

Thursday, February 23, 2017

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

File Number:	A0926/16EYK	Zoning	RD & R6
Owner(s):	MIRZA SHAHNAWAZI	Ward:	York West (07)
Agent:	SLAIMON SHAHNAWAZI	Heritage:	Not Applicable
Property Address:	143 FRED YOUNG DR	Community:	
Legal Description:	PLAN 66M2436 LOT 115		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a deficiency in front yard landscaping.

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

- Section 10.5.50.10.(1)(B), By-law 569-2013 and Section 7.4A(b), By-law 7625**
A minimum of 50% of the front yard shall be maintained as landscaping (40 m²).
A total of 47.8% of the front yard will be maintained as landscaping (38.25 m²).
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 7.4B, By-law 7625**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (28.68 m²).
A total of 14.3% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (5.72 m²).

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0926/16EYK	Zoning	RD & R6
Owner:	MIRZA SHAHNAWAZI	Ward:	York West (07)
Agent:	SLAIMON SHAHNAWAZI	Heritage:	Not Applicable
Property Address:	143 FRED YOUNG DR	Community:	
Legal Description:	PLAN 66M2436 LOT 115		

Allan Smithies (signed)

Denise Graham (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0933/16EYK	Zoning	MCR
Owner(s):	SAVINO DINARDO	Ward:	Davenport (17)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	1666 - 1668 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 1626 PT LOTS 359 & 360		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the mixed use building with commercial and residential on the ground floor and residential units on the second floor. A total of four residential units will be maintained.

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

- 1. Section 5 (b), By-law 1103-2009**
The minimum required setback from any lot or portion of any lot in an R or G district is 7.5 m.
The existing building is located 5.49 m from the R district.
- 2. Section 4 (f)(ii), By-law 1103-2009**
The minimum required first floor height is 4.5 m.
The existing building has a first floor height of 3.85 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0933/16EYK	Zoning	MCR
Owner:	SAVINO DINARDO	Ward:	Davenport (17)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	1666 - 1668 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 1626 PT LOTS 359 & 360		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

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Thursday, February 23, 2017

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

File Number:	A0937/16EYK	Zoning	R & R2
Owner(s):	DI XING YANG JIE YI SU	Ward:	Parkdale-High Park (13)
Agent:	DI XING YANG	Heritage:	Not Applicable
Property Address:	474 WINDERMERE AVE	Community:	
Legal Description:	PLAN 970 PT LOT 30		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing shed in the rear yard.

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

1. Section 6(3) Part II 7(I), By-law 438-86

The minimum required setback for an accessory structure is 3 m from all lot lines.

The proposed accessory structure (shed) will be located 0.61 and 1.2 m from the side lot lines and 0.91 m from the rear lot line.

2. Section 10.5.60.20.(2)(B), By-law 569-2013

The minimum required rear yard setback for an ancillary structure is 1.68 m.

The proposed ancillary building (shed) will be located 0.91 m from the rear lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0937/16EYK	Zoning	R & R2
Owner:	DI XING YANG JIE YI SU	Ward:	Parkdale-High Park (13)
Agent:	DI XING YANG	Heritage:	Not Applicable
Property Address:	474 WINDERMERE AVE	Community:	
Legal Description:	PLAN 970 PT LOT 30		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

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Thursday, February 23, 2017

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

File Number:	A0940/16EYK	Zoning	RD & R1
Owner(s):	ANDREA D'ELIA MARGARET SARAH GRAHAM	Ward:	Parkdale-High Park (13)
Agent:	SUPERKUL INC ARCHITECT	Heritage:	Not Applicable
Property Address:	290 RIVERSIDE DR	Community:	
Legal Description:	PLAN M447 LOT 1		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, third floor dormers along the north and south sides, and a rear yard deck.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot for the portion of the lot above the stable top of bank (125.72 m²).
The altered dwelling will have a floor space index of 0.65 times the area of the lot (232.6 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.35 times the area of the lot (205.43 m²).
The altered dwelling will have a floor space index of 0.4 times the area of the lot (232.6 m²).
- Section 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The proposed roof dormer will be located 0.89 m from the south side lot line.
- Section 5.10.40.70.(6), By-law 569-2013**
The minimum required setback of a building or structure to the stable top-of-bank is 10 m.
The proposed rear addition will be located 6.66 m from the stable top-of-bank.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth is 0.9 m.
The proposed roof dormer will be located 0.89 m from the south side lot line.
- Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 9 m.
Section 10.20.40.10.(1)(A), By-law 569-2013
The proposed height of the roof dormers and skylight to the existing dwelling will have a height of 9.43 m.
Section 4(2)(a), By-law 438-86
The proposed height of the roof dormers and skylight to the existing dwelling will have a height of 10.5 m.

