

August 10, 2017

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

**PLEASE NOTE:**

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

- Item 14.        90 Castle Hill Dr., A0027/17SC
- Item 21.        125 Colonel Danforth Trl., A0201/17SC

**Application Deferred to September 7, 2017**

- Item 2.        37 Wanstead Ave., B0018/17SC; A0127/17SC; A0128/17SC

Thursday, August 10, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

**Table 1, Applicants and property information.**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | B042/15SC                             | Zoning     | Single Family (S) &<br>Residential Detached (RD)<br>Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR</b>             | Community: | Centennial Community  |
| Legal Description: | PLAN 284 LOT 176 TO 177               |            |   |

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

**THE CONSENT REQUESTED:**

This application is for consent to sever the land into two lots for single family houses. The proposed lot shown as Part 1 on the attached Lot Division Plan would have a frontage of 15.31 m on Rouge Hills Drive and a lot area of approximately 1,046 m<sup>2</sup>. The proposed lot shown as Part 2 would have a frontage of 15.39 m and a lot area of approximately 1,075 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 Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the attached 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. The Owner shall submit a tree protection guarantee security deposit of **\$10,805** 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 provide payment of \$583 per tree for **2 trees** to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.
7. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A276/15SC and A277/15SC, 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

**Table 2, Applicant and property information.**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | B042/15SC                             | Zoning     | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)                                   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR</b>             | Community: | Centennial Community                                    |
| Legal Description: | PLAN 284 LOT 176 TO 177               |            |   |

**Table 3, for Panel Members signatures**

|                                |                              |                                  |
|--------------------------------|------------------------------|----------------------------------|
| _____<br>Eden Gajraj (signed)  | _____<br>Hena Kabir (signed) | _____<br>Nimrod Salamon (signed) |
| _____<br>Sean Karmali (signed) |                              |                                  |

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL: Monday, September 4, 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, August 10, 2017

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

**Table 4, Applicants and property Information.**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | A276/15SC                             | Zoning     | Single Family (S) &<br>Residential Detached (RD)<br>Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR<br/>PART 1</b>  | Community: | Centennial Community  |
| Legal Description: | PLAN 284 LOT 176                      |            |   |

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

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 412 Rouge Hills Drive into two lots, and has applied for variances for the proposed south 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. 12077:

1. The proposed lot frontage is 15.3 m  
Whereas the minimum required lot frontage is 18 m

By-law No. 12077:

2. The proposed building height is 9.2 m  
Whereas the maximum permitted building height is 9 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**

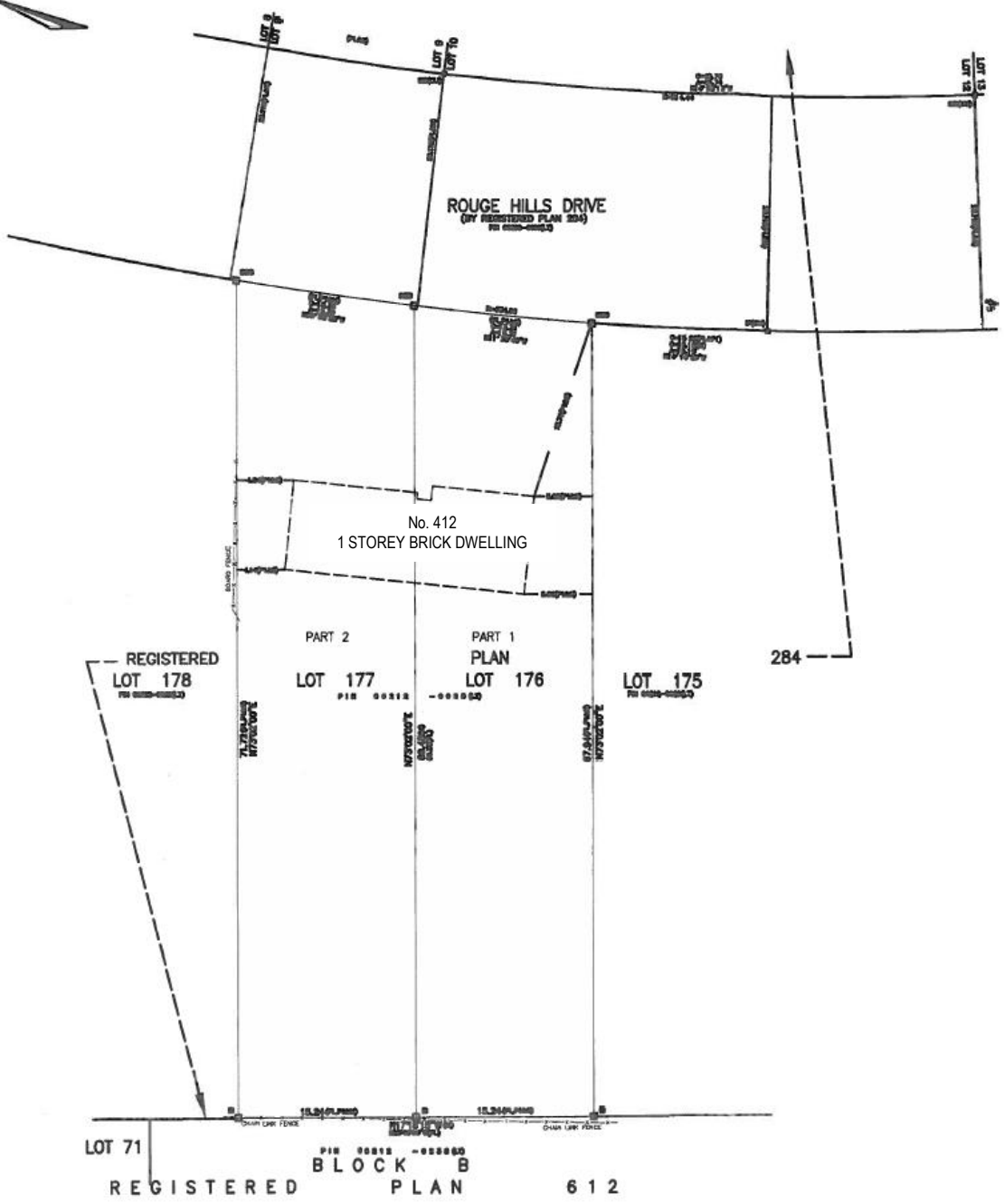
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

This decision is subject to the following conditions:

1. The Owner shall submit an arborist report and a complete application for permit to injure or remove privately owned tree(s), to the satisfaction of Toronto Urban Forestry.
2. The dwelling shall maintain a 1.2 metre setback from the south lot line.





## SIGNATURE PAGE

**Table 5, Applicant and property information, signature page**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | A276/15SC                             | Zoning     | Single Family (S) &<br>Residential Detached (RD)<br>Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR<br/>PART 1</b>  | Community: | Centennial Community  |
| Legal Description: | PLAN 284 LOT 176                      |            |   |

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 6, Applicant and property information**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | A277/15SC                             | Zoning     | Single Family (S) &<br>Residential Detached (RD)<br>Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR<br/>PART 2</b>  | Community: | Centennial Community  |
| Legal Description: | PLAN 284 LOT 177                      |            |   |

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

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 412 Rouge Hills Drive into two lots, and has applied for variances for the proposed north 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. 12077:

1. The proposed lot frontage is 15.3 m  
Whereas the minimum required lot frontage is 18 m

By-law No. 12077:

2. The proposed building height is 9.2 m  
Whereas the maximum permitted building height is 9 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:**

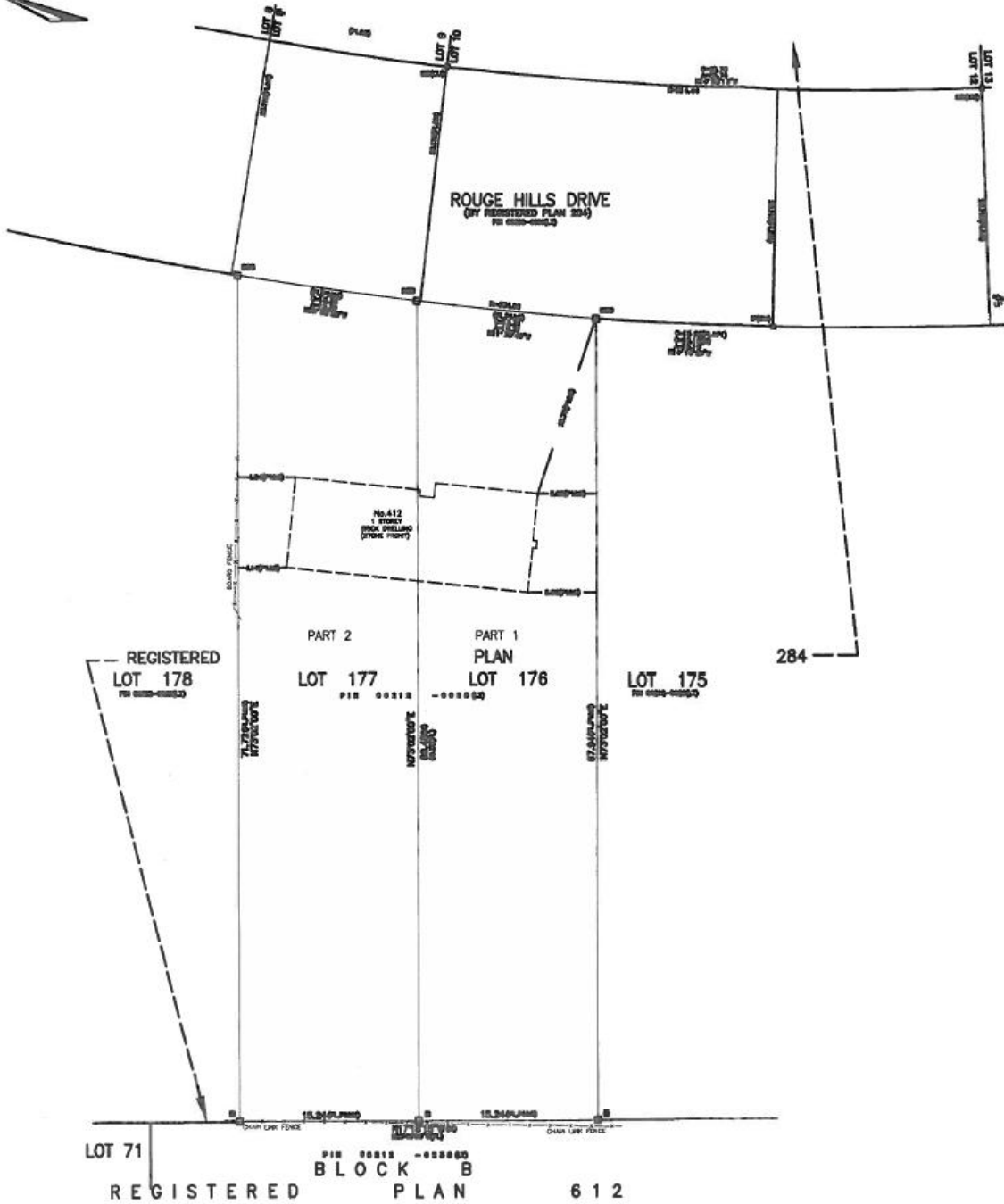
## **The Minor Variance Application is Approved on Condition**

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

This decision is subject to the following condition:

1. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s), to the satisfaction of Toronto Urban Forestry.



## SIGNATURE PAGE

**Table 7, Applicant and property information, signature page**

|                    |                                       |            |   |
|--------------------|---------------------------------------|------------|---|
| File Number:       | A277/15SC                             | Zoning     | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owner:             | NADIA NEGAH                           | Ward:      | Scarborough East (44)                                   |
| Agent:             | ALLAN R. KEITH<br>ROBERTSON AND KEITH | Heritage:  | Not Applicable  |
| Property Address:  | <b>412 ROUGE HILLS DR<br/>PART 2</b>  | Community: | Centennial Community                                    |
| Legal Description: | PLAN 284 LOT 177                      |            |   |

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL:  
Wednesday, August 30, 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

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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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, August 10, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

**Table 8, Applicant and property information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | B0031/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST</b>                          | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

Notice was given and the application considered on Thursday, August 10, 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 9.14 metres and a 334.2 square metres lot area. Lot to be created, Part 2 would have a frontage of 9.14 metres and a 355.3 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 A0205/17SC and A0211/17SC.

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**

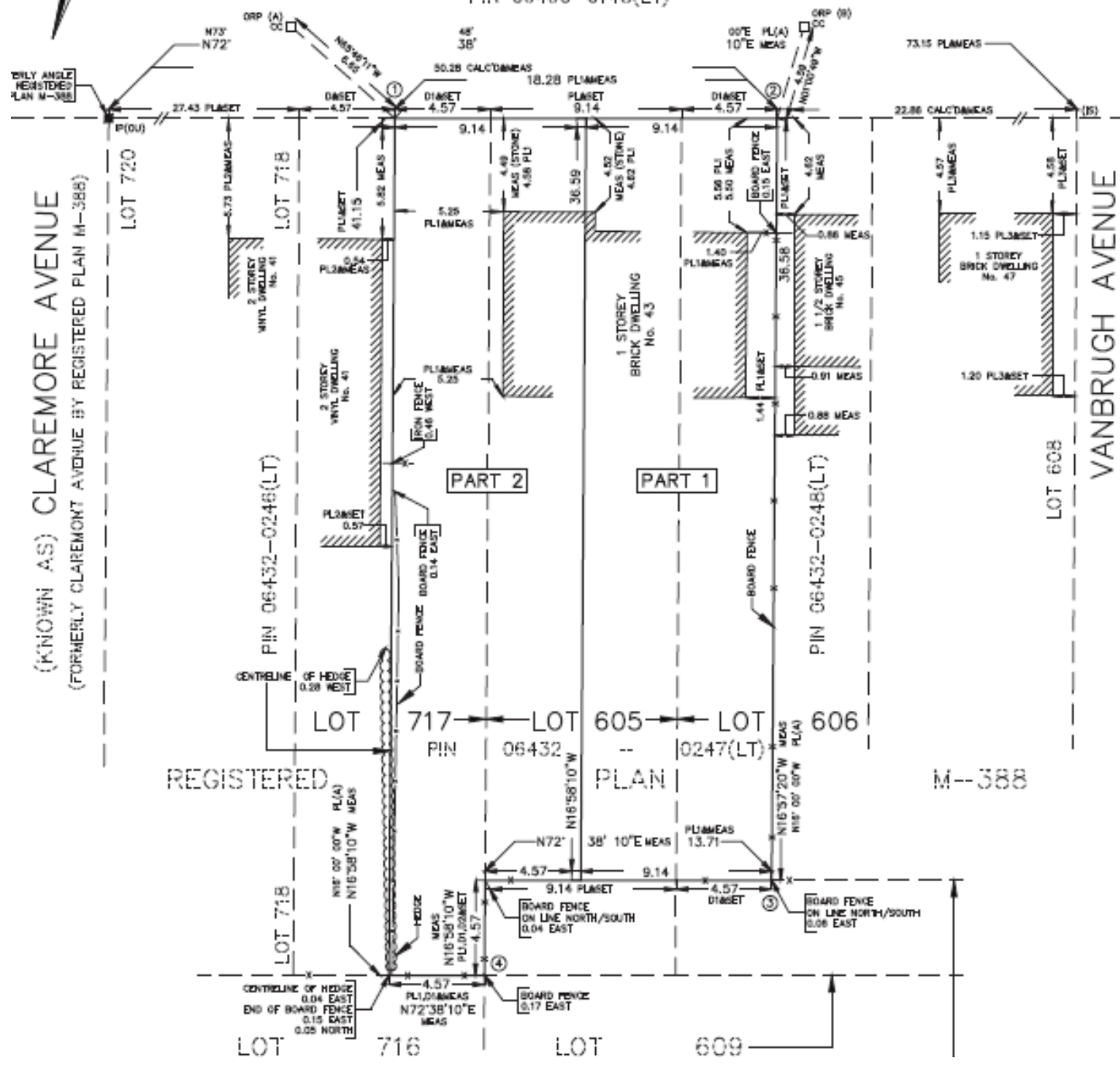
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to create new lots as shown on the attached lot division plan on the condition that before a Certificate of Consent is issued, 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. **1 PDF copy 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 emailed to 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.
  - a) 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.
  - b) 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.



