-5033; vgomes@toronto.ca.
4. **Three copies 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.
5. Prepare all documents and convey to the City, at nominal cost, a 6.0 metre corner rounding (street line radius) at the south east corner of Meadowvale Rd. and White Ave. and also a 4.94 metre widening along the entire Meadowvale Road frontage of the property in fee simple; such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Executive Director of Engineering & Construction Services and the City Solicitor;
6. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
  - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator projection;
  - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
  - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
7. Pay all costs for registration and preparation of reference plan(s);
8. Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City;
9. Pay all costs associated with the City retaining a third-party Peer Reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$8,000.00, as an initial deposit towards the cost of the peer review to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City);
10. Submit to the satisfaction of the City's Peer Reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services;

11. At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person, to the Executive Director, Engineering and Construction Services, for peer review and concurrence that based on all necessary supporting environmental documents:
  - a. it is unlikely that there is any off-site contamination resulting from past land uses on the development site that has migrated on to adjacent City lands that would exceed the applicable Site Condition Standards and,
  - b. the land to be conveyed to the City meets either:
    - i. the applicable MOE Generic Site Condition Standards (Tables 1, 2,3, 6,7,8 and 9) for the most environmentally sensitive adjacent land use;  
or
    - ii. the Property Specific Standards (PSSs) as approved by the MOE for a Risk Assessment/Risk Management Plan which was conducted in accordance with the City Policies and Conditions for the Acceptance of Risk Assessed Lands (Clause 18, of Works Committee Report 2, April 25, 26 and 27, 2006);
12. The QP's statement, referenced in 7. above, will include a Reliance Letter (Attachment 5 template), that is stamped, dated and signed by the applicant's Qualified Person (the "QP"), as defined in O. Reg. 153/04, as amended confirming that both the City and the City's Peer Reviewer can rely on the environmental documentation submitted and the QP's opinion as to the condition of the site.
13. For conveyance of lands requiring a Record of Site Condition (the "RSC"),
  - i. File the RSC on the Ontario Environmental Site Registry, and
  - ii. Submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Executive Director, Engineering and Construction Services.
14. File the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Engineering and Construction Services.
15. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
16. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II including submission of a Tree Loss Payment an amount to be determined, if necessary.
17. The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of \$15,354.00 in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
18. The applicant shall provide to Urban Forestry a payment in the amount of \$1,166.00 (\$583.00 X 2) to cover the cost of planting a new street tree on the street allowance fronting the lots. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5<sup>th</sup> floor, Toronto, Ontario, M1P 4N7.
19. The applicant shall provide a Natural Heritage Impact Study (NHIS) prepared by a qualified environmental consultant to the satisfaction of Toronto and Region Conservation Authority (TRCA).

20. The Owner(s) shall submit a Natural Heritage Impact Study (NHIS) to Urban Forestry Ravine & Natural Feature Protection (RNFP) for review and acceptance.
21. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.





## SIGNATURE PAGE

File Number:	B0007/17SC	Zoning	Residential Detached (RD) and Single Family (S) [ZR]
Owner(s):	PRASANNA GANTHITHASAN	Ward:	Scarborough East (44)
Agent:	CORDOBA CONSTRUCTION	Heritage:	Not Applicable
Property Address:	<b>563 MEADOWVALE RD</b>	Community:	Highland Creek Community
Legal Description:	CON 1 PT LOT 4		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

**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, May 11, 2017

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

File Number:	A130/14SC	Zoning	General Industrial (MG), Vehicle Service (VS), Employment Industrial (E) Zone
Owners:	J J V INVEST INC	Ward:	Scarborough Southwest (35)
Agent:	ALEX BOROS PLANNING AND DESIGN ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>124 MANVILLE RD</b>	Employment District:	Golden Mile Employment District
Legal Description:	PLAN 3759 PT LOT 12 AND 13 64R1647 PARTS 1 2 AND 3		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit vehicle sales on the site.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**By-law No. 24982:

1. The proposed use is a Vehicle Sales Operation for the display, sale or lease of a maximum of 20 vehicles at any time  
WHEREAS a Vehicle Sales Operation is not a permitted use

By-law No. 569-2013:

2. The proposed use is a Vehicle Dealership for the sale, rental or lease of a maximum of 20 vehicles displayed or stored on site  
Whereas a Vehicle Dealership is not a permitted use.