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

The maximum permitted projection of an uncovered platform into the required setback beyond the rear wall is 2.5 m.

The proposed uncovered rear deck will project 3.66 m from the rear wall.

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

The Minor Variance Application is Approved on Condition

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

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

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

The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:

1. Prior to the issuance of a demolition and/or building permit, the applicant must obtain a Permit under Chapter 658 – Ravine and Natural Feature Protection. The permit will be subject to conditions.
2. Prior to the issuance of a demolition and/or building permit, all trees not approved for removal must be protected according to the “City of Toronto Tree Protection Policy and Specifications for Construction near Trees” (<http://www.toronto.ca/trees/pdfs/TreeProtSpecs.pdf>) and to the satisfaction of Urban Forestry RNFP. The tree protection measures must be installed on site and approved by Urban Forestry RNFP prior to beginning any demolition or construction activities on the subject property.
3. Prior to the issuance of a demolition and/or building permit the applicant must install sediment control fencing to the satisfaction of RNFP. The installed sediment control fencing would have to remain in place and in good condition during construction and must not be altered or moved until authorised by RNFP.

SIGNATURE PAGE

File Number:	A0940/16EYK	Zoning	RD & R1
Owner:	ANDREA D'ELIA MARGARET SARAH GRAHAM	Ward:	Parkdale-High Park (13)
Agent:	SUPERKUL INC ARCHITECT	Heritage:	Not Applicable
Property Address:	290 RIVERSIDE DR	Community:	
Legal Description:	PLAN M447 LOT 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0942/16EYK	Zoning	R2
Owner(s):	MARIA D F D SOARES MANUEL A CUNHA	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	10 CORBY AVE	Community:	
Legal Description:	PLAN 1726 PT LOTS 214 & 215		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the rear portion of existing dwelling that will be cantilevered.

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

Section 8.3.(a), By-law 1-83

The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.

The altered dwelling will be located 0.43 m from the east side lot line and 0.49 m from the west side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0942/16EYK	Zoning	R2
Owner:	MARIA D F D SOARES MANUEL A CUNHA	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	10 CORBY AVE	Community:	
Legal Description:	PLAN 1726 PT LOTS 214 & 215		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

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Thursday, February 23, 2017

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

File Number:	A0943/16EYK	Zoning	RM & R2
Owner(s):	RAKESH RIKHYE RAJASRI DATTA	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	271 CALEDONIA RD	Community:	
Legal Description:	PLAN 1726 S PT LOT 234 RP 66R26196 PART 2		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the front porch enclosure, to construct a new front porch and basement walk out, to reconstruct the rear garage and to convert the basement into a secondary unit.

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

1. **Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 3.61 m.
The altered dwelling will be located 2.88 m from the front lot line.
2. **Section 10.80.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 1.28 m from the south side lot line.
3. **Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 19.11 m.
4. **Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 19.11 m.
5. **Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area.
The proposed detached garage will cover 17% of the lot area.

6. **Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The proposed detached garage will be located 0.05 m from both the north and south side lot lines.
7. **Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1D.1, By-law 1-83**
A minimum of 2 parking spaces are required.
A total of 1 parking space will be provided.
8. **Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.(3)(c)(i)5, By-law 1-83**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.
A total of 22.35% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0943/16EYK	Zoning	RM & R2
Owner:	RAKESH RIKHYE RAJASRI DATTA	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	271 CALEDONIA RD	Community:	
Legal Description:	PLAN 1726 S PT LOT 234 RP 66R26196 PART 2		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

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Thursday, February 23, 2017

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

File Number:	A0945/16EYK	Zoning	RD & R1
Owner(s):	CAROLINA ORELLANA ALEXI BANADOS	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	25 EDMUND AVE	Community:	
Legal Description:	PLAN M393 E PT LOT 68		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition along the the east side of the dwelling which will include an attached garage.

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

1. **Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot.
Section 10.20.40.40.(1)(A), By-law 569-2013
The altered dwelling will have a floor space index of 0.46 times the area of the lot.
Section 7.(3)(i), By-law 1-83
The altered dwelling will have a floor space index of 0.43 times the area of the lot.
2. **Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.61 m from the east side lot line.
3. **Section 200.5.1.10.(2)(A)(i), By-law 569-2013**
The minimum required width of a parking space is 3.2 m.
Section 3.2.1.F.(a)(ii), By-law 1-83
The minimum required width of a parking space is 3 m.
Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 3.2.1.F.(a)(ii), By-law 1-83
The proposed parking space, within the proposed attached garage, will have a width of 2.95 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):

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

1. The site plan drawing shall be revised to include the following notations:
 - a. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services;" and
 - b. "The applicant shall submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant shall contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section, at (416) 338-1045, regarding the municipal road damage deposit requirements;