PARK STREET  
(BY REGISTERED PLAN M--388)  
PIN 06490-0148(LT)



## SIGNATURE PAGE

**Table 9, Applicant and property information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | B0031/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST</b>                          | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

**Table 10, For Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL: Monday, September 4, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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

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

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Thursday, August 10, 2017

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

**Table 11, Applicant and property information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0205/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST, PART 2</b>                  | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 232.36 square metres floor area or 0.66 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.
2. To permit the proposed 36.8% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 7.31 metres main wall height, whereas the Zoning By-law permits maximum 7 metres main wall height.

By-law No. 9364

4. To permit the proposed 36.8% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

5. To permit the proposed 232.36 square metres floor area or 0.66 time the lot area, whereas the Zoning By-law permits maximum 201 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

**Table 12, Applicant and property information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0205/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST, PART 2</b>                  | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

**Table 13, for Panel Members signatures.**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 14, Applicant and property information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0211/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST, PART 1</b>                  | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 232.4 square metres floor area or 0.69 time the lot area, whereas the Zoning By-law permits maximum 201 square metres or 0.6 times the lot area.
2. To permit the proposed 39.2% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 7.31 metres main wall height, whereas the Zoning By-law permits maximum 7 metres main wall height.

By-law No. 9364

4. To permit the proposed 39.2% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

5. To permit the proposed 232.4 square metres floor area or 0.69 time the lot area, whereas the Zoning By-law permits maximum 201 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

**Table 15, Applicant and property information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0211/17SC                                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | AKRAM S M HOSSAIN                          | Ward:      | Scarborough Southwest (36)  |
| Agent:             | CANTAM GROUP LTD                           | Heritage:  | Not Applicable  |
| Property Address:  | <b>43 PARK ST, PART 1</b>                  | Community: | Cliffside Community   |
| Legal Description: | PLAN M388 PT LOT 605 PT LOT 606 PT LOT 717 |            |   |

**Table 16, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

**Table 17, Applicant and Property Information**

|                    |  |            |                                      |
|--------------------|--|------------|--------------------------------------|
| File Number:       | B0072/16SC   | Zoning:    | Multiple Family Residential (M) Zone |
| Owners:            | MIDDLEPARK ESTATES INC   | Ward:      | Scarborough-Agincourt (40)           |
| Agent:             | RUDY-PENTEK & EDWARD SURVEYING LTD   | Heritage:  | Not Applicable                       |
| Property Address:  | <b>1251 BRIDLETOWNE CRCL</b>   | Community: | L'Amoreaux Community                 |
| Legal Description: | BLK D PLAN M-1281, BLK B PLAN M-1357 & PT BLK B PLAN M-1580 & PT LT 32 CON 3 DESIGNATED AS PARTS 1 TO 8 PLAN 66R-27400 |            |                                      |

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

**THE CONSENT REQUESTED:**

This application is for consent to create nine lots as part of a proposal to develop the land for a 282-unit townhouse development. A portion of the lands located at the northwest part of the site near Bridletowne Circle are not within a registered plan of subdivision. Consent is required to create nine lots on that part of the site.

The proposal consists of six townhouse blocks with 168 stacked townhouse units; six townhouse blocks with 92 back-to-back townhouse units; and 22 townhouse units in three traditional townhouse blocks. All of the proposed units would form part of a proposed Common Elements Condominium for common element driveways, amenity areas and ground level parking.

This land is also subject to the following applications under the *Planning Act*: Common Elements Condominium Application 17 101126 ESC 40 CD; Standard Condominium Application 16 272056 ESC 40 CD; Part Lot Control Exemption Application 17 101131 ESC 40 PL; and Site Plan Control Application 13 273809 ESC 40 SA.

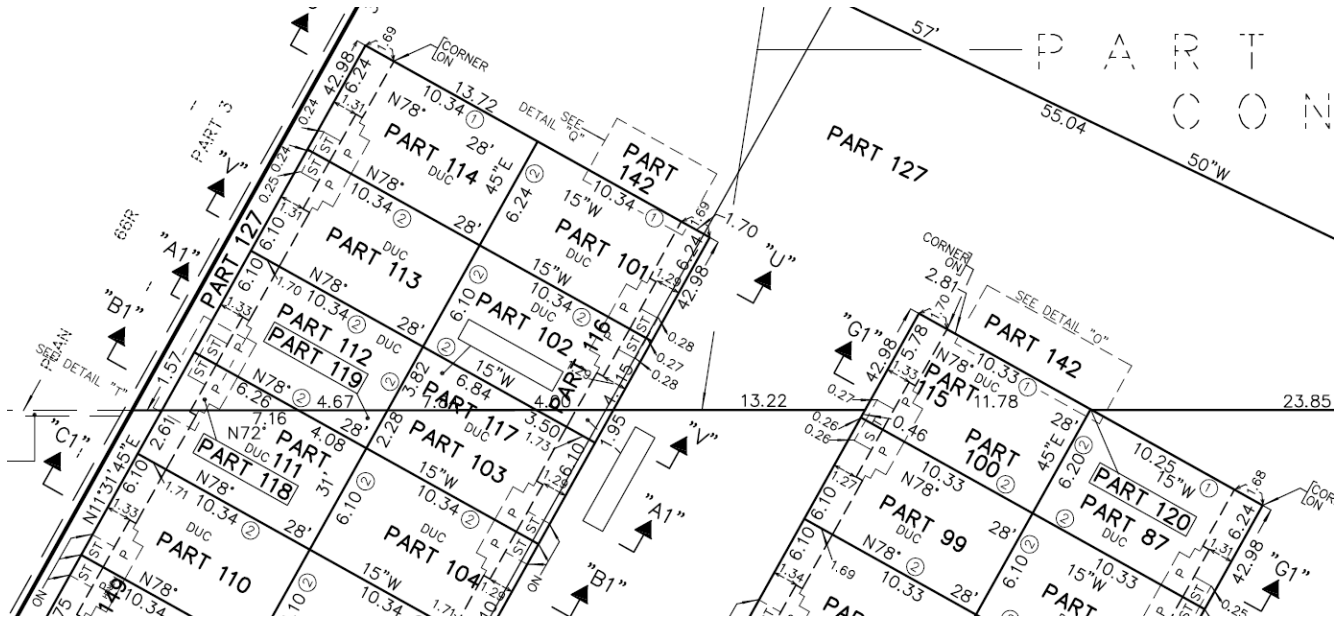
The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**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 nine new lots as shown on the attached Lot Division Plan (Attachment 1) and as shown generally on the attached Consent Sketch (Attachment 2) on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the *Planning Act*, the applicant shall 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. The owner shall create all necessary and appropriate reciprocal easements over the severed and retained lands for the use and maintenance of all onsite services and utilities, support facilities, pedestrian and vehicular access and services areas.
6. Prior to the issuance of the Certificate of Consent, the owner shall, to the satisfaction of the City Solicitor, register on title a Section 118 Restriction under the *Land Titles Act* agreeing not to transfer or charge any part of the lands without the written consent of the Chief Planner and Executive Director, City Planning Division or her designate.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare 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.



**Parcels to be Conveyed**

**Table 18, Parcels to be Conveyed information**



| <b>PART Numbers</b> | <b>POTL Number</b> | <b>Area (m<sup>2</sup>)</b> | <b>Frontage (m)</b> | <b>Depth (m)</b> |
|---------------------|--------------------|-----------------------------|---------------------|------------------|
| 87 & 120            | 87                 | 64.58                       | 6.25                | 10.34            |
| 100 & 115           | 100                | 64.53                       | 6.25                | 10.33            |
| 101                 | 101                | 64.59                       | 6.25                | 10.34            |
| 102 & 116           | 102                | 63.01                       | 6.10                | 10.34            |
| 103 & 117           | 103                | 63.05                       | 6.10                | 10.34            |
| 111 & 118           | 111                | 63.06                       | 6.10                | 10.34            |
| 112 & 119           | 112                | 63.06                       | 6.10                | 10.34            |
| 113                 | 113                | 63.01                       | 6.10                | 10.34            |
| 114                 | 114                | 64.59                       | 6.25                | 10.34            |





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LEGEND

-  SEVERED LANDS
-  RETAINED LANDS

## SIGNATURE PAGE

**Table 19, Applicant and Property Information, signature page**

|                    |  |            |                                      |
|--------------------|--|------------|--------------------------------------|
| File Number:       | B0072/16SC   | Zoning     | Multiple Family Residential (M) Zone |
| Owners:            | MIDDLEPARK ESTATES INC   | Ward:      | Scarborough-Agincourt (40)           |
| Agent:             | RUDY-PENTEK & EDWARD SURVEYING LTD   | Heritage:  | Not Applicable                       |
| Property Address:  | <b>1251 BRIDLETOWNE CRCL</b>   | Community: | L'Amoreaux Community                 |
| Legal Description: | BLK D PLAN M-1281, BLK B PLAN M-1357 & PT BLK B PLAN M-1580 & PT LT 32 CON 3 DESIGNATED AS PARTS 1 TO 8 PLAN 66R-27400 |            |                                      |

**Table 20, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL: Monday, September 4, 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, August 10, 2017

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 21, Applicant and Property Information**

|                    |   |            |  |
|--------------------|---|------------|--|
| File Number:       | A0042/17SC  | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner(s):          | LUXMIEPRIYAA<br>RAJAMOHAN                                 | Ward:      | Scarborough East (44)  |
| Agent:             | PATRICK MCAULIFFE<br>RESIDENTIAL DRAFTING<br>SERVICES LTD | Heritage:  | Not Applicable   |
| Property Address:  | <b>104 ZAPH AVE</b>                                       | Community: | Centennial Community   |
| Legal Description: | PLAN 66M-2339 LOT 18                                      |            |  |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling.

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

1. The proposed dwelling will cover 44.1% of the lot area (199.05 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 40% of the lot area (180.38 m<sup>2</sup>).
2. The proposed dwelling will be located 4.37 m from the front lot line;  
Whereas the minimum required front yard setback is 5.25 m.
3. None of the area 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.
4. The proposed main roof eaves encroach 0.5 metres, the front garage roof side eaves encroach 0.39 metres and the side steps from garage & side entry encroach 0.41 metres into the required side yard setback;  
Whereas no part of a building may encroach into a required side yard setback.

By-law No. 10827:

5. The proposed dwelling will cover 45.2% of the lot area (203.94 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 40% of the lot area (180.38 m<sup>2</sup>).
6. The proposed dwelling will be located 4.37 m from the front lot line, as measured to garage;  
Whereas the minimum required front yard setback is 6 m.
7. The proposed dwelling will be located 7.05 m from the rear lot line;  
Whereas the minimum required rear yard setback is 7.5 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

**The Minor Variance Application is Approved 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 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](http://www.toronto.ca/trees)
2. The Owner shall submit a tree protection guarantee security deposit of **\$15,560** 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.
3. The applicant shall obtain a permit from Toronto and Region Conservation Authority (TRCA) prior to carrying out any new development within the regulated area.
4. The applicant shall obtain a permit from Urban Forestry Ravine and Natural Feature Protection (RNFP) prior to carrying out any new development within the regulated area.
5. The following conditions shall be fulfilled to the satisfaction of the Senior Manager, Heritage Preservation Services. Prior to the issuance of any Building Permit, including (but not limited to) a permit for demolition, excavation and/or shoring:

- a. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.
- b. Should the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for Stage 3 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.
- c. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk. All archaeological assessment reports will be submitted to the City of Toronto for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.
- d. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

## SIGNATURE PAGE

**Table 22, Applicant and Property Information, signature page**

|                    |   |            |  |
|--------------------|---|------------|--|
| File Number:       | A0042/17SC  | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner:             | LUXMIEPRIYAA<br>RAJAMOHAN                                 | Ward:      | Scarborough East (44)  |
| Agent:             | PATRICK MCAULIFFE<br>RESIDENTIAL DRAFTING<br>SERVICES LTD | Heritage:  | Not Applicable   |
| Property Address:  | <b>104 ZAPH AVE</b>                                       | Community: | Centennial Community   |
| Legal Description: | PLAN 66M-2339 LOT 18                                      |            |  |

**Table 23, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 24, Applicant and Property Information**

|                    |                                     |            |   |
|--------------------|-------------------------------------|------------|---|
| File Number:       | A0101/17SC                          | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | SIVARAJAH MURUGESU                  | Ward:      | Scarborough Southwest (35)                            |
| Agent:             | RESIDENTIAL DRAFTING<br>SERVICE LTD | Heritage:  | Not Applicable  |
| Property Address:  | <b>4A WINTER AVE</b>                | Community: | Eglinton Community                                    |
| Legal Description: | PLAN 2029 LOT 407                   |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct two new two-storey detached dwellings on Part A (Lot 407).

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

By-law No. 569-2013:

1. The proposed dwelling will cover 36.52% of the lot area (122.34 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m<sup>2</sup>).
2. The proposed dwelling will have a length of 19.51 m;  
Whereas the maximum permitted length is 17 m.
3. The proposed dwelling will have a depth of 20.83 m, as measured from the required front yard setback to the rear main wall;  
Whereas the maximum permitted depth is 19 m.

By-law No. 10048:

4. The proposed lot has a frontage of 8 m and an area of 334.96 m<sup>2</sup>;  
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 464 m<sup>2</sup>.
5. The proposed dwelling will cover 37.63% of the lot area (126.05 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m<sup>2</sup>).

6. The proposed parking space inside the garage will be 3.2 m wide;  
Whereas the minimum required width of a parking space is 3.3 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 provide payment of \$583 per tree for **2 trees** to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at [tppreast@toronto.ca](mailto:tppreast@toronto.ca) for additional information.

## SIGNATURE PAGE

**Table 25, Applicant and Property Information, signature page**

|                    |                                     |            |   |
|--------------------|-------------------------------------|------------|---|
| File Number:       | A0101/17SC                          | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner:             | SIVARAJAH MURUGESU                  | Ward:      | Scarborough Southwest (35)                            |
| Agent:             | RESIDENTIAL DRAFTING<br>SERVICE LTD | Heritage:  | Not Applicable  |
| Property Address:  | <b>4A WINTER AVE</b>                | Community: | Eglinton Community                                    |
| Legal Description: | PLAN 2029 LOT 407                   |            |   |

**Table 26, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 27, Applicant and Property Information**

|                    |                                     |            |                            |
|--------------------|-------------------------------------|------------|----------------------------|
| File Number:       | A0102/17SC                          | Zoning     |                            |
| Owner(s):          | SIVARAJAH MURUGESU                  | Ward:      | Scarborough Southwest (35) |
| Agent:             | RESIDENTIAL DRAFTING<br>SERVICE LTD | Heritage:  | Not Applicable             |
| Property Address:  | <b>4B WINTER AVE</b>                | Community: |                            |
| Legal Description: | PLAN 2029 LOT 406                   |            |                            |

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

**PURPOSE OF THE APPLICATION:**

To construct two new two-storey detached dwellings on Part B (Lot 406).