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 refuse this variance application for the following reasons:

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

**SIGNATURE PAGE**

File Number:	A130/14SC	Zoning	General Industrial (MG), Vehicle Service (VS), Employment Industrial (E) Zone
Owner:	J J V INVEST INC	Ward:	Scarborough Southwest (35)
Agent:	ALEX BOROS PLANNING AND DESIGN ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>124 MANVILLE RD</b>	Employment District:	Golden Mile Employment District
Legal Description:	PLAN 3759 PT LOT 12 AND 13 64R1647 PARTS 1 2 AND 3		

\_\_\_\_\_  
David Peacock (signed)

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Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

Thursday, May 11, 2017

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

File Number:	A0300/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	GENXS CORP	Ward:	Scarborough Southwest (36)
Agent:	VANLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>26 EASTVILLEAVE</b>	Community:	Cliffcrest Community

Legal Description: PLAN M475 PT LOT 103 PT LOT 102

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to permit the already constructed second storey addition with a two storey rear addition. Please note that in January 2014, the Committee of Adjustment approved variances for floor area and front porch projection.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the 9.32 metres building height, whereas the Zoning By-law permits a maximum 9 metres building height.
2. To permit the 2 balconies on the front elevation, whereas the Zoning By-law permits a maximum 1 balcony per elevation.
3. To permit the 7.26 metres height for 100% of the side main walls, whereas the Zoning By-law requires 100% of the side main wall height to be under 7 metres.

**By-law No. 9396**

4. To permit the 9.42 metres building height, whereas the Zoning By-law permits a maximum 9 metres building height.



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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

The owner shall build a railing attached to the exterior wall for the window/balcony (juliette balcony) over the garage.

## SIGNATURE PAGE

File Number:	A0300/16SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	GENXS CORP	Ward:	Scarborough Southwest (36)
Agent:	VANLE ARCHITECT INC	Heritage:	Not Applicable
Property Address:	<b>26 EASTVILLE AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN M475 PT LOT 103 PT LOT 102		

\_\_\_\_\_  
David Peacock (signed)

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Eden Gajraj (signed)

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Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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:

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

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

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

Thursday, May 11, 2017

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

File Number:	A0066/17SC	Zoning	Commercial Residential (CR) & Neighbourhood Commercial (NC) Zone [Waiver]
Owner(s):	MANOLIS GAIDATSI	Ward:	Scarborough Southwest (36)
Agent:	C AND PARTNERS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>2857 KINGSTON RD</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 PT LOT 4		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing vacant two-storey brick building to a Montessori and Daycare facility.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The proposed parking space will have a 0 m setback from the south-side lot line;  
Whereas a parking space that is not in a building must have be setback at least 0.5 m from a lot line.

By-law No. 9396:

2. The proposed basement level will contain storage, mechanical space, a sleep room, food prep, staff lounge, washroom and a janitor closet;  
Whereas the by-law limits the use of a basement space to storage purposes only.
3. A total of two (2) parking spaces will be provided on the site;  
Whereas a minimum of three (3) parking spaces are required.

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:	A0066/17SC	Zoning	Commercial Residential (CR) & Neighbourhood Commercial (NC) Zone [Waiver]
Owner:	MANOLIS GAIDATSI	Ward:	Scarborough Southwest (36)
Agent:	C AND PARTNERS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>2857 KINGSTON RD</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 PT LOT 4		

\_\_\_\_\_  
David Peacock (signed)

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Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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:

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

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

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

Thursday, May 11, 2017

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

File Number:	A0069/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner(s):	KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 A BIRCHMOUNT RD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 5		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition on existing the detached dwelling.

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

By-law No. 569-2013:

1. The altered dwelling will have a total length of 22.39 m;  
Whereas the maximum permitted dwelling length is 17 m.
2. The altered dwelling will have a total depth of 22.43 m;  
Whereas the maximum permitted building depth, as measured from the minimum front yard setback line, is 19 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. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall submit a complete application for a permit to injure or destroy City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).
3. The Owner shall submit a tree protection guarantee security deposit of **\$1,464** 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.

**SIGNATURE PAGE**

File Number:	A0069/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner:	KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 A BIRCHMOUNT RD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 5		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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:

- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, May 11, 2017

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

File Number:	A0070/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner(s):	KAYRA HOLDING INC KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 B BIRCHMOUNT RD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 3		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition on existing the detached dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The altered dwelling will have a total length of 22.39 m;  
Whereas the maximum permitted dwelling length is 17 m.
2. The altered dwelling will have a total depth of 22.43 m;  
Whereas the maximum permitted building depth, as measured from the minimum front yard setback line, is 19 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. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall submit a complete application for a permit to injure or destroy City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).
3. The Owner shall submit a tree protection guarantee security deposit of **\$1,464** 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.