SIGNATURE PAGE

File Number:	A0945/16EYK	Zoning	RD & R1
Owner:	CAROLINA ORELLANA ALEXI BANADOS	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	25 EDMUND AVE	Community:	
Legal Description:	PLAN M393 E PT LOT 68		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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

File Number:	A0947/16EYK	Zoning	RM & R2
Owner(s):	MARIA ISaura MAGALHAES RUI ALBERTO MAGALHAES	Ward:	Davenport (17)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	322 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 PT LOT 8 RP 64R10192 PART 2		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area (18.29 m²).
The proposed detached garage will have a lot coverage of 19.74% of the lot area (36.11 m²).
- Section 10.5.60.60.(1), By-law 569-2013**
The minimum required side yard setback for the eaves of an ancillary building is 0.15 m.
The eaves of the proposed detached garage will be located 0 m from the north and south side lot lines.
- Section 3.1.4, By-law 1-83**
The minimum required rear yard setback for an accessory structure, where it adjoins a public lane or other established right-of-way (other than street), is 1.5 m on each side in which vehicle access doors are located.
The proposed rear yard setback for the accessory building and the rear wall in which the vehicle access doors are located will be 0.45 m from the rear lot line (to an existing public lane).

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

The Minor Variance Application is Approved on Condition

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

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

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

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

1. The site plan drawing shall be revised to include the following notations:
 - a. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services;" and
 - b. "The applicant shall submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant shall contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section, at (416) 338-1045, regarding the municipal road damage deposit requirements;

SIGNATURE PAGE

File Number:	A0947/16EYK	Zoning	RM & R2
Owner:	MARIA ISAURA MAGALHAES RUI ALBERTO MAGALHEAS	Ward:	Davenport (17)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	322 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 PT LOT 8 RP 64R10192 PART 2		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0948/16EYK	Zoning	RT & RM1
Owner(s):	ELVIRA CALORACAN AMBROCIO CALORACAN	Ward:	York South-Weston (12)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	38 VIA CASSIA DR	Community:	
Legal Description:	PLAN 66M2340 PT LOT 172 RP 66R20150 PARTS 9 AND 10		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct an enclosed rear platform.

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

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

A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.

Section 6(9)(i), By-law 7625

A canopy shall be permitted to project in to a rear yard setback not more than 1.8 m.

Section 10.5.40.60.(2), By-law 569-2013 and Section 6(9)(i), By-law 7625

The proposed canopy will project 3.95 m into the rear yard, whereas the platform projects 3.52 m and is 0.87 m from the north side lot line and 0.66 m from the south side lot line.

2. Section 6(9)(a), By-law 7625

Eaves or other projections may project a maximum of 0.5 m into the required rear yard setback.

The proposed eaves will project 0.66 m into the north side yard.

3. Section 10.5.40.60(1)(d), By-law 569-2013

In the rear yard, a platform with a floor higher than the first floor of a building above the established grade may encroach into the required rear yard setback a maximum of 1.5 m, if it is no closer to the side lot line than 1.5 m

Section 6(9)(a), By-law 7625

Balconies located greater than the first floor ceiling joists shall be permitted to project not more than 1.6 m into the minimum rear yard setback.

Section 10.5.40.60(1)(d), By-law 569-2013 and Section 6(9)(a), By-law 7625

The proposed rear platform will encroach 3.52 m into the required rear yard setback and will be located more than 1.5 m from the side lot lines.

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

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

Section 6(9)(c), By-law 7625

Exterior stairways and decks 2.3 m² or less, shall be permitted to project into one minimum side yard setback only, not more than 0.6 m.

Section 10.5.40.60.(3)(A)(iii), By-law 569-2013 and Section 6(9)(c), By-law 7625

The proposed stairs will have an area of 40.55 m² and will be project 0.12 m from the south side lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

The proposed rear platform shall not be used as habitable space, to the satisfaction of the Director, Community Planning, Etobicoke York District.

SIGNATURE PAGE

File Number:	A0948/16EYK	Zoning	RT & RM1
Owner:	ELVIRA CALORACAN AMBROCIO CALORACAN	Ward:	York South-Weston (12)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	38 VIA CASSIA DR	Community:	
Legal Description:	PLAN 66M2340 PT LOT 172 RP 66R20150 PARTS 9 AND 10		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0949/16EYK	Zoning	RM & R2
Owner(s):	MARIA DULCE SOUSA MANUEL SOUSA	Ward:	Davenport (17)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	324 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 8 RP 64R10192 PART 1		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area (18.3 m²).
The proposed detached garage will have a lot coverage of 19.74% of the lot area (36.13 m²).
- Section 10.5.60.60.(1), By-law 569-2013**
The minimum required side yard setback for the eaves of an ancillary building is 0.15 m.
The eaves of the proposed detached garage will be located 0 m from the north and south side lot lines.
- Section 3.1.4, By-law 1-83**
The minimum required rear yard setback for an accessory structure, where it adjoins a public lane or other established right-of-way (other than street), is 1.5 m on each side in which vehicle access doors are located.
The proposed rear yard setback for the accessory building and the rear wall in which the vehicle access doors are located will be 0.49 m from the rear lot line (to an existing public lane).