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

By-law No. 569-2013:

1. The proposed dwelling and detached garage will cover 42.1% of the lot area (141.19 m<sup>2</sup>); Whereas the maximum permitted coverage is 33% of the lot area (110.54 m<sup>2</sup>).
2. The proposed dwelling will be located 1.31 m from the side lot line facing Verdun Avenue; Whereas the minimum required side yard setback for a dwelling that abuts a street is 2.4 m.
3. The proposed dwelling will have a length of 19.51 m; Whereas the maximum permitted length is 17 m.
4. The proposed dwelling will have a depth of 20.83 m, as measured from the required front yard setback to the rear main wall; Whereas the maximum permitted depth is 19 m.
5. The proposed eaves including the eavestrough will be located 0.17 m from the south side lot line; Whereas the minimum required setback of an eaves overhang is 0.3 m.
6. The proposed roof at the north side entry will be located 0 m from the north side lot line; Whereas the minimum required setback of a canopy or awning is 0.3 m.

7. The proposed rear detached garage will be located 1.32 m from the north side lot line;  
Whereas the minimum required side yard setback for an accessory building facing a street line is 6 m.

By-law No. 10048:

8. The proposed lot has a frontage of 8 m and an area of 334.96 m<sup>2</sup>;  
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 464 m<sup>2</sup>.
9. The proposed dwelling will cover 43.25% of the lot area (144.9 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (110.54 m<sup>2</sup>).
10. The proposed dwelling will be located 1.31 m from the side lot line facing Verdun Avenue;  
Whereas the minimum required side yard setback for a dwelling facing a street line is 2.4 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:

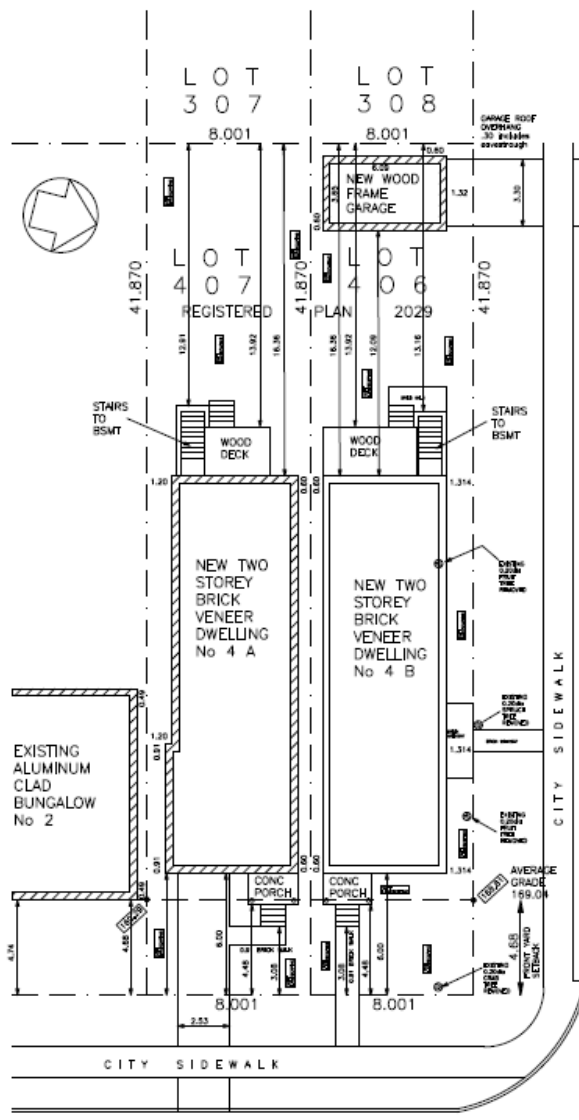
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. The Owner shall build substantially in accordance with the revised Site Plan, Drawing No. A1, prepared by Residential Drafting Services Ltd., dated January 9, 2017 and revised on June 3, 2017, in order to ensure the coverage includes the area of the detached garage and is not used to further enlarge the primary dwelling (see Attachment I : Site Plan).
2. The owner shall provide payment of \$583 per tree for **2 trees** to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at [tppreast@toronto.ca](mailto:tppreast@toronto.ca) for additional information.



SCALE 1/16" = 1'-0"

W I N T E R   A V E N U E

INFORMATION TAKEN FROM LOT GRADING PLAN OF LOTS 406 AND 407 REGISTERED PLAN 2029 CITY OF TORONTO FORMERLY CITY OF SCARBOROUGH AS PREPARED BY DONALD G. ROBERTS c.l.s. DATED NOVEMBER 19, 2016

4 B W I N T E R   A V E N U E

| AREAS:          |  | sq m   | AREAS:      |  | sq m   | ELEVATIONS:    |        |
|-----------------|--|--------|-------------|--|--------|----------------|--------|
| LOT             |  | 335.00 | FRONT YARD  |  | 40.02  | OVERALL HEIGHT | 8.67   |
| FIRST FLOOR     |  | 118.90 | PORCH       |  | 3.71   | PEAK OF ROOF   | 177.56 |
| SECOND FLR      |  | 118.90 | PORCH STEPS |  | 1.67   | TOP OF WALLS   | 175.58 |
| GARAGE          |  | 22.29  | BRICK WALK  |  | 4.08   | SECOND FLOOR   | 173.14 |
| FRONT PORCH     |  | 3.71   | SOFT LAND   |  | 76.3 % | FIRST FLOOR    | 170.09 |
| REAR DECK       |  | 11.39  | SIDE YARD   |  | 25.76  | PORCH/DECK     | 169.94 |
| BSMT STEPS      |  | 5.20   | BRICK WALK  |  | 4.86   | AVERAGE GRADE  | 168.89 |
| FOOTPRINT       |  | 141.19 | SOFT LAND   |  | 81.1 % | BASEMENT FLR   | 167.35 |
| COV with garage |  | 42.1 % | REAR YARD   |  | 130.89 | BTM MAIN FTGS  | 167.05 |
| COV without gar |  | 35.5 % | GARAGE      |  | 22.29  |                |        |
| LIVING SPACE    |  | 237.78 | DECK        |  | 11.39  |                |        |
| INDEX           |  | .71    | DECK STEPS  |  | 1.20   |                |        |
|                 |  |        | BSMT STEPS  |  | 5.20   |                |        |
|                 |  |        | BRICK WALKS |  | 3.00   |                |        |
|                 |  |        | DRIVEWAY    |  | 4.27   |                |        |
|                 |  |        | SOFT LAND   |  | 63.9 % |                |        |

REVISED JUNE 3, 2017

SITE PLAN

REVISED JUNE 3, 2017

RESIDENTIAL DRAFTING SERVICES LTD  
 100 WILSON AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 1W8  
 TEL: 416-291-8888 FAX: 416-291-8889  
 WWW.RDS-DRAFTING.COM

RESIDENTIAL DRAFTING SERVICES LTD  
 2221 BAYVIEW AVE, SUITE 208, SCARBOROUGH, ONTARIO M1S 5A4  
 TEL: 416-291-8888 FAX: 416-291-8889  
 WWW.RDS-DRAFTING.COM

NEW DWELLING at  
 4 b WINTER AVENUE  
 TORONTO, ONTARIO

DATE: JANUARY 9, 2017  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 AS NOTED

A 1 of 8

## SIGNATURE PAGE

**Table 28, Applicant and Property information, signature page**

|                    |                                     |            |                            |
|--------------------|-------------------------------------|------------|----------------------------|
| File Number:       | A0102/17SC                          | Zoning     |                            |
| Owner:             | SIVARAJAH MURUGESU                  | Ward:      | Scarborough Southwest (35) |
| Agent:             | RESIDENTIAL DRAFTING<br>SERVICE LTD | Heritage:  | Not Applicable             |
| Property Address:  | <b>4B WINTER AVE</b>                | Community: |                            |
| Legal Description: | PLAN 2029 LOT 406                   |            |                            |

**Table 29, for Panel Members signatures**

---

Eden Gajraj (signed)

---

Hena Kabir (signed)

---

Nimrod Salamon (signed)

---

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 30, Applicant and property information.**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0138/17SC                                       | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[WAIVER] |
| Owner(s):          | FARIDA HAQUE<br>FAIRDUDDIN AHMED                 | Ward:      | Scarborough Southwest (36)   |
| Agent:             | ARC DESIGN GROUP                                 | Heritage:  | Not Applicable   |
| Property Address:  | <b>112 BROOKLAWNAVE</b>                          | Community: | Cliffcrest Community   |
| Legal Description: | PLAN 2347 PT LOTS 410 AND 411 RP 66R28793 PART 1 |            |  |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 residential dwelling.

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

1. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
2. To permit the proposed 35.3% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed 10.49 frontage, whereas the Zoning By-law requires a minimum 10.5 metres frontage.
4. To permit the proposed 271 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.
5. To permit the proposed 9.9 metres portion of the exterior main wall height, whereas the Zoning By-law permits maximum 7 metres exterior main wall height.

6. To permit the proposed building length of 19.38 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
7. To permit the proposed building depth of 19.38 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.
8. To permit the proposed 9.3 square metres second floor rear balcony, whereas the Zoning By-law permits maximum 4 square metres platform.
9. To permit the proposed 2.44 metres rear balcony projections, whereas the Zoning By-law permits maximum 2.12 metres projections into the rear yard.

By-law No. 9396

10. To permit the proposed 10.49 frontage, whereas the Zoning By-law requires a minimum 10.5 metres frontage.
11. To permit the proposed 271 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.6 times the lot area.
12. To permit the proposed 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
13. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
14. To permit the proposed 2.4 metres rear balcony projections, whereas the Zoning By-law permits maximum 1.68 metres projections into the rear yard.

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

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

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

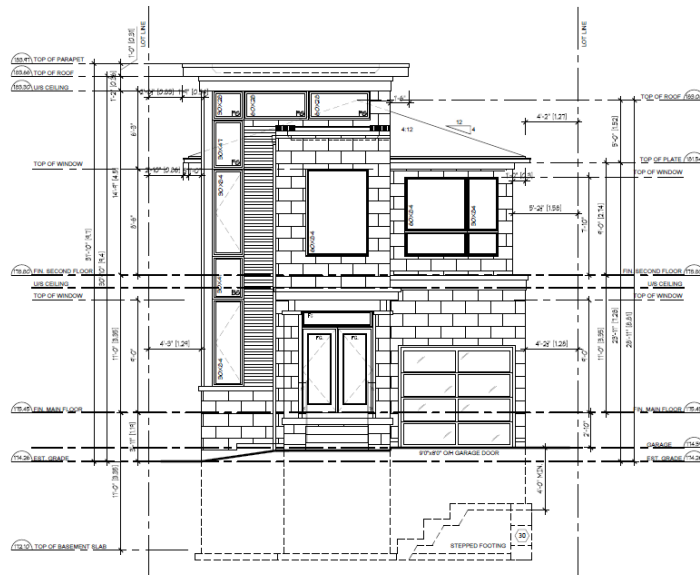
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

1. The Owner shall build substantially in accordance with the following drawings:

- a. Front Elevation, Drawing No. A5, prepared by Arc Design Group, dated March 30, 2017, as it relates to height (see Attachment 1: Front Elevation)
  - b. Rear Elevation, Drawing No. A6, prepared by Arc Design Group, dated March 30, 2017, as it relates to height (see Attachment 2: Rear Elevation)
  - c. Left Side Elevation, Drawing No. A7, prepared by Arc Design Group, dated March 30, 2017, as it relates to height (see Attachment 3: Left Side Elevation)
  - d. Right Side Elevation, Drawing No. A8, prepared by Arc Design Group, dated March 30, 2017, as it relates to height (see Attachment 4: Right Side Elevation)
2. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
  3. 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.

FOR COMMITTEE OF ADJUSTMENT



Model  
**CUSTOM**

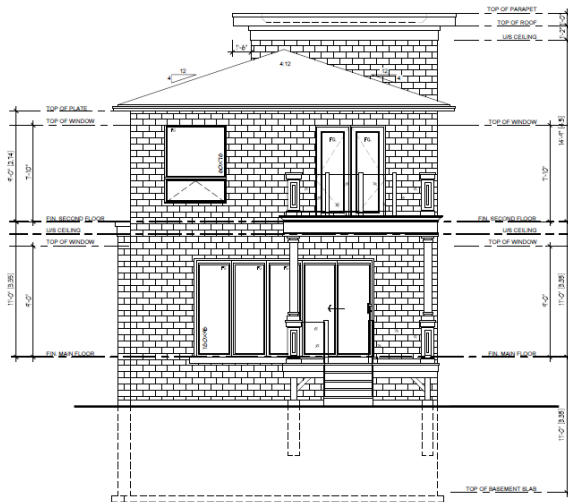
Client  
**ALBION BUILDER**  
**112 BROOKLAWN AVE.**  
**TORONTO, ONTARIO**


THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARC DESIGN GROUP DEVELOPMENT SERVICES LTD.

|                                |                                    |                               |    |
|--------------------------------|------------------------------------|-------------------------------|----|
| No.                            | Description                        | Date                          | By |
| 3.                             | ISSUED FOR COMMITTEE OF ADJUSTMENT | MAR 30                        | JE |
| 2.                             | ISSUED FOR ZONING CERTIFICATE      | FEB 15                        | PJ |
| 1.                             | ISSUED FOR COMMITTEE OF ADJUSTMENT | MAR 30                        | JE |
| Qualified Designer BCIN: 33551 |                                    | Signature: <i>[Signature]</i> |    |
| Firm BCIN: 35336               |                                    | Date: MARCH 2017              |    |

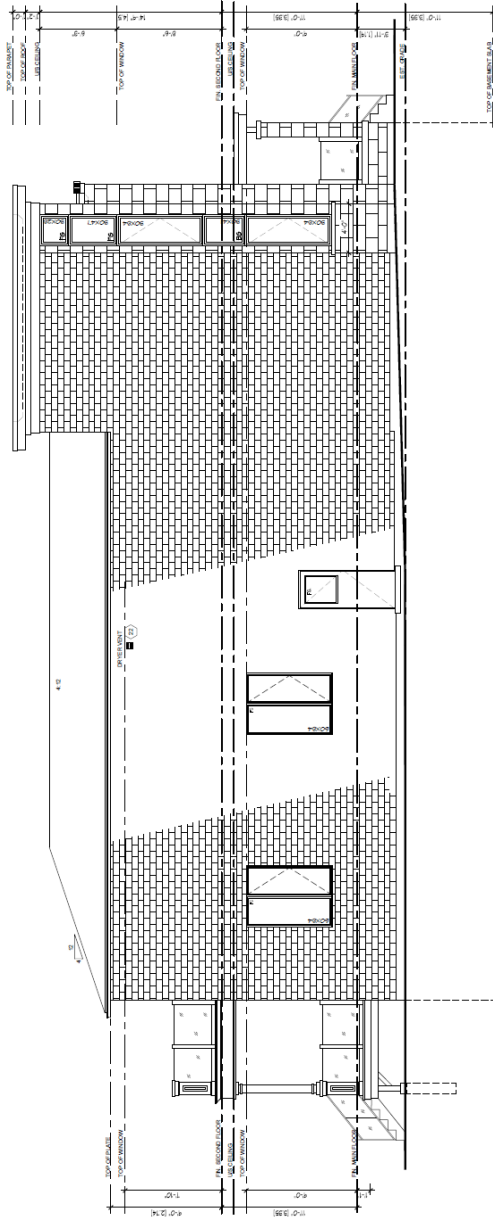
|                                       |                          |
|---------------------------------------|--------------------------|
| Sheet Title<br><b>FRONT ELEVATION</b> |                          |
| Project No.<br><b>16-008-11</b>       | Drawing No.<br><b>A5</b> |
| Scale<br><b>1/8"=1'-0"</b>            | Date<br><b>MAR '17</b>   |
| Drawn by<br><b>JE</b>                 | Checked by<br><b>PJ</b>  |