**SIGNATURE PAGE**

File Number:	A0070/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner:	KAYRA HOLDING INC KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 B BIRCHMOUNT RD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 3		

\_\_\_\_\_  
David Peacock (signed)                      Eden Gajraj (signed)                      Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)                      Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

Thursday, May 11, 2017

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

File Number:	A0071/17SC	Zoning:	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner(s):	KARACA YILDIRIM KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 C BIRCHMOUNTRD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 1		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition on existing the detached dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The altered dwelling will have a total length of 22.39 m;  
Whereas the maximum permitted dwelling length is 17 m.
2. The altered dwelling will have a total depth of 22.43 m;  
Whereas the maximum permitted building depth, as measured from the minimum front yard setback line, is 19 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. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall submit a complete application for a permit to injure or destroy City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).
3. The Owner shall submit a tree protection guarantee security deposit of **\$1,464** 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.

**SIGNATURE PAGE**

File Number:	A0071/17SC	Zoning	Residential Semi-Detached (RS) & Two-Family (T) Zone [ZR]
Owner:	KARACA YILDIRIM KARACA YILDIRIM	Ward:	Scarborough Southwest (35)
Agent:	SOL ARCH	Heritage:	Not Applicable
Property Address:	<b>670 C BIRCHMOUNT RD</b>	Community:	Birchmount Park Community
Legal Description:	TORONTO CON C PT LOT 31 RP 66R26649 PART 1		

\_\_\_\_\_  
David Peacock (signed)                      Eden Gajraj (signed)                      Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)                      Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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:

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

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

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Thursday, May 11, 2017

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

File Number:	A0078/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	DANIEL MCKENNA	Ward:	Scarborough Southwest (36)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	<b>288 WARDEN AVE</b>	Community:	Birchcliff Community
Legal Description:	PLAN 2597 LOT 13 PT LOT 14		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two storey rear addition, a second storey addition over the existing dwelling, new side and rear decks and interior and exterior alterations.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The altered dwelling will cover 39.2% of the lot area (109.2 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 33% of the lot area (91.93 m<sup>2</sup>).
2. The altered dwelling will have a floor space index equal to 0.62 times the lot area (174 m<sup>2</sup>);  
Whereas the maximum permitted floor space index is 0.6 times the lot area (167.15 m<sup>2</sup>).
3. The existing/altered dwelling will be located 17.84 m from the original centreline of Warden Avenue;  
Whereas the minimum required front yard setback is 20.5 m from the original centreline of the road.
4. The altered dwelling will be located 1.89 m from the side lot line abutting Kenny Avenue;  
Whereas the minimum required side yard setback is 3.6 m from a side lot line that abuts a street.
5. The proposed side entrance deck will encroach into the required side yard setback by 3.07 m;  
Whereas the maximum permitted encroachment into a required side yard setback is 1.5 m.
6. The proposed parking pad is located in the rear yard;  
Whereas for a property on a corner lot, the parking space must be in a building or structure.

By-law No. 8786:

7. The altered dwelling will have a total floor area equal to 0.62 times the lot area (174 m<sup>2</sup>);  
Whereas the maximum permitted floor area is 0.6 times the lot area (167.15 m<sup>2</sup>).
8. The existing/altered dwelling will be located 17.84 m from the centreline of the original road allowance;  
Whereas the minimum required front yard setback is 20.5 m from the centreline of the original road allowance.
9. The altered dwelling will be located 1.89 m from the side lot line abutting Kenny Avenue;  
Whereas the minimum required side yard setback is 3.6 m from a lot line that abuts a side street.

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 Owner shall submit a complete application for permit to injure or remove privately owned tree(s).