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

The Minor Variance Application is Approved on Condition

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

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

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

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

1. The site plan drawing shall be revised to include the following notations:
 - a. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services;" and
 - b. "The applicant shall submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant shall contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section, at (416) 338-1045, regarding the municipal road damage deposit requirements;

SIGNATURE PAGE

File Number:	A0949/16EYK	Zoning	RM & R2
Owner:	MARIA DULCE SOUSA	Ward:	Davenport (17)
	MANUEL SOUSA		
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	324 GILBERT AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 8 RP 64R10192 PART 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0950/16EYK	Zoning	R & R2 Z0.6
Owner(s):	GILBERTO CAPELA	Ward:	Davenport (17)
Agent:	LIRO STUDIO	Heritage:	Not Applicable
Property Address:	1968 DUFFERIN ST	Community:	
Legal Description:	PLAN D1315 PT LOT 20		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I (1), By-law 438-86**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (115.24 m²).
The altered dwelling will have a floor space index/ gross floor area of 1.09 times the lot area (209.76 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
Section 6(3) Part II 3.C.(II), By-law 438-86
The minimum required side yard setback is 0.9 m, where the side wall contains no openings.
Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.C.(II), By-law 438-86
The altered dwelling will be located 0.72 m from the south side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number: A0950/16EYK
Owner: GILBERTO CAPELA
Agent: LIRO STUDIO
Property Address: **1968 DUFFERIN ST**
Legal Description: PLAN D1315 PT LOT 20

Zoning: R & R2 Z0.6
Ward: Davenport (17)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0957/16EYK	Zoning	R & R2
Owner(s):	HARRY ANTONOGLOU	Ward:	Davenport (17)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	107 WESTMOUNT AVE	Community:	
Legal Description:	PLAN 1296 PT LOTS 59 & 60		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing dwelling into a fourplex and to construct two new rear decks, a basement walkout and three rear parking pads. The existing rear garage will be demolished.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (192.21 m²).
The altered dwelling will have a gross floor area of 1.1 times the area of the lot (355.15 m²).
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (75.02 m²).
A total of 30.78% of the rear yard will be maintained as soft landscaping (46.2 m²).
- Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% of the lot area shall be maintained as landscaped open space (96.1 m²).
A total of 25.95% of the lot area will be maintained as landscaped open space (83.16 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

The proposal shall be constructed substantially in accordance with the revised site plan submitted and held on file by the Committee of Adjustment office and date stamped as received on February 21, 2017 to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0957/16EYK	Zoning	R & R2
Owner:	HARRY ANTONOGLOU	Ward:	Davenport (17)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	107 WESTMOUNT AVE	Community:	
Legal Description:	PLAN 1296 PT LOTS 59 & 60		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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REVISED