FOR COMMITTEE OF ADJUSTMENT



|  |  |  |        |                                    |        |    |    |                               |        |    |    |              |       |     |  |
|--|--|--|--------|------------------------------------|--------|----|----|-------------------------------|--------|----|----|--------------|-------|-----|--|
|  <p>ARC DESIGN GROUP<br/>ARCHITECTURAL   MECHANICAL   PLANNING<br/>tel: 905-240-4024 fax: 905-240-4019<br/>adesign@rogers.com</p> | <p>Model: CUSTOM</p> <p>Client: ALBION BUILDER<br/>112 BROOKLAWN AVE.<br/>TORONTO, ONTARIO</p> | <table border="1"> <tr> <td>3.</td> <td>ISSUED FOR COMMITTEE OF ADJUSTMENT</td> <td>MAR 30</td> <td>JE</td> </tr> <tr> <td>2.</td> <td>ISSUED FOR ZONING CERTIFICATE</td> <td>FEB 15</td> <td>FJ</td> </tr> <tr> <td>1.</td> <td>DESCRIPTION:</td> <td>DATE:</td> <td>BY:</td> </tr> </table> <p>LETTER REVISIONS ARE THOSE THAT HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF AN ARCHITECTURAL CONSULTANT. UNDER PROVISION 14.1(1) SUBSECTION 1.3.4 OF THE BUILDING CODE, A LAW QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS CATEGORIES.</p> <p>Qualified Designer BCIN: 32281 Signature: <i>[Signature]</i><br/>Firm BCIN: 35536<br/>Date: MARCH 2017</p> | 3.     | ISSUED FOR COMMITTEE OF ADJUSTMENT | MAR 30 | JE | 2. | ISSUED FOR ZONING CERTIFICATE | FEB 15 | FJ | 1. | DESCRIPTION: | DATE: | BY: | <p>Sheet Title: REAR ELEVATION</p> <p>Project No.: 16-008-11 Drawing No.: A6</p> <p>Scale: 1/8" = 1'-0" Date: MAR '17</p> <p>Drawn by: JE Checked by: FJ</p> |
|  | 3.   | ISSUED FOR COMMITTEE OF ADJUSTMENT   | MAR 30 | JE                                 |        |    |    |                               |        |    |    |              |       |     |  |
| 2.   | ISSUED FOR ZONING CERTIFICATE  | FEB 15   | FJ     |                                    |        |    |    |                               |        |    |    |              |       |     |  |
| 1.   | DESCRIPTION:   | DATE:  | BY:    |                                    |        |    |    |                               |        |    |    |              |       |     |  |
| <p>THESE DRAWINGS ARE NOT TO BE USED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARC DESIGN GROUP DEVELOPMENT SERVICES LTD.</p> |  |  |        |                                    |        |    |    |                               |        |    |    |              |       |     |  |

FOR COMMITTEE OF ADJUSTMENT



Model  
CUSTOM

Client  
ALBION BUILDER  
112 BROOKLAWN AVE.  
TORONTO, ONTARIO

| No. | Description                        | Date   | By |
|-----|------------------------------------|--------|----|
| 3   |                                    |        |    |
| 2   | ISSUED FOR COMMITTEE OF ADJUSTMENT | MAR 30 | JE |
| 1   | ISSUED FOR ZONING CERTIFICATE      | FEB 15 | PJ |

I/WE (PROJECT DESIGNER) HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF ARC DESIGN GROUP DEVELOPMENT SERVICES LTD. THESE DESIGN, PLAN, CALCULATIONS, E.T.C. OF THE BUILDING CODE, AS OUTLINED, AND THE PLAN IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.  
 Qualified Designer BCIN: 30351 Signature: *[Signature]*  
 Firm BCIN: 3536  
 Date: MARCH 2017

| Sheet Title         |         | Project No. |            | Drawing No. |  |
|---------------------|---------|-------------|------------|-------------|--|
| LEFT SIDE ELEVATION |         | 16-008-11   |            | A7          |  |
| Scale               | Date    | Drawn by    | Checked by |             |  |
| 1/8"=1'-0"          | MAR '17 | JE          | PJ         |             |  |

Z:\16-008 Albion Builders\11 - 112 Brooklawn\10\_112 Brooklawn\_04.dwg





## SIGNATURE PAGE

**Table 31, Applicant and property information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0138/17SC                                       | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[WAIVER] |
| Owner:             | FARIDA HAQUE<br>FAIRDUDDIN AHMED                 | Ward:      | Scarborough Southwest (36)   |
| Agent:             | ARC DESIGN GROUP                                 | Heritage:  | Not Applicable   |
| Property Address:  | <b>112 BROOKLAWN AVE</b>                         | Community: | Cliffcrest Community   |
| Legal Description: | PLAN 2347 PT LOTS 410 AND 411 RP 66R28793 PART 1 |            |  |

**Table 32, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL:  
Wednesday, August 30, 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:

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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:

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

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

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

Thursday, August 10, 2017

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

**Table 33, Applicant and property information**

|                    |                       |            |   |
|--------------------|-----------------------|------------|---|
| File Number:       | A0168/17SC            | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | ANWARUL HAQUE BHUIYAN | Ward:      | Scarborough East (43)   |
| Agent:             | HOOMAN RIAHI          | Heritage:  | Not Applicable  |
| Property Address:  | <b>35 PAR AVE</b>     | Community: | Woburn Community  |
| Legal Description: | PLAN M706 LOT 142     |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 addition over the existing dwelling.

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

By-law No. 569-2013

1. To permit the proposed eaves of a roof to project 0.13 metres and would be 0.17 metres from the side lot line, whereas the Zoning By-law permits the eaves of a roof to project a maximum 0.9 metres provided they are no closer to a lot line than 0.3 metres.
2. To permit the proposed 7.9 metres front yard setback, whereas the Zoning By-law requires a minimum 8.54 metres front yard setback.
3. To permit the proposed 2.64 metres wide parking space, whereas the Zoning By-law requires a minimum 3.2 metres wide parking space.

By-law No. 9510

4. To permit the proposed 12.5 metres by 2.84 metres carport dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres carport dimensions.

5. To permit the proposed 2.64 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide 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.

## SIGNATURE PAGE

**Table 34, Applicant and property information, signature page**

|                    |                       |            |   |
|--------------------|-----------------------|------------|---|
| File Number:       | A0168/17SC            | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | ANWARUL HAQUE BHUIYAN | Ward:      | Scarborough East (43)   |
| Agent:             | HOOMAN RIAHI          | Heritage:  | Not Applicable  |
| Property Address:  | <b>35 PAR AVE</b>     | Community: | Woburn Community  |
| Legal Description: | PLAN M706 LOT 142     |            |   |

**Table 35, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 36, Applicant and property information**

|                    |                                   |            |  |
|--------------------|-----------------------------------|------------|--|
| File Number:       | A0184/17SC                        | Zoning     | RS - Semi-Detached/S -<br>Single Family Residential<br>[ZZC] |
| Owner(s):          | FERDOUS AHMED<br>FARIDUDDIN AHMED | Ward:      | Scarborough Southwest (36)                                   |
| Agent:             | ARC DESIGN GROUP                  | Heritage:  | Not Applicable   |
| Property Address:  | <b>41 HEALE AVE</b>               | Community: | Cliffside Community  |
| Legal Description: | PLAN M388 PT LOT 36               |            |  |

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

**PURPOSE OF THE APPLICATION:**

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

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

1. To permit the proposed 286 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 204 square metres floor area or 0.5 times the lot area.
2. To permit the proposed 38.7% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit 0 square metres within the 4 metres of the front main wall, 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.

By-law No. 9364

4. To permit the proposed 38.7% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

5. To permit the proposed 0.9 metres south and north side yard setback, whereas the Zoning By-law requires a minimum 1.5 metres side 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

**Table 37, Applicant and property information, signature page**

|                    |                                   |            |  |
|--------------------|-----------------------------------|------------|--|
| File Number:       | A0184/17SC                        | Zoning     | RS - Semi-Detached/S -<br>Single Family Residential<br>[ZZC] |
| Owner:             | FERDOUS AHMED<br>FARIDUDDIN AHMED | Ward:      | Scarborough Southwest (36)                                   |
| Agent:             | ARC DESIGN GROUP                  | Heritage:  | Not Applicable   |
| Property Address:  | <b>41 HEALE AVE</b>               | Community: | Cliffside Community  |
| Legal Description: | PLAN M388 PT LOT 36               |            |  |

**Table 38, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 39, Applicant and property information**

|                    |                                     |            |   |
|--------------------|-------------------------------------|------------|---|
| File Number:       | A0189/17SC                          | Zoning     | RD - Residential Detached/<br>S- Single Family Residential<br>[ZZC] |
| Owner(s):          | ENTELEA DISHNICA<br>ARMAND DISHNICA | Ward:      | Scarborough Southwest (35)  |
| Agent:             | ARBEN SHPATI                        | Heritage:  | Not Applicable  |
| Property Address:  | <b>30 MARTA AVE</b>                 | Community: | Birchmount Park<br>Community  |
| Legal Description: | PLAN 4452 LOT 45                    |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 residential 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 1.5 metres south and north side yard setback, whereas the Zoning By-law requires a minimum 2.4 metres side 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

**Table 40, Applicant and property information, signature page**

|                    |                                     |            |   |
|--------------------|-------------------------------------|------------|---|
| File Number:       | A0189/17SC                          | Zoning     | RD - Residential Detached/<br>S- Single Family Residential<br>[ZZC] |
| Owner:             | ENTELEA DISHNICA<br>ARMAND DISHNICA | Ward:      | Scarborough Southwest (35)  |
| Agent:             | ARBEN SHPATI                        | Heritage:  | Not Applicable  |
| Property Address:  | <b>30 MARTA AVE</b>                 | Community: | Birchmount Park<br>Community  |
| Legal Description: | PLAN 4452 LOT 45                    |            |   |

**Table 41, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 42, Applicant and property information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0212/17SC   | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | JORDAN DAVID KOWALSKI<br>LYNSEY ALISON STACEY<br>THORN | Ward:      | Scarborough Southwest (36)  |
| Agent:             | GORAL DESIGN   | Heritage:  | Not Applicable  |
| Property Address:  | <b>85 DUNINGTON DR</b>                                 | Community: | Birchcliff Community  |
| Legal Description: | PLAN M555 PT LOT 17 PT LOT 18                          |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 one-storey rear 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 40% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
2. To permit the proposed 4.13 metres front yard setback, whereas the Zoning By-law requires a minimum 4.6 metres front yard setback.
3. To permit the proposed 60% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.

By-law No. 8786

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

5. To permit the proposed 4.13 metres front yard setback, whereas the Zoning By-law requires a minimum 4.6 metres front yard setback.
6. To permit the proposed 60% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.
7. To permit the proposed 2.63 metres porch projection into the front yard setback, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into the 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**

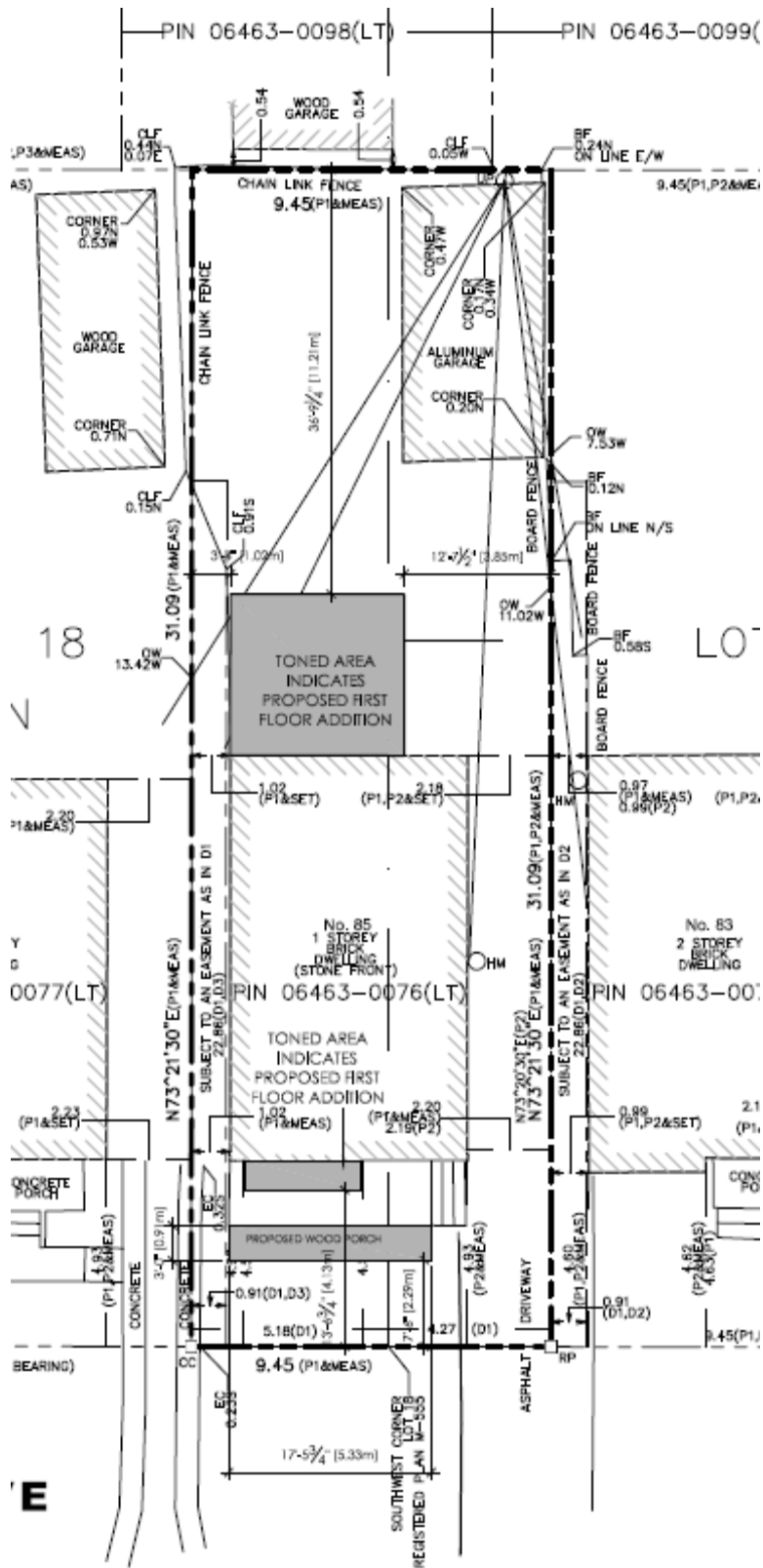
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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 build in accordance with the attached Site Plan as it relates to the proposed lot coverage.