## SIGNATURE PAGE

File Number:	A0078/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	DANIEL MCKENNA	Ward:	Scarborough Southwest (36)
Agent:	WILL HUDSON	Heritage:	Not Applicable
Property Address:	<b>288 WARDEN AVE</b>	Community:	Birchcliff Community
Legal Description:	PLAN 2597 LOT 13 PT LOT 14		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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Thursday, May 11, 2017

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

File Number:	A0079/17SC	Zoning	Residential Apartment (RA & A) Zone [ZR]
Owner(s):	TAPSCOTT BIRCH PROPERTIES INC	Ward:	Scarborough-Rouge River (42)
Agent:	INSOHO DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>165 TAPSCOTT RD</b>	Community:	Malvern West Community
Legal Description:	PLAN 66M1965 PT BLK 1 NOW RP 66R16695 PART 1,2		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct ten (10) blocks of townhouse buildings. The proposal includes 223 townhouses in total, consisting of 78 back-to-back units and 145 stacked units, a shared parkette and a shared underground parking level.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The proposed lot coverage for the entire development is 46.14% of the lot area (6,758.6 m<sup>2</sup>); Whereas the maximum permitted lot coverage is 33% of the lot area (4,833.35 m<sup>2</sup>).
2. The proposed townhouse blocks will be located at least 3 m from all lot lines and 1.4 m from the north lot line at Block 1 (north west corner of the building); Whereas the minimum required front yard setback is 6 m.
3. The proposed townhouse blocks will be located at least 3 m from all lot lines and 2 m from the north lot line at Block 1 (north east corner of the building); Whereas the minimum required rear and side yard setback is 11.5 m.
4. The proposed townhouse blocks will have a minimum separation distance of 1.4 m at the closest distance separation between buildings; Whereas the minimum required separation distance between buildings is 15.9 m.
5. The proposed platforms at the first storey will encroach into the required side yard setback by 10 m; Whereas the maximum permitted setback encroachment of a first level platform is 5.75 m.



6. The proposed platforms higher than the first storey will encroach into the required front yard setback by 4.5 m and into the required side and rear setbacks by 10 m;  
Whereas the maximum permitted encroachment of a platform above the first storey is 2.5 m.
7. The exterior access stairs to the proposed townhouses will be located 0 m from the lot line at its closest point;  
Whereas the minimum required setback for a set of exterior stairs providing access to a building is 0.6 m from a lot line.
8. A total of 41% of the lot will be maintained as landscaping (5,987.6 m<sup>2</sup>);  
Whereas a minimum of 50% of the lot area shall be maintained as landscaping (7,323.25 m<sup>2</sup>).
9. A total of 42% of the required landscaping will be maintained as soft landscaping (3,089.6 m<sup>2</sup>);  
Whereas a minimum of 50% of the required landscaping shall be maintained as soft landscaping (3,661.63 m<sup>2</sup>).
10. The proposed accessible parking spaces will be located in the underground parking garage;  
Whereas the Zoning By-law requires that accessible parking spaces must be located at the same level as the pedestrian entrance to the building.

By-law No. 14402:

11. The proposed lot coverage for the entire development is 41.58% of the lot area (6,089.6 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 33% of the lot area (4,833.35 m<sup>2</sup>).
12. The proposed development will provide no enclosed recreational areas;  
Whereas a minimum required area of enclosed recreational space is 290 m<sup>2</sup> (1.3 m<sup>2</sup> per unit).

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 provide landscaping and tree planting plans for the development and adjacent road allowances, to the satisfaction of the General Manager, Parks, Forestry & Recreation.

**SIGNATURE PAGE**

File Number:	A0079/17SC	Zoning	Residential Apartment (RA & A) Zone [ZR]
Owner:	TAPSCOTT BIRCH PROPERTIES INC	Ward:	Scarborough-Rouge River (42)
Agent:	INSOHO DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>165 TAPSCOTT RD</b>	Community:	Malvern West Community
Legal Description:	PLAN 66M1965 PT BLK 1 NOW RP 66R16695 PART 1,2		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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- 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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To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

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

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

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

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

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Thursday, May 11, 2017

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

File Number:	A0080/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	MICHELE GOUW ANDREW GOUW	Ward:	Scarborough Southwest (36)
Agent:	MOOTE ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>133 COURCELETTERD</b>	Community:	Birchcliff Community
Legal Description:	PLAN 958 S PT LOT 106		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a two storey rear addition to the existing two storey dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 225.1 square metres floor area or 0.8 times the lot area, whereas the Zoning By-law permits maximum 170 square metres or 0.6 times the lot area.
2. To permit 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed building length of 19.4 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
4. To permit the proposed building depth of 20.3 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.