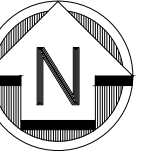
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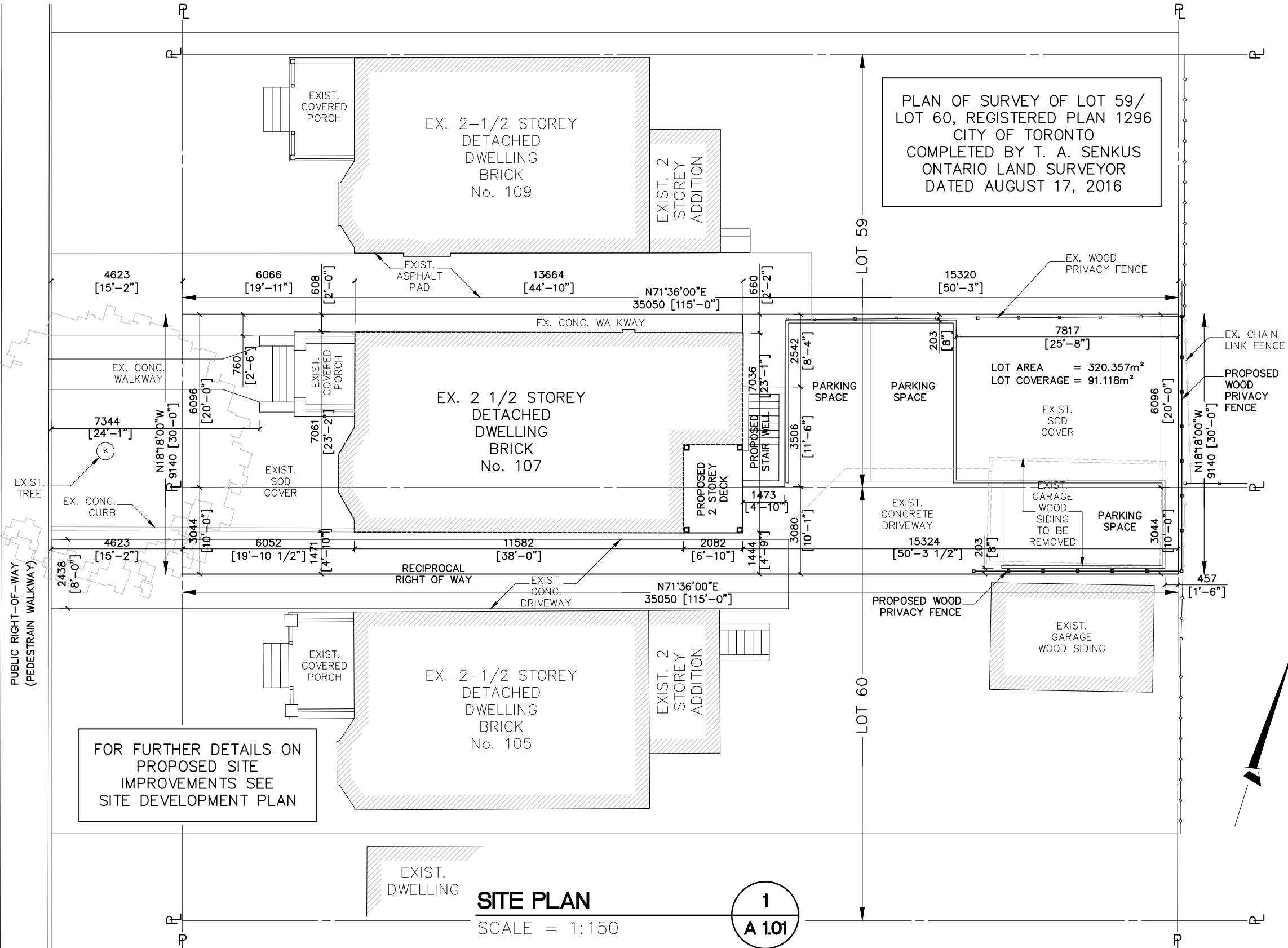
ISSUED FOR INFORMATION ONLY

14 FEB. 17

J.S.



KNOWN AS WESTMOUNT AVENUE
[BY REGISTERED PLAN 1296]
PIN 21287-0128(LT)



SITE PLAN

SCALE = 1:150

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**J .P. SAMUEL &
ASSOCIATES INC.**

147 Alessio Drive, Hamilton, Ontario, L9B 0E8
Tel:(416) 616-0196 email: jsamuel@jpsamuel.com
www.jpsamuel.com

CLIENT:

**HARRY
ANTONOGLOU**
107 WESTMOUNT AVE.,
TORONTO, ON.
M6H 3K3

PROJECT:

MULTI-TENANT DESIGN

FOR HARRY ANTONOGLOU @
107 WESTMOUNT AVE.,
TORONTO, ON. M6H 3K3

DRAWING:

SITE PLAN

DRAWN BY:

S.P.

DATE:

JUN.19/16

CHECKED BY:

J.S.

JOB No.

2016-JPS-053

SCALE:

1:150

DRAWING No.

A1.01

Thursday, February 23, 2017

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

File Number:	A0960/16EYK	Zoning	RM & R2
Owner(s):	ALBERTO PERAZA	Ward:	Davenport (17)
	ANA SALGADO		
Agent:	CAL DESIGNS	Heritage:	Not Applicable
Property Address:	18 HATHERLEY RD	Community:	
Legal Description:	PLAN 1442 LOT 173		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey cantilevered addition with a rear balcony, an attached garage, and a rear deck with a rear basement walkout.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the area of the lot.
The altered dwelling will have a floor space index of 1.06 times the area of the lot.
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 1.2 m on one side and 0.5 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The altered dwelling will be located 0.78 m from the south side lot line and 0 m from the north side lot line.
- Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 19.61 m.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 19.61 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The altered dwelling will have a side exterior main wall height of 9.06 m facing a side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey balcony will have an area of 14.63 m² and the third storey balcony will have an area of 8.87 m².

7. Section 10.80.40.50.(1)(A), By-law 569-2013

The maximum permitted number of platforms at or above the second located on the rear wall of a detached house is 1.

The proposed number of platforms located on the rear wall is 2.