## SIGNATURE PAGE

**Table 43, Applicant and property information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0212/17SC   | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | JORDAN DAVID KOWALSKI<br>LYNSEY ALISON STACEY<br>THORN | Ward:      | Scarborough Southwest (36)  |
| Agent:             | GORAL DESIGN   | Heritage:  | Not Applicable  |
| Property Address:  | <b>85 DUNINGTON DR</b>                                 | Community: | Birchcliff Community  |
| Legal Description: | PLAN M555 PT LOT 17 PT LOT 18                          |            |   |

**Table 44, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

**Table 45, Applicant and property information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | B0016/17SC   | Zoning:    | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner(s):          | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE</b>   | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

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

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots as per the attached Lot Division Plan.

**Conveyed - Part 1**  
**48A Leyton Avenue**

The proposed lot frontage is 6.85 m and the proposed lot area is 250.6 m<sup>2</sup>. The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0118/17SC.

**Retained - Part 2**  
**48B Leyton Avenue**

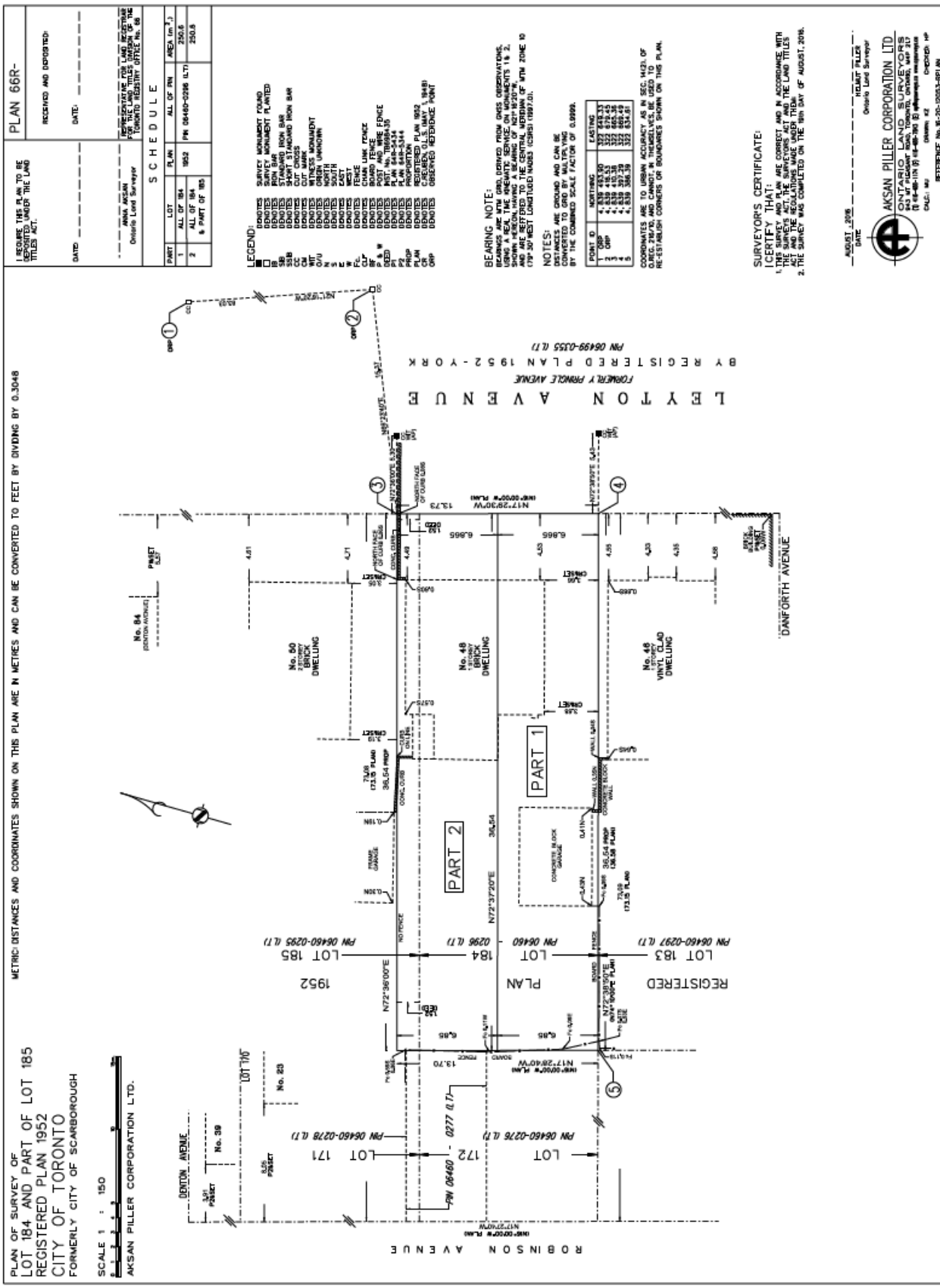
The proposed lot frontage is 6.85 m and the proposed lot area is 250.6 m<sup>2</sup>. The existing detached dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0117/17SC. 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; John.House@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; Elizabeth.Machynia@toronto.ca, John Fligg at 416-338-5031; John.Fligg@toronto.ca
3. **An electronic copy 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; John.House@toronto.ca.
4. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
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. The Owner shall obtain Final and Binding Decisions on minor variance applications A0117/17SC and A0118/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare 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

**Table 46, Attachment 1: Lot Division Plan, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | B0016/17SC   | Zoning     | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner(s):          | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE</b>   | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

**Table 47, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL: Monday, September 4, 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, August 10, 2017

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

**Table 48, Attachment 1: Lot Division Plan**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0117/17SC   | Zoning:    | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner(s):          | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE – PART 2</b>                                  | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling on Part 2.

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

By-law No. 569-2013 & No. 9812:

1. The proposed lot frontage is 6.85 m;  
Whereas the minimum required lot frontage is 7.5 m.

By-law No. 569-2013:

2. The proposed dwelling will have a length of 18.67 m;  
Whereas the maximum permitted dwelling length is 17 m.
3. A total of 7.62 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.
4. The proposed second storey front balcony will encroach 1.52 m into the required front yard setback;  
Whereas the maximum permitted front yard platform encroachment is 1.5 m.

5. The eaves overhang, including eavestrough, will be located 0.15 m from the south side lot line on Part 2;  
Whereas the minimum required side yard setback for an eaves overhang is 0.3 m.
6. A total of 47.78% of the front yard will be maintained as landscaping;  
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
7. The proposed parking space in the garage will have a width of 3.05 m;  
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.

By-law No. 9812:

8. A total of 47.78% of the front yard will be maintained as landscaping;  
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
9. The proposed parking space in the garage will have a width of 3.05 m;  
Whereas the minimum required dimensions of a parking space are 3.3 m wide by 5.6 m long.

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

**Table 49, Applicant and Property Information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0117/17SC   | Zoning     | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner:             | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE – PART 2</b>                                  | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

**Table 50, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0118/17SC   | Zoning     | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner(s):          | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE – PART 1</b>                                  | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling on Part 1.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013 & No. 9812:

1. The proposed lot frontage is 6.85 m;  
Whereas the minimum required lot frontage is 7.5 m.

By-law No. 569-2013:

2. The proposed dwelling will have a length of 18.67 m;  
Whereas the maximum permitted dwelling length is 17 m.
3. A total of 7.62 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.
4. The proposed second storey front balcony will encroach 1.52 m into the required front yard setback;  
Whereas the maximum permitted front yard platform encroachment is 1.5 m.

5. The eaves overhang, including eavestrough, will be located 0.15 m from the north side lot line on Part 1;  
Whereas the minimum required side yard setback for an eaves overhang is 0.3 m.
6. A total of 47.78% of the front yard will be maintained as landscaping;  
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
7. The proposed parking space in the garage will have a width of 3.05 m;  
Whereas the minimum required dimensions of a parking space are 3.2 m wide by 5.6 m long.

By-law No. 9812:

8. A total of 47.78% of the front yard will be maintained as landscaping;  
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
9. The proposed parking space in the garage will have a width of 3.05 m;  
Whereas the minimum required dimensions of a parking space are 3.3 m wide by 5.6 m long.

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

**Table 51, Applicant and Property Information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0118/17SC   | Zoning     | Residential Semi-Detached (RS) & Single Family (S) [ZR] |
| Owner:             | ABDUL-MONAYEM REHAN<br>MOHAMMED ABDUL-WAHED<br>KOHINOOR AKHTER | Ward:      | Scarborough Southwest (35)                              |
| Agent:             | ARC DESIGN GROUP   | Heritage:  | Not Applicable  |
| Property Address:  | <b>48 LEYTON AVE – PART 1</b>                                  | Community: | Oakridge Community                                      |
| Legal Description: | PLAN 1952 LOT 184 PT LOT 185                                   |            |   |

**Table 52, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

## **NOTICE OF DECISION**

### **CONSENT**

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

**Table 53, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | B0027/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] |
| Owner(s):          | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      | Scarborough Southwest (35)  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable  |
| Property Address:  | <b>59 JEAVONS AVE</b>                  | Community: | Birchmount Park Community   |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |   |

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

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two (2) undersized residential lots as per the attached Lot Division Plan.

**Conveyed - Part 1**

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0144/17SC.

**Retained - Part 2**

The proposed lot frontage is 7.62 m and the proposed lot area is 243.83 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new three-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0143/17SC.

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 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.



## SIGNATURE PAGE

**Table 54, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | B0027/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] Scarborough Southwest (35) |
| Owner(s):          | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      |  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable   |
| Property Address:  | <b>59 JEAVONS AVE</b>                  | Community: | Birchmount Park Community  |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |  |

**Table 55, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL: Monday, September 4, 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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### **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
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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**NOTE:** Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, August 10, 2017

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 56, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0143/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] |
| Owner(s):          | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      | Scarborough Southwest (35)  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable  |
| Property Address:  | <b>59 JEAVONS AVE – PART 2</b>         | Community: | Birchmount Park Community   |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling on Part 2.

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

1. The proposed lot area is 243.83 m<sup>2</sup>;  
Whereas the minimum required lot area is 325 m<sup>2</sup>.
2. The proposed dwelling will cover 39.5% of the lot area (96.32 m<sup>2</sup>);  
Whereas the minimum required coverage is 33% of the lot area (80.46 m<sup>2</sup>).
3. The proposed dwelling will be located 0.61 m from the north side lot line and 0.81 m from the south side lot line on Part 2;  
Whereas the minimum required side yard setback is 1.2 m.
4. The proposed dwelling will be three (3) storeys in height;  
Whereas the maximum permitted height is two (2) storeys.

5. A total of 50.16% of the width of the front main wall and 51.61% of the width of the rear main wall is proposed to be over 7 m in height on Part 2;  
Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls.
6. The proposed rear deck will be located 0.61 m from the north side lot line on Part 2;  
Whereas the minimum required setback for a platform or deck is 1.35 m from a side lot line.
7. The proposed rear deck will have an area of 7.31 m<sup>2</sup>;  
Whereas the maximum permitted area of a platform (deck) at or above the second storey is 4 m<sup>2</sup>.
8. A total of 3.72 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.

By-law No. 9174:

9. The proposed lot area is 243.83 m<sup>2</sup>;  
Whereas the minimum required lot area is 325 m<sup>2</sup>.
10. The proposed dwelling will cover 41% of the lot area (99.97 m<sup>2</sup>);  
Whereas the minimum required coverage is 33% of the lot area (80.46 m<sup>2</sup>).
11. The proposed dwelling will be three (3) storeys in height;  
Whereas the maximum permitted height is two (2) storeys.

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

**Table 57, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0143/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] Scarborough Southwest (35) |
| Owner:             | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      |  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable   |
| Property Address:  | <b>59 JEAVONS AVE – PART 2</b>         | Community: | Birchmount Park Community  |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |  |

**Table 58, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 59, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0144/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] |
| Owner(s):          | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      | Scarborough Southwest (35)  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable  |
| Property Address:  | <b>59 JEA VONS AVE – PART 1</b>        | Community: | Birchmount Park Community   |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling on Part 1.

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

By-law No. 569-2013:

1. The proposed lot area is 243.83 m<sup>2</sup>;  
Whereas the minimum required lot area is 325 m<sup>2</sup>.
2. The proposed dwelling will cover 39.5% of the lot area (96.32 m<sup>2</sup>);  
Whereas the minimum required coverage is 33% of the lot area (80.46 m<sup>2</sup>).
3. The proposed dwelling will be located 0.61 m from the south side lot line and 0.81 m from the north side lot line on Part 1;  
Whereas the minimum required side yard setback is 1.2 m.
4. The proposed dwelling will be three (3) storeys in height;  
Whereas the maximum permitted height is two (2) storeys.
5. A total of 51.45% of the width of the front main wall and 51.61% of the width of the rear main wall is proposed to be over 7 m in height on Part 1;

Whereas the maximum permitted height is 7 m for no less than 60% of the total width of all front and rear main walls.

6. The proposed rear deck will be located 0.61 m from the south side lot line on Part 1;  
Whereas the minimum required setback for a platform or deck is 1.35 m from a side lot line.
7. The proposed rear deck will have an area of 7.31 m<sup>2</sup>;  
Whereas the maximum permitted area of a platform (deck) at or above the second storey is 4 m<sup>2</sup>.
8. A total of 3.72 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.

By-law No. 9174:

9. The proposed lot area is 243.83 m<sup>2</sup>;  
Whereas the minimum required lot area is 325 m<sup>2</sup>.
10. The proposed dwelling will cover 41% of the lot area (99.97 m<sup>2</sup>);  
Whereas the minimum required coverage is 33% of the lot area (80.46 m<sup>2</sup>).
11. The proposed dwelling will be three (3) storeys in height;  
Whereas the maximum permitted height is two (2) storeys.

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

**Table 60, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0144/17SC                             | Zoning     | Residential Semi-Detached (RS) & Single Family Residential (S) [Waiver] Scarborough Southwest (35) |
| Owner:             | TAHRINA ZINATH<br>ARIFUR RAHMAN SHOHEL | Ward:      |  |
| Agent:             | ARC DESIGN GROUP                       | Heritage:  | Not Applicable   |
| Property Address:  | <b>59 JEAVONS AVE – PART 1</b>         | Community: | Birchmount Park Community  |
| Legal Description: | PLAN 2168 LOT 32 LOT 33 PT LOT 34      |            |  |

**Table 61, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 62, Applicant and Property Information**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0119/17SC                                 | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner(s):          | ROSE CARUSO<br>FRANK GOMES                 | Ward:      | Scarborough East (44)  |
| Agent:             | LEMCAD CONSULTANTS                         | Heritage:  | Not Applicable   |
| Property Address:  | <b>10177 SHEPPARD AVE E</b>                | Community: | Rouge Community  |
| Legal Description: | PLAN 3858 PT LOT 2 RP 64R12501 PART 4 5 10 |            |  |

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

**PURPOSE OF THE APPLICATION:**

To construct a rear canopy to the existing dwelling and a one-storey cabana in the rear of the property.

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

By-law No. 569-2013:

1. The proposed cabana will be located 1.89 m from the rear lot line;  
Whereas the minimum required rear yard setback for an ancillary structure is 1.98 m.
2. The proposed rear canopy will be located 0.72 m from the north side lot line;  
Whereas the minimum required side yard setback for an ancillary structure is 1.5 m.
3. The proposed rear canopy will have a floor area of 34.4 m<sup>2</sup>;  
Whereas the maximum permitted floor area of an ancillary structure within 1.8 m of a residential building is 10 m<sup>2</sup>.
4. A total of 48.83% of the rear yard will be maintained as soft landscaping;  
Whereas a minimum of 50% of the rear yard shall be maintained as soft landscaping.