**By-law No. 8786**

5. To permit 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
6. To permit the proposed 225.1 square metres floor area or 0.8 times the lot area, whereas the Zoning By-law permits maximum 170 square metres or 0.6 times 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**SIGNATURE PAGE**

File Number:	A0080/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner:	MICHELE GOUW ANDREW GOUW	Ward:	Scarborough Southwest (36)
Agent:	MOOTE ARCHITECT	Heritage:	Not Applicable
Property Address:	<b>133 COURCELETTE RD</b>	Community:	Birchcliff Community
Legal Description:	PLAN 958 S PT LOT 106		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

**Appeal Information**

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

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

- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, May 11, 2017

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

File Number:	A0081/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	LORENZA RIVERA FABI	Ward:	Scarborough Centre (38)
Agent:	KEN VARATHA	Heritage:	Not Applicable
Property Address:	<b>2 BEN DORANBLVD</b>	Community:	Woburn Community
Legal Description:	PLAN M674 LOT 331		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a one storey addition to the existing one storey dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed building length of 19.6 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
2. To permit the proposed 5.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6.9 metres front yard setback.
3. To permit the proposed 7.5 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.4 metres rear yard setback.
4. To permit 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

**By-law No. 9510**

5. To permit 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
6. To permit the proposed 5.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.



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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

The owner shall only build a one storey addition.

## SIGNATURE PAGE

File Number:	A0081/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	LORENZA RIVERA FABI	Ward:	Scarborough Centre (38)
Agent:	KEN VARATHA	Heritage:	Not Applicable
Property Address:	<b>2 BEN DORAN BLVD</b>	Community:	Woburn Community
Legal Description:	PLAN M674 LOT 331		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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

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

Thursday, May 11, 2017

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

File Number:	A0085/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	SUSAN ABRAHAM MANOJ ABRAHAM	Ward:	Scarborough East (44)
Agent:	MANOJ ABRAHAM	Heritage:	Not Applicable
Property Address:	<b>494 ROUGE HILLS DR</b>	Community:	Centennial Community

Legal Description: PLAN 320 LOT 118

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling with a detached garage. The existing dwelling would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 0 square metres of the first floor to be within 4 metres of the front main wall (please note that the side entrance mud room is determined as the first floor), whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
2. To permit the proposed 9.63 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
3. To permit the proposed 7.56 metres height of the side exterior main walls facing a side lot line, whereas the Zoning By-law permits maximum 7 metres height of the side exterior main walls facing a side lot line.
4. To permit the proposed building depth of 19.3 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
5. To permit the proposed 5.7 metres wide driveway, whereas the Zoning By-law permits maximum 2.6 meters wide driveway.

6. To permit the proposed eaves of the ancillary building (detached garage) to encroach 0.27 metres into a building setback, and are 0.3 metres from the side lot line, whereas the Zoning By-law permits the eaves of a roof on an ancillary building to encroach into a building setback a maximum of 0.3 metres, if the eaves are no closer to a lot line than 0.15 metres.
7. To permit the proposed 4.06 metres ancillary structure (detached garage) height, whereas the Zoning By-law permits maximum 4 metres ancillary structure height.
8. To permit the proposed 5.2 square metres area of the platform, whereas the Zoning By-law permits maximum 4 square metres area of a platform at or above the second storey of a house.

**By-law No. 12077**

9. To permit the proposed 10.34 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
10. To permit the proposed 5.7 metres wide driveway, whereas the Zoning By-law permits maximum 2.6 meters wide driveway.
11. To permit the proposed 9.8 metres by 6.7 metres garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**This Approval is Conditional on the Following:**

1. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
2. The owner shall provide payment of \$583 per tree for 1 trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

## SIGNATURE PAGE

File Number:	A0085/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	SUSAN ABRAHAM MANOJ ABRAHAM	Ward:	Scarborough East (44)
Agent:	MANOJ ABRAHAM	Heritage:	Not Applicable
Property Address:	<b>494 ROUGE HILLS DR</b>	Community:	Centennial Community
Legal Description:	PLAN 320 LOT 118		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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

Thursday, May 11, 2017

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

File Number:	A0086/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CATHERINE MARTHA IOGNA RAYMOND REMO IOGNA	Ward:	Scarborough Southwest (36)
Agent:	RAYMOND REMO IOGNA	Heritage:	Not Applicable
Property Address:	<b>3 REDLAND CRES W</b>	Community:	Cliffcrest Community
Legal Description:	SCARBOROUGH CON B PT RD ALLOWANCE BTN LOTS 24 AND 25 CLSD AND PLAN M350 PT BLK M RP 64R3746 PART 2 AND RP 66R18712 PART 3		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish and reconstruct the detached garage located on the property.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The proposed detached garage will be located in the front yard;  
Whereas an ancillary building or structure may not be located in a front yard.
2. The proposed detached garage will have a height of 4.71 m;  
Whereas the maximum permitted height of an ancillary dwelling is 4 m.
3. The parking space for the dwelling will be located in the proposed detached garage;  
Whereas the required parking space must be located in the residential building.