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

The Minor Variance Application is Approved on Condition

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

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

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

The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:

1. Prior to the issuance of a demolition and/or building permit, the applicant shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions.
2. Prior to the issuance of a demolition and/or building permit, the applicant shall protect all ravine protected trees on the property and adjacent properties, not approved for removal or injury, to the satisfaction of RNFP.
3. The applicant shall plant native trees to the satisfaction of RNFP as compensation for any ravine protected trees permitted to be removed or injured and for loss of protected area to permanent hard surface features.

SIGNATURE PAGE

File Number:	A0960/16EYK	Zoning	RM & R2
Owner:	ALBERTO PERAZA ANA SALGADO	Ward:	Davenport (17)
Agent:	CAL DESIGNS	Heritage:	Not Applicable
Property Address:	18 HATHERLEY RD	Community:	
Legal Description:	PLAN 1442 LOT 173		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0961/16EYK	Zoning:	RS & R2
Owner(s):	GREGORY MCDONALD KRISHPA CHANDULAL KOTECHA	Ward:	Parkdale-High Park (13)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	20 VARSITY RD	Community:	
Legal Description:	PLAN 4655 N PT LOT 41		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear and north side addition.

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

- Section 10.40.40.40.(1)(A), By-law 569-2013 & Section 8.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.6 times the lot area (158.39 m²).
The altered dwelling will have a floor space index of 0.69 times the lot area (168.5 m²).
- Section 10.5.80.10.(3), By-law 569-2013 & Section 3.2.3.B.(a), By-law 1-83**
A parking space may not be located in a front yard or side yard abutting a street.
The existing parking space is located in the front yard.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 1.1 The site plan must be revised to include a notation on the drawing stating: "Any proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 1.2 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for any proposed new driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
 - 1.3 The site plan must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits to construct any proposed new driveway from the Right-of-Way Management Section of Transportation Services (i.e. curb cut permits, etc.)"

SIGNATURE PAGE

File Number:	A0961/16EYK	Zoning	RS & R2
Owner:	GREGORY MCDONALD KRISHPA CHANDULAL KOTECHA	Ward:	Parkdale-High Park (13)
Agent:	NELSON ESPINOLA	Heritage:	Not Applicable
Property Address:	20 VARSITY RD	Community:	
Legal Description:	PLAN 4655 N PT LOT 41		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0965/16EYK	Zoning:	RM
Owner(s):	REBECCA JANET KAYSER ROBERT JOHN KAYSER	Ward:	Parkdale-High Park (13)
Agent:	BLACKLAB ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	130 HUMBERCREST BLVD	Community:	
Legal Description:	PLAN 2491 LOT 37 PT LOT 36		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above existing garage, a rear second storey addition, a new rear ground floor deck and new exterior stairs along the north side of the dwelling.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot.
The altered dwelling will have a floor space index of 1.83 times the area of the lot.
- Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.
The proposed stairs will be located 0.08 m from the north side lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:

1. The applicant reconstructs the walkway and stairs in such a way to retain the existing 26 cm white spruce to the satisfaction of RNFP
2. Prior to the issuance of a demolition and/or building permit, the applicant must obtain an Injury Permit under Chapter 658 – Ravine and Natural Feature Protection for the existing 26 cm white spruce. The permit will be subject to conditions including tree protection.
3. Prior to the issuance of a demolition and/or building permit, all trees not approved for removal must be protected according to the "City of Toronto Tree Protection Policy and Specifications for Construction near Trees" (<http://www.toronto.ca/trees/pdfs/TreeProtSpecs.pdf>) and to the satisfaction of Urban Forestry RNFP. The tree protection measures must be installed on site and approved by Urban Forestry RNFP prior to beginning any demolition or construction activities on the subject property.
4. Prior to the issuance of a demolition and/or building permit the applicant must install sediment control fencing to the satisfaction of RNFP. The installed sediment control fencing would have to remain in place and in good condition during construction and must not be altered or moved until authorized by RNFP.

SIGNATURE PAGE

File Number:	A0965/16EYK	Zoning	RM
Owner:	REBECCA JANET KAYSER	Ward:	Parkdale-High Park (13)
	ROBERT JOHN KAYSER		
Agent:	BLACKLAB ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	130 HUMBERCREST BLVD	Community:	
Legal Description:	PLAN 2491 LOT 37 PT LOT 36		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0969/16EYK	Zoning	RD & R1
Owner(s):	CAMERON MCKENDRY KRISTEN NUGENT	Ward:	Parkdale-High Park (13)
Agent:	WILLIAM HALL ARCHITRAVE DESIGN	Heritage:	Not Applicable
Property Address:	9 TRAYMORE CRES	Community:	
Legal Description:	PLAN 2497 LOT 33		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a partial third floor addition.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**
The maximum permitted floor space index is 0.4 times the area of the lot.
The altered dwelling will have a floor space index of 0.6 times the area of the lot.
- Section 7.(3)(g), By-law 1-83 and Section 7.(3)(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.9 m from the south side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0969/16EYK	Zoning	RD & R1
Owner:	CAMERON MCKENDRY KRISTEN NUGENT	Ward:	Parkdale-High Park (13)
Agent:	WILLIAM HALL ARCHITRAVE DESIGN	Heritage:	Not Applicable
Property Address:	9 TRAYMORE CRES	Community:	
Legal Description:	PLAN 2497 LOT 33		