By-law No. 5907:

5. The proposed structures and the existing dwelling will cover 34.6% of the lot area (297.86 m<sup>2</sup>); Whereas the maximum permitted lot coverage is 33% of the lot area (284.08 m<sup>2</sup>).
6. The proposed canopy will have dimensions of 8.23 m by 5.2 m; Whereas the maximum permitted size of an accessory structure is 7.6 m by 7.6 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

**The Minor Variance Application is Approved**

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

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

## SIGNATURE PAGE

**Table 63, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0119/17SC                                 | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner:             | ROSE CARUSO<br>FRANK GOMES                 | Ward:      | Scarborough East (44)  |
| Agent:             | LEMCAD CONSULTANTS                         | Heritage:  | Not Applicable   |
| Property Address:  | <b>10177 SHEPPARD AVE E</b>                | Community: | Rouge Community  |
| Legal Description: | PLAN 3858 PT LOT 2 RP 64R12501 PART 4 5 10 |            |  |

**Table 64, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 65, Applicant and Property Information**

|                    |   |            |   |
|--------------------|---|------------|---|
| File Number:       | A0183/17SC                                    | Zoning:    | Commercial Residential (CR) Zone [Waiver] |
| Owner(s):          | YOUR HOME DEVELOPMENTS (WEST HILL) INC        | Ward:      | Scarborough East (43)                     |
| Agent:             | KORSIAK URBAN PLANNING                        | Heritage:  | Not Applicable                            |
| Property Address:  | <b>4434-4470 KINGSTON RD</b>                  | Community: | West Hill Community                       |
| Legal Description: | PLAN 2178 PT LOT 31 PT LOT 32 RP R2963 PART 2 |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a 6-storey, 143 unit residential building and a 3-storey, 18 unit stacked townhouse building at the north-east corner of Kingston Road and Falaise Road.

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

By-law No. 10327:

1. The proposed residential building will be located 1.9 m from the lot line facing Kingston Road; Whereas the minimum required building setback from a street line is 3 m.
2. The proposed stacked townhouse building will be located 2.7 m from the lot line facing Falaise Road; Whereas the minimum required building setback from a street line is 3 m.
3. A portion of the proposed residential building will be located a maximum of 18.24 m from the lot line facing Kingston Road; Whereas the maximum permitted building setback from Kingston Road is 5 m.
4. The proposed at-grade parking spaces will be located in the eastern side yard, opposite Kingston Road; Whereas no parking spaces shall be located in any street yard.

5. The proposed residential building fronting on Kingston Road will have a wall width of 48% total width of the lot/street line;  
Whereas the wall of the building fronting on Kingston Road shall be a minimum width of 70% of the lot at the street line.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

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

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

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

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

1. The approval of the minor variances be tied to the approved plans and drawings for Site Plan Application No. 15 210277 ESC 43 SA, to the satisfaction of the Director, Community Planning, Scarborough District.

## SIGNATURE PAGE

**Table 66, Applicant and Property Information, signature page**

|                    |   |            |   |
|--------------------|---|------------|---|
| File Number:       | A0183/17SC                                    | Zoning     | Commercial Residential (CR) Zone [Waiver] |
| Owner:             | YOUR HOME DEVELOPMENTS (WEST HILL) INC        | Ward:      | Scarborough East (43)                     |
| Agent:             | KORSIAK URBAN PLANNING                        | Heritage:  | Not Applicable                            |
| Property Address:  | <b>4434-4470 KINGSTON RD</b>                  | Community: | West Hill Community                       |
| Legal Description: | PLAN 2178 PT LOT 31 PT LOT 32 RP R2963 PART 2 |            |   |

**Table 67, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 68, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0185/17SC                             | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | FILOMENA PHYLLIS NUNNO<br>JOHNNY NUNNO | Ward:      | Scarborough East (44)                                 |
| Agent:             | LUI NUNNO                              | Heritage:  | Not Applicable  |
| Property Address:  | <b>733 MORRISH RD</b>                  | Community: | Highland Creek Community                              |
| Legal Description: | PLAN 2098 PT LOT 48 RP 66R26972 PART 1 |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling on Parts 2 & 5 with frontage on Morrish Road.

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

1. The proposed dwellings will be located 5.77 m from the rear lot line, as measured to the wall of the cold cellar;  
Whereas the minimum required rear yard setback is 8.06 m.
2. The proposed dwelling will have a floor space index equal to 0.681 times the lot area (307.34 m<sup>2</sup>);  
Whereas the minimum required floor space index is 0.5 times the lot area (221.31 m<sup>2</sup>)..  
**Note:** previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 m<sup>2</sup>).
3. The proposed dwellings will have a total length of 18.9 m, as measured to the wall of the cold cellar;  
Whereas the maximum permitted building length is 17 m.

By-law No. 10827:

4. The proposed dwelling will have a total floor area equal to 0.65 times the lot area (292.4 m<sup>2</sup>);  
Whereas the maximum permitted floor area is 0.5 times the lot area (221.31 m<sup>2</sup>).

**Note:** previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 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**

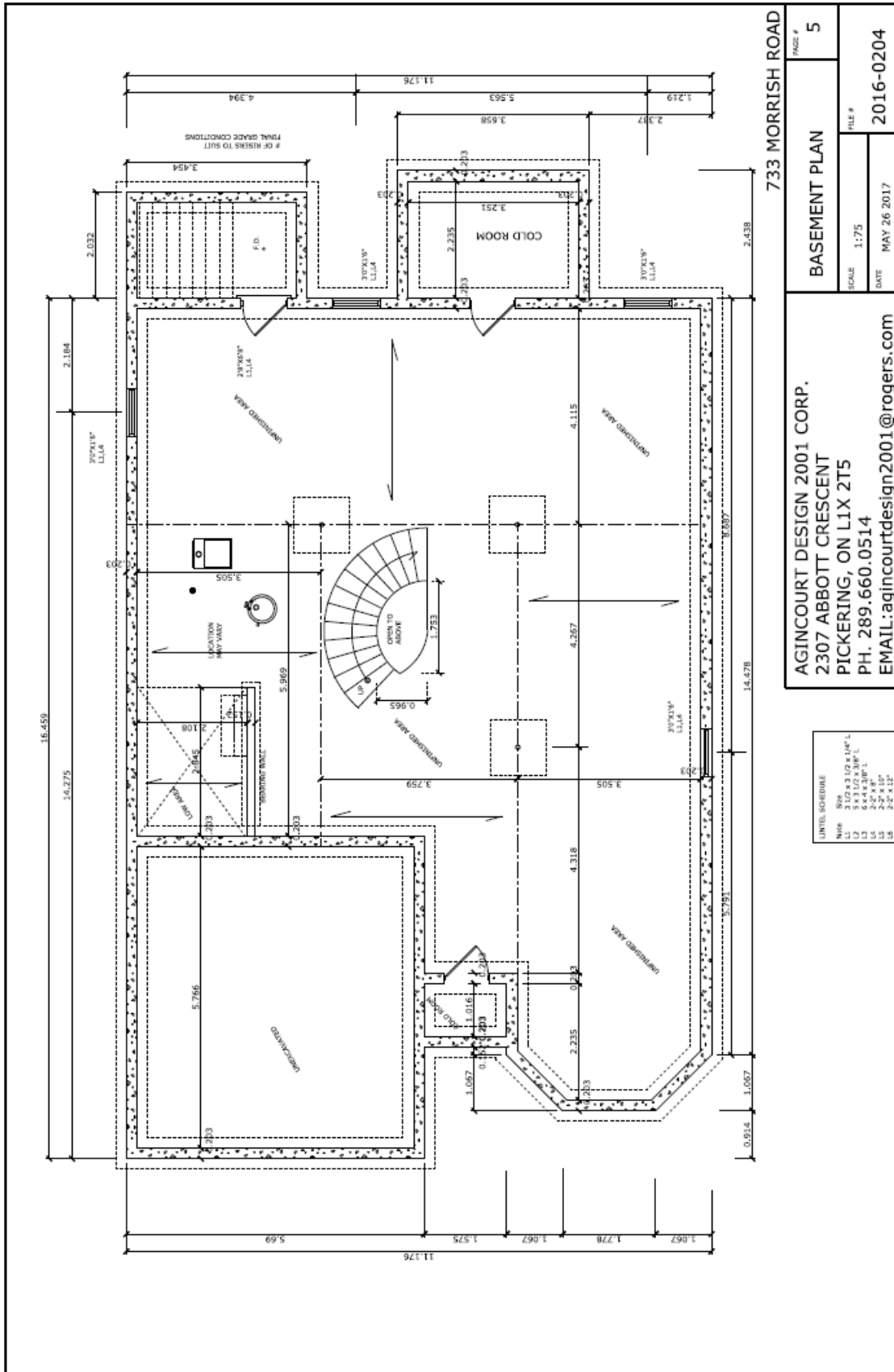
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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).
3. The Owner shall submit a tree protection guarantee security deposit of **\$2,701** 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.
4. The Owner shall build in accordance with the Basement Floor Plan, Drawing No. 5, and the Ground Floor Plan, Drawing No. 6, prepared by Agincourt Design 2001 Corp., dated May 26, 2017 as it relates to the building length (see Attachments 1 and 2). Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.





733 MORRISH ROAD

PAGE # 5

BASEMENT PLAN

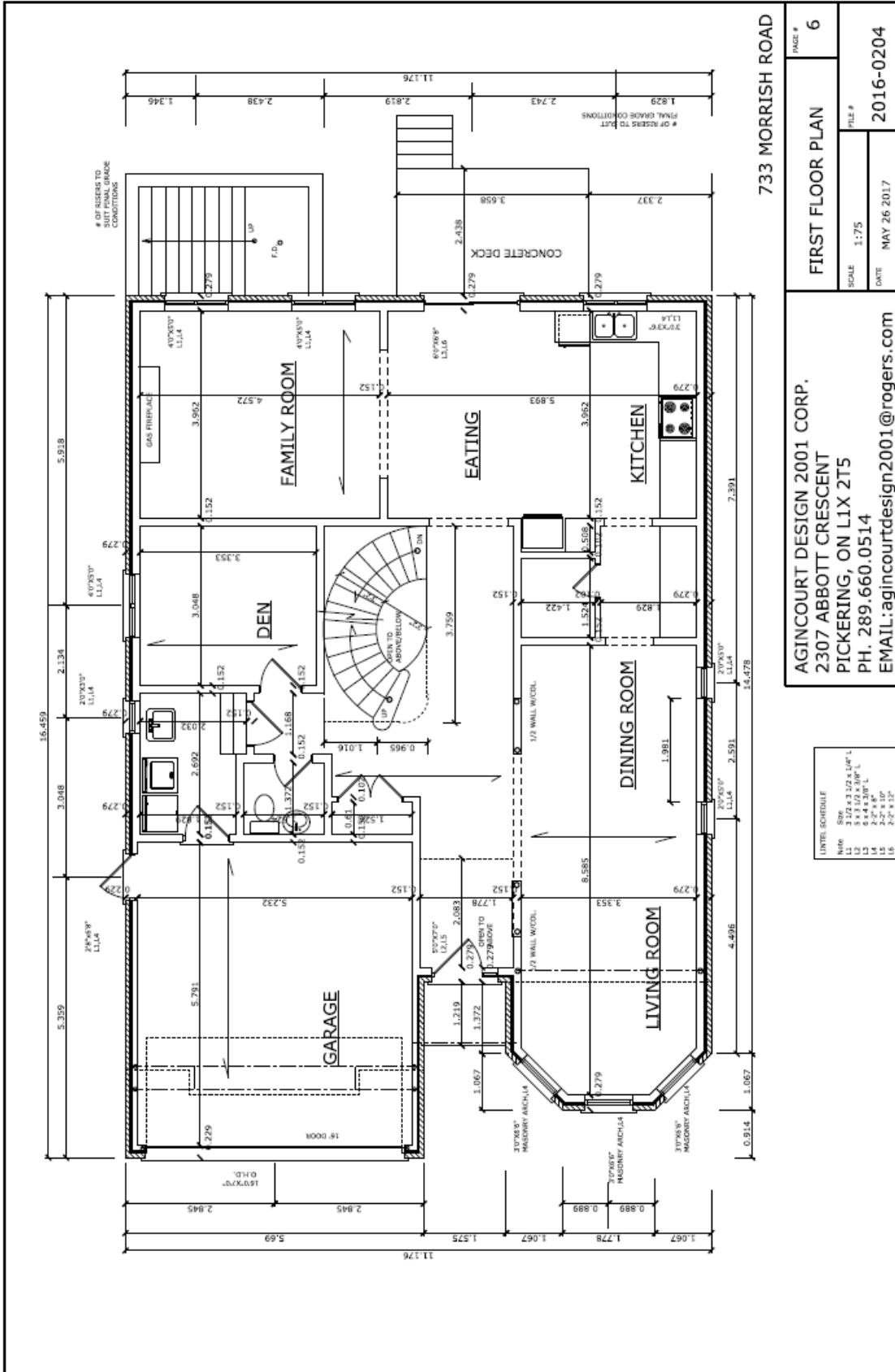
SCALE 1:75

DATE MAY 26 2017

FILE # 2016-0204

AGINCOURT DESIGN 2001 CORP.  
 2307 ABBOTT CRESCENT  
 PICKERING, ON L1X 2T5  
 PH. 289.660.0514  
 EMAIL: agincourtdesign2001@rogers.com

| UNIT/SCHEDULE |                   |
|---------------|-------------------|
| UNIT          | SIZE              |
| 1             | 3' 10" x 14' 0" L |
| 2             | 3' 10" x 5' 0" L  |
| 3             | 3' 10" x 5' 0" L  |
| 4             | 6' 4" x 3' 0" L   |
| 5             | 2' 0" x 10' 0" L  |
| 6             | 2' 0" x 12' 0" L  |



## SIGNATURE PAGE

**Table 69, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0185/17SC                             | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR]<br>Scarborough East (44) |
| Owner:             | FILOMENA PHYLLIS NUNNO<br>JOHNNY NUNNO | Ward:      |  |
| Agent:             | LUI NUNNO                              | Heritage:  | Not Applicable   |
| Property Address:  | <b>733 MORRISH RD</b>                  | Community: | Highland Creek Community   |
| Legal Description: | PLAN 2098 PT LOT 48 RP 66R26972 PART 1 |            |  |

**Table 70, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL:  
Wednesday, August 30, 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:

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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)

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, August 10, 2017

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 71, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0186/17SC                             | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | FILOMENA PHYLLIS NUNNO<br>JOHNNY NUNNO | Ward:      | Scarborough East (44)                                 |
| Agent:             | LUI NUNNO                              | Heritage:  | Not Applicable  |
| Property Address:  | <b>731 MORRISH RD</b>                  | Community: | Highland Creek Community                              |
| Legal Description: | PLAN 2098 PT LOT 48 RP 66R26972 PART 1 |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling on Parts 3 & 6 with frontage on Morrish Road.

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

1. The proposed dwellings will be located 5.77 m from the rear lot line, as measured to the wall of the cold cellar;  
Whereas the minimum required rear yard setback is 8.06 m.
2. The proposed dwelling will have a floor space index equal to 0.681 times the lot area (306.81 m<sup>2</sup>);  
Whereas the minimum required floor space index is 0.5 times the lot area (221.31 m<sup>2</sup>).  
**Note:** previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 m<sup>2</sup>).
3. The proposed dwellings will have a total length of 18.9 m, as measured to the wall of the cold cellar;  
Whereas the maximum permitted building length is 17 m.