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: A0086/17SC Zoning Residential Detached (RD) & Single Family (S) [ZR]  
Owner: CATHERINE MARTHA IOGNA Ward: Scarborough Southwest (36)  
RAYMOND REMO IOGNA  
Agent: RAYMOND REMO IOGNA Heritage: Not Applicable  
Property Address: **3 REDLAND CRES W** Community: Cliffcrest Community  
Legal Description: SCARBOROUGH CON B PT RD ALLOWANCE BTN LOTS 24 AND 25 CLSD AND PLAN M350 PT BLK M RP 64R3746 PART 2 AND RP 66R18712 PART 3

\_\_\_\_\_  
David Peacock

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Eden Gajraj

\_\_\_\_\_  
Hena Kabir

\_\_\_\_\_  
Nimrod Salamon

\_\_\_\_\_  
Sean Karmali

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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Thursday, May 11, 2017

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

File Number:	A0087/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	RICHARD DAVIS	Ward:	Scarborough-Agincourt (40)
Agent:	DAN HUTCHINSON INTERIOR DESIGN	Heritage:	Not Applicable
Property Address:	<b>16 ALRITA CRES</b>	Community:	Maryvale Community
Legal Description:	PLAN 4440 LOT 89		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey over the rear of the existing dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 5.7 metres front yard setback, whereas the Zoning By-law requires a minimum 8.6 metres front yard setback.
2. To permit the proposed porch to encroach 4.72 metres into the required front yard setback, whereas the Zoning By-law permits a maximum 2.5 metres porch encroachment into the required front yard setback.

**By-law No. 9366**

3. To permit the proposed 5.7 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
4. To permit the proposed porch to encroach 2.1 metres into the required front yard setback, whereas the Zoning By-law permits a maximum 1.55 metres porch encroachment into the required front yard setback.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**SIGNATURE PAGE**

File Number:	A0087/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	RICHARD DAVIS	Ward:	Scarborough-Agincourt (40)
Agent:	DAN HUTCHINSON INTERIOR DESIGN	Heritage:	Not Applicable
Property Address:	<b>16 ALRITA CRES</b>	Community:	Maryvale Community
Legal Description:	PLAN 4440 LOT 89		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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**
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Thursday, May 11, 2017

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

File Number:	A0088/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	RAGHAVAN RAMANATHAN	Ward:	Scarborough Southwest (36)
Agent:	REXFORD DESIGNS	Heritage:	Not Applicable
Property Address:	<b>30 CLONMOREDR</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3288 LOT 62		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a second storey over the existing dwelling with a two-storey rear and side addition.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 0.29 metres south and 0.3 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
2. To permit the proposed 358 square metres floor area (note: this includes the basement), whereas the Zoning By-law permits maximum 204 square metres floor area.
3. To permit the proposed 5.5 metres front yard setback, whereas the Zoning By-law requires a minimum 5.6 metres front yard setback.
4. To permit the proposed 72% front yard soft landscaping, whereas the Zoning By-law requires a minimum of 75% front yard soft landscaping.
5. To permit the proposed 38.2% lot coverage, whereas the Zoning By-law permits a maximum of 33% lot coverage.
6. To permit the proposed 7.6 metres building height, whereas the Zoning By-law permits maximum 7.2 metres building height for a dwelling with a flat roof.



7. To permit the proposed 3 storey dwelling (basement is closer to the established grade than the ground floor and is considered the first floor), whereas the Zoning By-law permits maximum 2 storey dwelling.
8. To permit the proposed 7.8 metres parapet wall height, whereas the Zoning By-law permits maximum 7.5 metres parapet wall height.

**By-law No. 8786**

9. To permit the proposed 5.5 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
10. To permit the proposed 0.29 metres south and 0.3 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
11. To permit the proposed 241.8 square metres floor area, whereas the Zoning By-law permits maximum 204 square metres floor area.
12. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits a maximum of 33% lot coverage.
13. To permit the proposed 72% front yard soft landscaping, whereas the Zoning By-law requires a minimum of 75% front yard soft landscaping.
14. To permit the proposed 4.4 metres garage height, whereas the Zoning By-law permits maximum 3.7 metres garage height.