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0972/16EYK	Zoning	Rd & R1 Z0.35
Owner(s):	THOMAS ROLFE	Ward:	Parkdale-High Park (13)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	218 RIVERSIDE DR	Community:	
Legal Description:	PLAN M356 PT LOT 196		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the attic of the existing dwelling into habitable space.

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

Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86

The maximum permitted floor space index is 0.35 times the lot area (340.78 m²).

The altered dwelling will have a floor space index of 0.49 times the lot area (478.88 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number: A0972/16EYK
Owner: THOMAS ROLFE
Agent: MICHAEL FLYNN
Property Address: **218 RIVERSIDE DR**
Legal Description: PLAN M356 PT LOT 196

Zoning: Rd & R1 Z0.35
Ward: Parkdale-High Park (13)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Thursday, February 23, 2017

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

File Number:	A0974/16EYK	Zoning	RM & R2
Owner(s):	EDUARDA CABRAL	Ward:	Davenport (17)
Agent:	CARLOS MENDES TRIANGLE ARCHITECTURAL DESIGNS	Heritage:	Not Applicable
Property Address:	39 KIRKNEWTON RD	Community:	
Legal Description:	PLAN 2221 N PT LOT 66 S PT LOT 67		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear detached garage.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (38.79 m²).
The proposed rear ancillary building (detached garage) will cover 15.7% of the lot area (60.83 m²).
- Section 3.4.11.(c), By-law 1-83**
The maximum permitted height for a flat roof is 3.1 m.
The proposed rear detached garage will have a height of 3.96 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0974/16EYK	Zoning	RM & R2
Owner:	EDUARDA CABRAL	Ward:	Davenport (17)
Agent:	CARLOS MENDES	Heritage:	Not Applicable
	TRIANGLE ARCHITECTURAL DESIGNS		
Property Address:	39 KIRKNEWTON RD	Community:	
Legal Description:	PLAN 2221 N PT LOT 66 S PT LOT 67		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0050/17EYK	Zoning	MCR
Owner(s):	512 HOLDINGS INC	Ward:	Davenport (17)
Agent:	HEATHER DUBBELDAM	Heritage:	Not Applicable
Property Address:	1151 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 1296 PT LOT 4		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing building by: constructing a partial roof deck above the existing building, converting the four existing residential units on the second and third floors to office units and to maintain the existing dwelling unit in the basement.

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

- 1. Section 8(3) Part I 2, By-law 438-86**
The maximum permitted non-residential gross floor area is 2 times the area of the lot (319.8 m²).
The altered building will have a non-residential gross floor area of 3.52 times the area of the lot (563.2 m²).
- 2. Section 12(1) 479.(5)(c), By-law 438-86**
On a corner lot, no part of any building may be located closer than 1.5 m from a flanking street.
The altered building will be located 0 m from the east side lot line abutting a flanking street (Westmount Avenue).
- 3. Section 4(4)(b), By-law 438-86**
A total of 4 on-site parking spaces are required for the mixed-use building (3 parking spaces for the proposed office use and 1 parking space for the existing basement unit).
A total of 0 parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

1. The applicant must obtain one on-street parking permit for the existing retained residential unit;
2. The applicant must maintain at least three of the four existing boulevard parking spaces for the office uses proposed for the subject site

SIGNATURE PAGE

File Number:	A0050/17EYK	Zoning	MCR
Owner:	512 HOLDINGS INC	Ward:	Davenport (17)
Agent:	HEATHER DUBBELDAM	Heritage:	Not Applicable
Property Address:	1151 ST CLAIR AVE W	Community:	
Legal Description:	PLAN 1296 PT LOT 4		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0020/17EYK	Zoning	R5
Owner(s):	JONATHAN PANELLA	Ward:	York West (07)
Agent:	JONATHAN PANELLA	Heritage:	Not Applicable
Property Address:	38 JODPHUR AVE	Community:	
Legal Description:	PLAN 3803 LOT 60		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling and a new detached rear garage. A previous Committee of Adjustment application (A453/12EYK) approved variances relating to lot area, side yard setback, driveway width, height of an accessory structure and area of a balcony.