By-law No. 10827:

4. The proposed dwelling will have a total floor area equal to 0.66 times the lot area (292.42 m<sup>2</sup>);  
Whereas the maximum permitted floor area is 0.5 times the lot area (221.31 m<sup>2</sup>).

**Note:** previous Committee of Adjustment application (A293/11SC & A294/11SC) approved a variance of 0.63 times the lot area (256 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:**

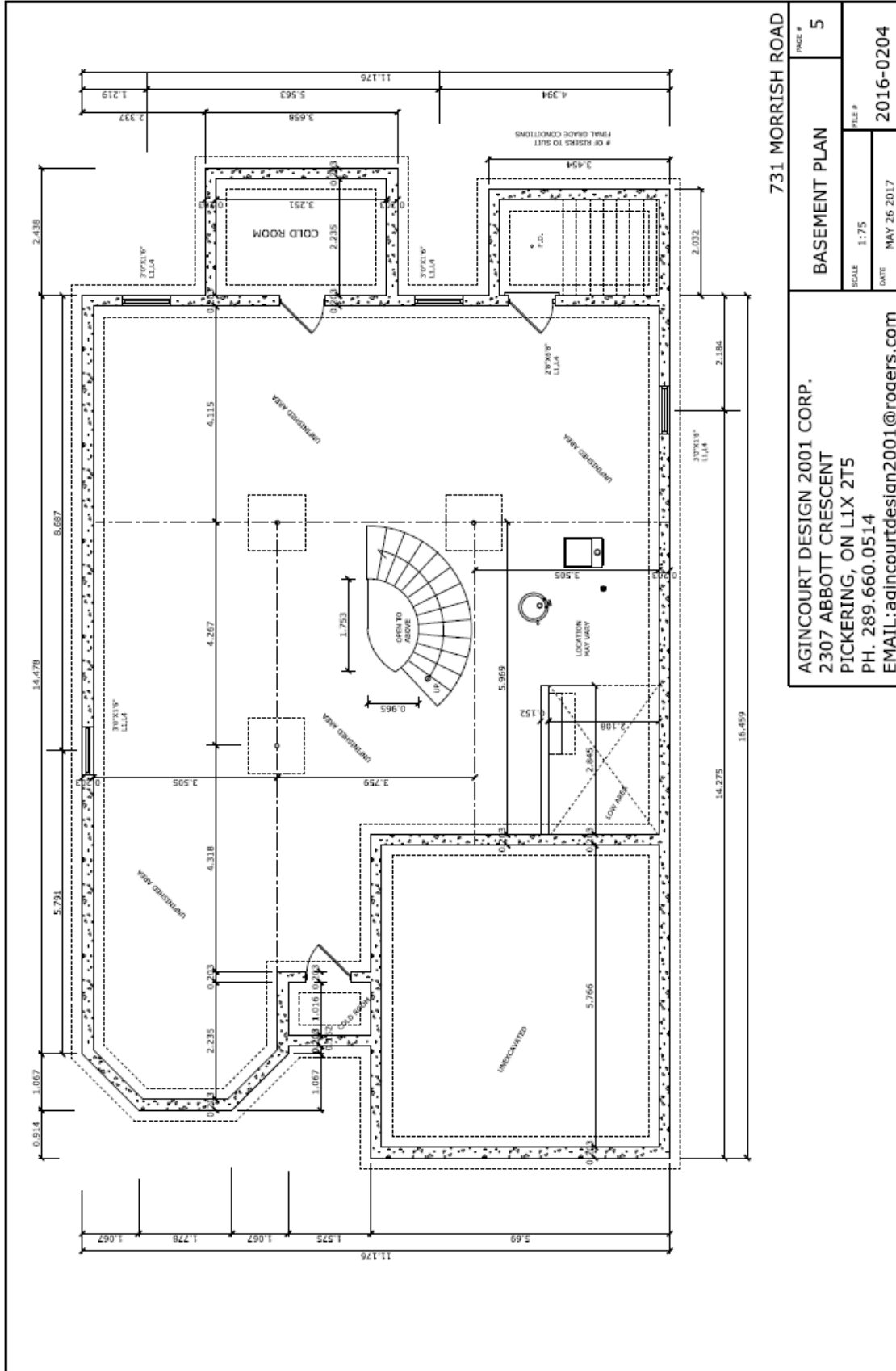
**The Minor Variance Application is Approved on Condition**

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.

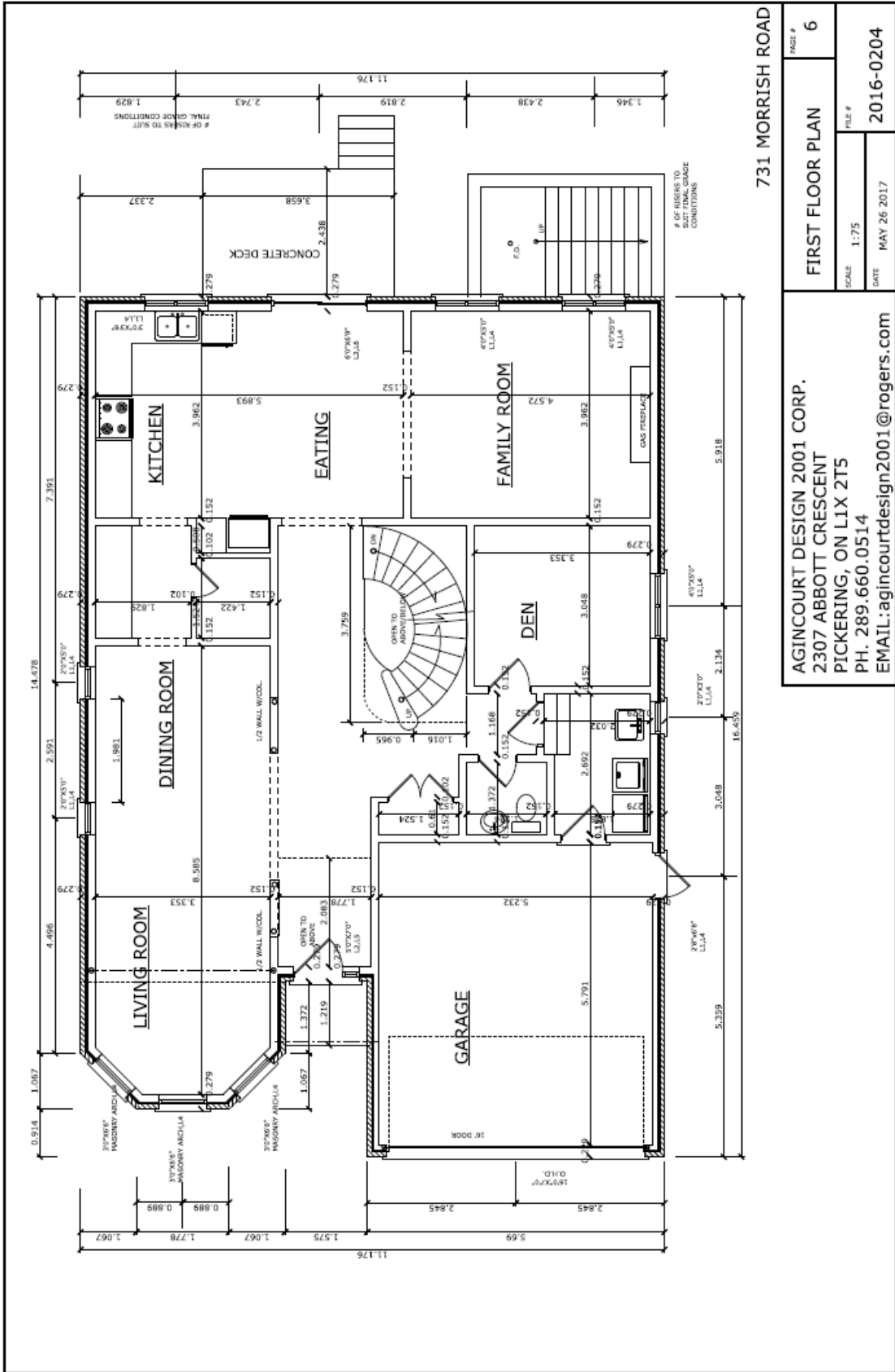
This decision is subject to the following condition(s):

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).
3. The Owner shall submit a tree protection guarantee security deposit of **\$2,701** 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.
4. The Owner shall build in accordance with the Basement Floor Plan, Drawing No. 5, and the Ground Floor Plan, Drawing No. 6, prepared by Agincourt Design 2001 Corp., dated May 26, 2017 as it relates to the building length (see Attachments 1 and 2). Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.



|                  |           |
|------------------|-----------|
| 731 MORRISH ROAD |           |
| BASEMENT PLAN    | PAGE # 5  |
| SCALE 1:75       | FILE #    |
| DATE MAY 26 2017 | 2016-0204 |

AGINCOURT DESIGN 2001 CORP.  
 2307 ABBOTT CRESCENT  
 PICKERING, ON L1X 2T5  
 PH. 289.660.0514  
 EMAIL: agincourt@design2001.com



731 MORRISH ROAD

|   |   |        |             |      |             |
|---|---|--------|-------------|------|-------------|
| AGINCOURT DESIGN 2001 CORP.<br>2307 ABBOTT CRESCENT<br>PICKERING, ON L1X 2T5<br>PH. 289.660.0514<br>EMAIL: agincourtdesign2001@rogers.com | <table border="1"> <tr> <td>SCALE</td> <td>1:75</td> </tr> <tr> <td>DATE</td> <td>MAY 26 2017</td> </tr> </table> | SCALE  | 1:75        | DATE | MAY 26 2017 |
| SCALE   | 1:75  |        |             |      |             |
| DATE  | MAY 26 2017   |        |             |      |             |
| FIRST FLOOR PLAN  | <table border="1"> <tr> <td>FILE #</td> <td>2016-0204</td> </tr> </table>   | FILE # | 2016-0204   |      |             |
| FILE #  | 2016-0204   |        |             |      |             |
| 6   | <table border="1"> <tr> <td>DATE</td> <td>MAY 26 2017</td> </tr> </table>   | DATE   | MAY 26 2017 |      |             |
| DATE  | MAY 26 2017   |        |             |      |             |



## SIGNATURE PAGE

**Table 72, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0186/17SC                             | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR]<br>Scarborough East (44) |
| Owner:             | FILOMENA PHYLLIS NUNNO<br>JOHNNY NUNNO | Ward:      |  |
| Agent:             | LUI NUNNO                              | Heritage:  | Not Applicable   |
| Property Address:  | <b>731 MORRISH RD</b>                  | Community: | Highland Creek Community   |
| Legal Description: | PLAN 2098 PT LOT 48 RP 66R26972 PART 1 |            |  |

**Table 73, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 74, Applicant and Property Information**

|                    |                          |            |   |
|--------------------|--------------------------|------------|---|
| File Number:       | A0192/17SC               | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | GREGORES TASSOS          | Ward:      | Scarborough East (43)                                 |
| Agent:             | GREGORES TASSOS          | Heritage:  | Not Applicable  |
| Property Address:  | <b>17 SCARCLIFF GDNS</b> | Community: | Guildwood Community                                   |
| Legal Description: | PLAN M858 LOT 12         |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a partial second storey addition over the existing dwelling. The proposal includes interior and exterior alterations.

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

By-law No. 569-2013:

1. The altered dwelling will have a length of 19.81 m;  
Whereas the maximum permitted length is 17.22 m (existing building length).

By-law No. 9676:

2. The existing/altered dwelling will be located 1.23 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 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

**Table 75, Applicant and Property Information, signature page**

|                    |                          |            |   |
|--------------------|--------------------------|------------|---|
| File Number:       | A0192/17SC               | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner:             | GREGORES TASSOS          | Ward:      | Scarborough East (43)                                 |
| Agent:             | GREGORES TASSOS          | Heritage:  | Not Applicable  |
| Property Address:  | <b>17 SCARCLIFF GDNS</b> | Community: | Guildwood Community                                   |
| Legal Description: | PLAN M858 LOT 12         |            |   |

**Table 76, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 77, Applicant and Property Information**

|                    |                            |            |   |
|--------------------|----------------------------|------------|---|
| File Number:       | A0199/17SC                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | KAMAL SEAN BRIAN RAHIM     | Ward:      | Scarborough Southwest (36)  |
| Agent:             | KYLE KHADRA                | Heritage:  | Not Applicable  |
| Property Address:  | <b>185 FALLINGBROOK RD</b> | Community: | Birchcliff Community  |
| Legal Description: | PLAN 3546 LOT 6            |            |   |

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

**PURPOSE OF THE APPLICATION:**

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

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

1. To permit the proposed 0.28 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
2. To permit the proposed 218 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 216 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
4. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
5. To permit the proposed roof eaves to project 0.10 metres and would be located 0.19 metres from the south side lot line, whereas the Zoning By-law permits roof eaves to project a maximum of 0.9 metres provided that they are no closer than 0.3 metres from the property line.

6. To permit the proposed 56% soft front yard landscaping, whereas the Zoning By-law requires a minimum 75% soft front yard landscaping.

By-law No. 8786

7. To permit the proposed 1.82 metres front porch projections, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into a front yard.
8. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
9. To permit the proposed 9.2 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
10. To permit the proposed 218 square metres floor area or 0.61 times the lot area, whereas the Zoning By-law permits maximum 216 square metres floor area or 0.6 times the lot area.
11. To permit the proposed 56% soft front yard landscaping, whereas the Zoning By-law requires a minimum 75% soft front yard landscaping.
12. To permit the proposed 5.4 metres building setback from the street line, whereas the Zoning By-law requires a minimum 6 metres building setback from the street line.
13. To permit the proposed 0.28 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side 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 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

**Table 78, Applicant and Property Information, signature page**

|                    |                            |            |   |
|--------------------|----------------------------|------------|---|
| File Number:       | A0199/17SC                 | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | KAMAL SEAN BRIAN RAHIM     | Ward:      | Scarborough Southwest (36)  |
| Agent:             | KYLE KHADRA                | Heritage:  | Not Applicable  |
| Property Address:  | <b>185 FALLINGBROOK RD</b> | Community: | Birchcliff Community  |
| Legal Description: | PLAN 3546 LOT 6            |            |   |

**Table 79, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 80, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0200/17SC                                     | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | 2364970 ONTARIO LIMITED<br>2364970 ONTARIO LTD | Ward:      | Scarborough Southwest (36)                            |
| Agent:             | KRISTOFER POTTS                                | Heritage:  | Not Applicable  |
| Property Address:  | <b>24 PARKLAND RD</b>                          | Community: | Birchcliff Community                                  |
| Legal Description: | PLAN 3228 LOT 76                               |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 569-2013 & No. 8786:

1. The proposed dwelling and ancillary building will cover 36.91% of the lot area (296.03 m<sup>2</sup>); Whereas the maximum permitted coverage for all structures is 33% of the lot area (264.67 m<sup>2</sup>).

By-law No. 569-2013:

2. The proposed dwelling will have a floor space index equal to 0.47 times the lot area (374.35 m<sup>2</sup>); Whereas the maximum permitted floor space index is 0.4 times the lot area (320.8 m<sup>2</sup>).
3. The proposed dwelling will have a length of 21.94 m; Whereas the maximum permitted dwelling length is 17 m.
4. The proposed dwelling will have a depth of 22.59 m, as measured from the required front yard setback to the rear main wall; Whereas the maximum permitted depth is 19 m.
5. The proposed ancillary structure (pool house) will have a floor area of 48.42 m<sup>2</sup>; Whereas the maximum permitted floor area of an ancillary structure is 40 m<sup>2</sup>.