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 refuse this variance application for the following reasons:

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

## SIGNATURE PAGE

File Number:	A0088/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	RAGHAVAN RAMANATHAN	Ward:	Scarborough Southwest (36)
Agent:	REXFORD DESIGNS	Heritage:	Not Applicable
Property Address:	<b>30 CLONMORE DR</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3288 LOT 62		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

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

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Thursday, May 11, 2017

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

File Number:	A0089/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	1390196 ONTARIO INC BASSEM NASR	Ward:	Scarborough Southwest (36)
Agent:	BASSEM NASR	Heritage:	Not Applicable
Property Address:	<b>106 BROOKLAWN AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 LOT 413		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013:

1. The proposed dwelling will cover 35% of the lot area (144 m<sup>2</sup>).  
Whereas the maximum permitted lot coverage is 33% of the lot area (137.1 m<sup>2</sup>).
2. The proposed dwelling will have a floor space index equal to 0.64 times the lot area (265.28 m<sup>2</sup>);  
Whereas the maximum permitted floor space index is 0.5 times the lot area (207.66 m<sup>2</sup>).

By-law No. 9396:

3. The proposed dwelling will cover 36% of the lot area (147.7 m<sup>2</sup>).  
Whereas the maximum permitted lot coverage is 33% of the lot area (137.1 m<sup>2</sup>).
4. The proposed dwelling will have a total floor area equal to 0.62 times the lot area (258.71 m<sup>2</sup>);  
Whereas the maximum permitted floor space index is 0.4 times the lot area (166.13 m<sup>2</sup>).

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 Owner shall submit a complete application for permit to injure or remove privately owned tree(s).
2. The Owner shall submit a complete application for a permit to injure or destroy City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).

## SIGNATURE PAGE

File Number:	A0089/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	1390196 ONTARIO INC BASSEM NASR	Ward:	Scarborough Southwest (36)
Agent:	BASSEM NASR	Heritage:	Not Applicable
Property Address:	<b>106 BROOKLAWN AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 LOT 413		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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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Wednesday, May 10, 2017

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

File Number:	A0097/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	KARIN LANGE ANDREW LANGE	Ward:	Scarborough Southwest (36)
Agent:	ANDREW LANGE	Heritage:	Not Applicable
Property Address:	<b>20 GRADWELL DR</b>	Community:	Cliffcrest Community
Legal Description:	PLAN M475 PT LOT 263		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To maintain the two-storey detached dwelling currently under construction. As a result of the addition of a cold storage space under the rear deck, variances to Zoning By-law are now required. A previous Committee of Adjustment application was not required.

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

By-law No. 569-2013:

1. The altered dwelling will cover 36% of the lot area (164.46 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 33% of the lot area (151.54 m<sup>2</sup>).
2. The altered dwelling will have a total length of 17.8 m;  
Whereas the maximum permitted dwelling length is 17 m.
3. The proposed front balcony will have an area of 6.8 m<sup>2</sup>;  
Whereas the maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.

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:	A0097/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	KARIN LANGE ANDREW LANGE	Ward:	Scarborough Southwest (36)
Agent:	ANDREW LANGE	Heritage:	Not Applicable
Property Address:	<b>20 GRADWELL DR</b>	Community:	Cliffcrest Community
Legal Description:	PLAN M475 PT LOT 263		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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- 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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\*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, May 11, 2017

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

File Number:	A0098/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	SOPHIA MASTROKOSTAS	Ward:	Scarborough Centre (37)
Agent:	STAMBUK HOMES	Heritage:	Not Applicable
Property Address:	<b>51 VERNON RD</b>	Community:	Wexford Community
Legal Description:	PLAN 4368 LOT 28		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two-storey single family dwelling. The existing dwelling would be demolished.

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

**By-law No. 569-2013**

1. To permit the proposed 35.6% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
2. To permit the proposed 7.14 metres front yard setback, whereas the Zoning By-law requires a minimum 8.36 metres front yard setback.
3. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits a maximum 9 metres building height.
4. To permit the proposed building length of 17.6 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.  
To permit the proposed 3.66 metres driveway width, whereas the Zoning By-law permits maximum 3.25 metres driveway width.
6. To permit the proposed 3.1 metres by 5.7 metres parking space, whereas the Zoning By-law requires a minimum 3.2 metres by 5.6 metres parking space.

### **By-law No. 9511**

7. To permit the proposed 36.6% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
8. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits a maximum 9 metres
9. To permit the proposed 3.66 metres driveway width, whereas the Zoning By-law permits maximum 3.25 metres driveway width.
10. To permit the proposed 3.7 metres height measured from the floor of the garage to the eaves, whereas the Zoning By-law permits maximum 3.6 metres height measured from the floor of the garage to the eaves.
11. To permit the proposed 3.1 metres by 5.7 metres parking space, whereas the Zoning By-law requires a minimum 3.3 metres by 5.6 metres parking space.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

#### **This Approval is Conditional on the Following:**

1. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
2. The owner shall provide payment of \$583 per tree for 1 trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

## SIGNATURE PAGE

File Number:	A0098/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	SOPHIA MASTROKOSTAS	Ward:	Scarborough Centre (37)
Agent:	STAMBUK HOMES	Heritage:	Not Applicable
Property Address:	<b>51 VERNON RD</b>	Community:	Wexford Community
Legal Description:	PLAN 4368 LOT 28		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Wednesday, May 31, 2017

LAST DATE OF APPEAL:

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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](http://www.toronto.ca/tlab).

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

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, May 11, 2017

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

File Number:	A0103/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	SIVASUBRAMANIAM KUGARAJH SUGEETHA KUGARAJH	Ward:	Scarborough East (44)
Agent:	ANDREW MARSHALL DESIGNS	Heritage:	Not Applicable
Property Address:	<b>24 MINNACOTE AVE</b>	Community:	West Hill Community

Legal Description: PLAN 2441 PT LOT 72

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey rear addition to the existing two storey single family dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013**

1. To permit the proposed 9.91 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
2. To permit the proposed building length of 22.8 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed building depth of 23.7 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
4. To permit the proposed 473 square metres floor area or 0.47 times the lot area, whereas the Zoning By-law permits maximum 408 square metres floor area or 0.4 times the lot area.

**By-law No. 10327**

5. To permit the proposed 10.01 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
6. To permit the proposed 451 square metres floor area or 0.45 times the lot area, whereas the Zoning By-law permits maximum 408 square metres floor area or 0.4 times 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.



**SIGNATURE PAGE**

File Number:	A0103/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	SIVASUBRAMANIAM KUGARAJH SUGEETHA KUGARAJH	Ward:	Scarborough East (44)
Agent:	ANDREW MARSHALL DESIGNS	Heritage:	Not Applicable
Property Address:	<b>24 MINNACOTE AVE</b>	Community:	West Hill Community
Legal Description:	PLAN 2441 PT LOT 72		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough 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**

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- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, May 11, 2017

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

File Number:	A0105/17SC	Zoning	Residential Apartment (RA) & Apartment (A) Zone [ZR]
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Scarborough East (43)
Agent:	SVN ARCHITECTS AND PLANNERS	Heritage:	Not Applicable
Property Address:	<b>3939-3947 LAWRENCE AVE E</b>	Community:	Woburn Community
Legal Description:	CON D PT LOT 14		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey addition to the existing 19-storey residential tower at 3947 Lawrence Avenue East. The proposed addition will be used for a daycare facility and dedicated outdoor play area.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013, No. 572-2014 & No. 9510

1. The proposed addition will have a setback of 28.76 m from the centreline of Lawrence Ave E; Whereas the minimum required setback is 36 m from the centreline of the original road allowance.
2. The proposed addition will have a setback of 21.31 m from the east side lot line; Whereas the minimum required setback from a side lot line is 25.95 m (one-half of the height of the building).

By-law No. 569-2013 & No. 572-2014:

3. A minimum of 304 parking spaces will be provided on the site; Whereas a minimum of 343 parking spaces are required for the site, including 6 spaces for the daycare facility.

By-law No. 9510:

4. A minimum of 304 parking spaces will be provided on the site; Whereas a minimum of 347 parking spaces are required for the site, including 10 spaces for the daycare facility.

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 provide an elevation drawing depicting the north, east and west elevations of the renovation/addition and a landscape plan to the satisfaction of the Director of Community Planning, Scarborough District.

## SIGNATURE PAGE

File Number:	A0105/17SC	Zoning	Residential Apartment (RA) & Apartment (A) Zone [ZR]
Owner:	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Scarborough East (43)
Agent:	SVN ARCHITECTS AND PLANNERS	Heritage:	Not Applicable
Property Address:	<b>3939-3947 LAWRENCE AVE E</b>	Community:	Woburn Community
Legal Description:	CON D PT LOT 14		

\_\_\_\_\_  
David Peacock (signed)

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL:  
Wednesday, May 31, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough 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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