6. The proposed ancillary structure (pool house) will have a height of 5.6 m;  
Whereas the maximum permitted height of an ancillary structure is 4 m.

By-law No. 8786:

7. The proposed dwelling will have a total floor area equal to 0.452 times the lot area (362.83 m<sup>2</sup>);  
Whereas the maximum permitted floor area is 0.4 times the lot area (320.8 m<sup>2</sup>).
8. The combined floor area of all garages and ancillary structures on the lot is 77.87 m<sup>2</sup>;  
Whereas the maximum permitted combined floor area of all garages, carports and other accessory buildings is 75 m<sup>2</sup>.
9. The proposed ancillary structure (pool house) will have a height of 5.6 m;  
Whereas the maximum permitted height of an ancillary structure is 5 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

1. The owner shall provide payment of \$583 per tree for **1 tree** to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at [tppreast@toronto.ca](mailto:tppreast@toronto.ca) for additional information.

## SIGNATURE PAGE

**Table 81, Applicant and Property Information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0200/17SC                                     | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner:             | 2364970 ONTARIO LIMITED<br>2364970 ONTARIO LTD | Ward:      | Scarborough Southwest (36)                            |
| Agent:             | KRISTOFER POTTS                                | Heritage:  | Not Applicable  |
| Property Address:  | <b>24 PARKLAND RD</b>                          | Community: | Birchcliff Community                                  |
| Legal Description: | PLAN 3228 LOT 76                               |            |   |

**Table 82, for Panel Members signature**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 83, Applicant and Property Information**

|                    |                       |            |   |
|--------------------|-----------------------|------------|---|
| File Number:       | A0202/17SC            | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner(s):          | OANA CRISTINA MOORE   | Ward:      | Scarborough East (43)   |
| Agent:             | OANA CRISTINA MOORE   | Heritage:  | Not Applicable  |
| Property Address:  | <b>37 FAREHAMCRES</b> | Community: | Guildwood Community   |
| Legal Description: | PLAN M767 LOT 120     |            |   |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 existing double car driveway.

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

By-law No. 569-2013 & By-law No. 9676

1. To permit the front yard parking space, whereas the Zoning By-law permits parking space in the front of the front wall if its on the portion of the driveway that leads to an existing 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 variance is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is minor.

## SIGNATURE PAGE

### Table 84, Applicant and Property Information, signature page

|                    |                        |            |   |
|--------------------|------------------------|------------|---|
| File Number:       | A0202/17SC             | Zoning     | RD - Residential Detached/S<br>- Single Family Residential<br>[ZZC] |
| Owner:             | OANA CRISTINA MOORE    | Ward:      | Scarborough East (43)   |
| Agent:             | OANA CRISTINA MOORE    | Heritage:  | Not Applicable  |
| Property Address:  | <b>37 FAREHAM CRES</b> | Community: | Guildwood Community   |
| Legal Description: | PLAN M767 LOT 120      |            |   |

### Table 85, for Panel Members signatures

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 86, Applicant and Property Information**

|                    |                        |            |  |
|--------------------|------------------------|------------|--|
| File Number:       | A0203/17SC             | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner(s):          | PATRICK WAI SHUN CHAN  | Ward:      | Scarborough-Agincourt (39)                                   |
| Agent:             | PATRICK WAI SHUN CHAN  | Heritage:  | Not Applicable   |
| Property Address:  | <b>15 BELLBROOK RD</b> | Community: | Tam O'Shanter Community                                      |
| Legal Description: | PLAN 4401 LOT 106      |            |  |

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

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013:

1. The proposed dwelling will have a length of 19.43 m;  
Whereas the maximum permitted length is 17 m.
2. The proposed dwelling will have a depth of 21.88 m, as measured from the required front yard setback to the rear main wall;  
Whereas the maximum permitted depth 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 provide payment of \$583 per tree for **1 tree** to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

Payments shall be made payable to the **Treasurer, City of Toronto** and sent to the attention of Supervisor Urban Forestry, Tree Protection & Plan Review, at 150 Borough Drive, 5th Floor, Toronto, Ontario, M1P 4N7. Accepted methods of payment may be in the form of a Letter of Credit, certified cheque, bank draft, money order, or pay in person by credit card or debit card.

A Letter of Clearance will be issued once the required conditions are fulfilled. Applicants may contact our office at 416-338-5566 or by email at [tppreast@toronto.ca](mailto:tppreast@toronto.ca) for additional information.

## SIGNATURE PAGE

**Table 87, Applicant and Property Information, signature page**

|                    |                        |            |  |
|--------------------|------------------------|------------|--|
| File Number:       | A0203/17SC             | Zoning     | Residential Detached (RD)<br>& Single Family (S)<br>[Waiver] |
| Owner:             | PATRICK WAI SHUN CHAN  | Ward:      | Scarborough-Agincourt (39)                                   |
| Agent:             | PATRICK WAI SHUN CHAN  | Heritage:  | Not Applicable   |
| Property Address:  | <b>15 BELLBROOK RD</b> | Community: | Tam O'Shanter Community                                      |
| Legal Description: | PLAN 4401 LOT 106      |            |  |

**Table 88, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 89, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0207/17SC                                   | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | AMANDA EMILY GRUNING<br>MICHAEL ADAM FORTIER | Ward:      | Scarborough East (43)                                 |
| Agent:             | AMANDA EMILY GRUNING                         | Heritage:  | Not Applicable  |
| Property Address:  | <b>4 CRESTWOOD DR</b>                        | Community: | Guildwood Community                                   |
| Legal Description: | PLAN 3136 PT LOT 15 RP R251 PART 4           |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a one-storey garage addition on the front of the existing dwelling and a new front porch.

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

By-law No. 569-2013:

1. The altered dwelling will cover 36.6% of the lot area;  
Whereas the maximum permitted coverage is 33% of the lot area.
2. The altered dwelling will be located 6.17 m from the front lot line;  
Whereas the minimum required front yard setback is 7.5 m.
3. The combined width of all vehicle entrances in the main wall is proposed to be 7.62 m;  
Whereas the maximum permitted combined width of all vehicle entrances through the front main wall is 6 m.
4. The proposed driveway will be 9.72 m wide;  
Whereas the maximum permitted width of a driveway is 6 m.

By-law No. 9676:

5. The altered dwelling will be located 16.23 m from the centreline of Crestwood Drive;  
Whereas the minimum required front yard setback is 17.5 m from the centreline of the road.

6. The proposed garage will have a total width of 9.72 m;  
Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 m.
7. The proposed number of parking spaces is three (3);  
Whereas the maximum permitted number of parking spaces is two (2).
8. The proposed access width to a parking space within the garage will be 2.54 m;  
Whereas the minimum required access width to a parking space is 2.6 m.
9. The proposed driveway will be 9.72 m wide;  
Whereas the maximum permitted width of a driveway is 6 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 Approval is Conditional on the Following:

1. The curb cut will be a maximum of 6 metres at the property line as shown on the attached Site Plan, Drawing 1A, submitted and held on file by the Committee of Adjustment office and date stamped as received on August 10, 2017.





## SIGNATURE PAGE

**Table 90, Applicant and Property Information, signature page**

|                    |  |            |  |
|--------------------|--|------------|--|
| File Number:       | A0207/17SC                                   | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR]<br>Scarborough East (43) |
| Owner:             | AMANDA EMILY GRUNING<br>MICHAEL ADAM FORTIER | Ward:      |  |
| Agent:             | AMANDA EMILY GRUNING                         | Heritage:  | Not Applicable   |
| Property Address:  | <b>4 CRESTWOOD DR</b>                        | Community: | Guildwood Community  |
| Legal Description: | PLAN 3136 PT LOT 15 RP R251 PART 4           |            |  |

**Table 91, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 92, Applicant and Property Information**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0213/17SC                                 | Zoning:    | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | MARTA GRZINCIC<br>GRZINCIC ERNEST ANDREW   | Ward:      | Scarborough East (44)                                 |
| Agent:             | GPF DESIGN SERVICES INC                    | Heritage:  | Not Applicable  |
| Property Address:  | <b>106 ZAPH AVE</b>                        | Community: | Highland Creek Community                              |
| Legal Description: | PLAN 2129 PT LOT 53 NOW RP 64R16277 PART 7 |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a new wood deck with partial covered portion at the rear of the existing dwelling.

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

By-law No. 569-2013:

1. The proposed rear deck will encroach 5.04 m into the required rear yard setback and will be located 3.33 m from the south side lot line;  
Whereas a platform may encroach a maximum of 2.5 m into a required rear yard setback if it is no closer than 2.03 m from a side lot line.
2. The proposed canopy encroaches 0.31 m beyond the platform (deck) in which it's covering;  
Whereas a canopy or awning may encroach into a required building setback to the same extent as the platform it is covering.

By-law No. 10827:

3. The proposed rear covered porch will encroach 2.61 m into the required rear yard setback;  
Whereas the maximum permitted projection into a required rear yard setback is 1.55 m.
4. The proposed rear covered porch will have a height of 4.53 m, as measured from grade to eaves;  
Whereas the maximum permitted height is 3.7 m.

5. The proposed rear covered porch will have dimensions of 11.51 m by 3.67 m;  
Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

**The Minor Variance Application is Approved**

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

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

## SIGNATURE PAGE

**Table 93, Applicant and Property Information, signature page**

|                    |  |            |   |
|--------------------|--|------------|---|
| File Number:       | A0213/17SC                                 | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner:             | MARTA GRZINCIC<br>GRZINCIC ERNEST ANDREW   | Ward:      | Scarborough East (44)                                 |
| Agent:             | GPF DESIGN SERVICES INC                    | Heritage:  | Not Applicable  |
| Property Address:  | <b>106 ZAPH AVE</b>                        | Community: | Highland Creek Community                              |
| Legal Description: | PLAN 2129 PT LOT 53 NOW RP 64R16277 PART 7 |            |   |

**Table 94, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 95, Applicant and Property Information**

|                    |                                |            |  |
|--------------------|--------------------------------|------------|--|
| File Number:       | A0214/17SC                     | Zoning     | RS- Residential Semi-Detached/S- Single Family Residential [ZZC] |
| Owner(s):          | CHRISTOPHER SMITH              | Ward:      | Scarborough Southwest (36)                                       |
| Agent:             | CHRISTOPHER SMITH              | Heritage:  | Not Applicable   |
| Property Address:  | <b>43 SOUTH BONNINGTON AVE</b> | Community: | Cliffside Community  |
| Legal Description: | PLAN 1964 LOT 81 TO 82         |            |  |

Notice was given and a Public Hearing was held on Thursday, August 10, 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 garage in the rear yard. The existing garage would be demolished.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law No. 9364

1. To permit the proposed 11.96 metres by 5 metres accessory building (garage), whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres accessory buildings.

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 is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is minor.

## SIGNATURE PAGE

**Table 96, Applicant and Property Information, signature page**

|                    |                                |            |  |
|--------------------|--------------------------------|------------|--|
| File Number:       | A0214/17SC                     | Zoning     | RS- Residential Semi-Detached/S- Single Family Residential [ZZC] |
| Owner:             | CHRISTOPHER SMITH              | Ward:      | Scarborough Southwest (36)                                       |
| Agent:             | CHRISTOPHER SMITH              | Heritage:  | Not Applicable   |
| Property Address:  | <b>43 SOUTH BONNINGTON AVE</b> | Community: | Cliffside Community  |
| Legal Description: | PLAN 1964 LOT 81 TO 82         |            |  |

**Table 97, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)****Table 98, Applicant and Property Information**

|                    |   |            |   |
|--------------------|---|------------|---|
| File Number:       | A0216/17SC  | Zoning:    | Residential Detached (RD)<br>& Single Family (S) [ZR] |
| Owner(s):          | RAVEENDRARAJAH<br>VATSALADEVII<br>MYILVAGANAM<br>RAVEENDRARAJAH | Ward:      | Scarborough Centre (37)                               |
| Agent:             | ROCKIM DESIGN INC   | Heritage:  | Not Applicable  |
| Property Address:  | <b>50 CITADEL DR</b>  | Community: | Eglinton Community                                    |
| Legal Description: | PLAN M669 LOT 144   |            |   |

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

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition over the existing dwelling and a two-storey front/side addition at the garage.

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

1. The altered dwelling will cover 36.09% of the lot area (168.96 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (154.5 m<sup>2</sup>).

By-law No. 10048:

2. The altered dwelling will cover 36.89% of the lot area (172.67 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (154.5 m<sup>2</sup>).
3. The proposed rear deck will project 1.65 m into the required rear yard setback;  
Whereas the maximum permitted projection is 1.55 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

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

**The Minor Variance Application is Approved**

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

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

## SIGNATURE PAGE

**Table 99, Applicant and Property Information, signature page**

|                    |   |            |  |
|--------------------|---|------------|--|
| File Number:       | A0216/17SC  | Zoning     | Residential Detached (RD)<br>& Single Family (S) [ZR]<br>Scarborough Centre (37) |
| Owner:             | RAVEENDRARAJAH<br>VATSALADEVII<br>MYILVAGANAM<br>RAVEENDRARAJAH | Ward:      |  |
| Agent:             | ROCKIM DESIGN INC   | Heritage:  | Not Applicable   |
| Property Address:  | <b>50 CITADEL DR</b>  | Community: | Eglinton Community   |
| Legal Description: | PLAN M669 LOT 144   |            |  |

**Table 100, for Panel Members signatures**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

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

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

**Table 101, Applicant and Property Information**

|                    |                                       |            |  |
|--------------------|---------------------------------------|------------|--|
| File Number:       | A0217/17SC                            | Zoning:    | Industrial (M) & General Industrial (MG) Zone [ZR] |
| Owner(s):          | FRIENDS OF JESUS CHRIST CANADA        | Ward:      | Scarborough-Rouge River (41)                       |
| Agent:             | MILLER THOMSON LLP                    | Heritage:  | Not Applicable                                     |
| Property Address:  | <b>181 NUGGET AVE</b>                 | Community: | Tam O'Shanter Community                            |
| Legal Description: | PLAN M1415 PT BLK B RP 66R6524 PART 1 |            |  |

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

**PURPOSE OF THE APPLICATION:**

To permit the existing mezzanine levels be used as prayer space and storage space. The additional gross floor area will be accommodated within the existing building and no additional structures are proposed.

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

By-law No. 24982:

1. The proposed gross floor area is 1,574 m<sup>2</sup>;  
Whereas the maximum permitted floor area is 1,272 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

**Table 102, Applicant and Property Information, signature page**

|                    |                                       |            |  |
|--------------------|---------------------------------------|------------|--|
| File Number:       | A0217/17SC                            | Zoning     | Industrial (M) & General Industrial (MG) Zone [ZR] |
| Owner:             | FRIENDS OF JESUS CHRIST CANADA        | Ward:      | Scarborough-Rouge River (41)                       |
| Agent:             | MILLER THOMSON LLP                    | Heritage:  | Not Applicable                                     |
| Property Address:  | <b>181 NUGGET AVE</b>                 | Community: | Tam O'Shanter Community                            |
| Legal Description: | PLAN M1415 PT BLK B RP 66R6524 PART 1 |            |  |

**Table 103, for Panel Members signature**

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

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

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

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

DATE DECISION MAILED ON: Tuesday, August 15, 2017

LAST DATE OF APPEAL:  
Wednesday, August 30, 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.