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

- 1. Section 6(30)a, By-law 7625**
The maximum permitted first floor height is 1.5 m.
The proposed dwelling will have a first floor height of 2.12 m.
- 2. Section 14.2.6, By-law 7625**
The maximum permitted height is 8.8 m.
The proposed dwelling will have a height of 9.17 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0020/17EYK	Zoning	R5
Owner:	JONATHAN PANELLA	Ward:	York West (07)
Agent:	JONATHAN PANELLA	Heritage:	Not Applicable
Property Address:	38 JODPHUR AVE	Community:	
Legal Description:	PLAN 3803 LOT 60		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0034/17EYK	Zoning	EH & M3
Owner(s):	1467525 ONTARIO INC	Ward:	York West (07)
Agent:	GPF DESIGN SERVICES INC	Heritage:	Not Applicable
Property Address:	150 DEERHIDE CRES	Community:	
Legal Description:	PLAN M1829 LOT 31 PT LOT 30 RP66R18057 PART 1		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing building into a vehicle dealership.

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

- Section 60.30.20.10.(1), By-law 569-2013**
A vehicle dealership is not a permitted use in an EH zone.
- Section 6A(2)(a), By-law 7625**
A minimum of 83 parking spaces are required.
A total of 77 parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

The Committee of Adjustment's decision of approval shall be valid for a period of 5 years, expiring on March 16, 2022.

SIGNATURE PAGE

File Number:	A0034/17EYK	Zoning	EH & M3
Owner:	1467525 ONTARIO INC	Ward:	York West (07)
Agent:	GPF DESIGN SERVICES INC	Heritage:	Not Applicable
Property Address:	150 DEERHIDE CRES	Community:	
Legal Description:	PLAN M1829 LOT 31 PT LOT 30 RP66R18057 PART 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Thursday, February 23, 2017

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

File Number:	A0041/17EYK	Zoning	EH & M3
Owner(s):	DIVANA HOLDINGS INC	Ward:	York West (07)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	4270-4272 WESTON RD	Community:	
Legal Description:	PLAN 8091 PT BLK 1 RP 64R2696 PART 3		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a vehicle dealership.

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

Section 60.30.20.10.(1), By-law 569-2013

A vehicle dealership is not a permitted use in an EH zone.

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

The Minor Variance Application is Approved on Condition

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

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

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

The Committee of Adjustment's decision of approval shall be valid for a period of 5 years, expiring on March 16, 2022.

SIGNATURE PAGE

File Number:	A0041/17EYK	Zoning	EH & M3
Owner:	DIVANA HOLDINGS INC	Ward:	York West (07)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	4270-4272 WESTON RD	Community:	
Legal Description:	PLAN 8091 PT BLK 1 RP 64R2696 PART 3		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0992/16EYK	Zoning	RM & RM2
Owner(s):	JASON PEREIRA HENRY PEREIRA	Ward:	York South-Weston (12)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	115 THURODALE AVE	Community:	
Legal Description:	PLAN 5597 E PT LOT 11		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To create a secondary suite on the second floor of the existing dwelling.

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

Section 150.10.40.1.(1), By-law 569-2013 and Section 6(2)(1), By-law 7625

A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.

The entire building was not constructed more than 5 years prior to the introduction of the secondary suite.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0992/16EYK	Zoning	RM & RM2
Owner:	JASON PEREIRA HENRY PEREIRA	Ward:	York South-Weston (12)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
Property Address:	115 THURODALE AVE	Community:	
Legal Description:	PLAN 5597 E PT LOT 11		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0994/16EYK	Zoning	RD & R4
Owner(s):	MICHAEL COREY DUARTE MICHELE ORMONDE	Ward:	York South-Weston (12)
Agent:	TERESA MARREROS	Heritage:	Not Applicable
Property Address:	101 BECKETT AVE	Community:	
Legal Description:	PLAN M692 L 37		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To extend the existing garage and to construct a roof above the existing front porch.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The altered dwelling will cover 31.86% of the lot area.
- Section 900.3.10.(5)(A), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
Section 13.2.3.(b)(ii), By-law 7625
The minimum required side yard setback is 1.2 m.
Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b)(ii), By-law 7625
The altered dwelling will be located 0.6 m from the east side lot line.
- Section 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The proposed canopy will encroach into the side yard setback, whereas the platform it is covering does not.
- Section 6(9)(f), By-law 7625**
The maximum permitted projection for a canopy into the front yard is 2.1 m. but no closer to the side lot line than the minimum side yard setback for the main building (1.8 m).
The canopy will project 1.83 m into the front yard and will encroach 0.58 m into the required minimum 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

The proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on February 16, 2017 to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0994/16EYK	Zoning	RD & R4
Owner:	MICHAEL COREY DUARTE MICHELE ORMONDE	Ward:	York South-Weston (12)
Agent:	TERESA MARREROS	Heritage:	Not Applicable
Property Address:	101 BECKETT AVE	Community:	
Legal Description:	PLAN M692 L 37		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

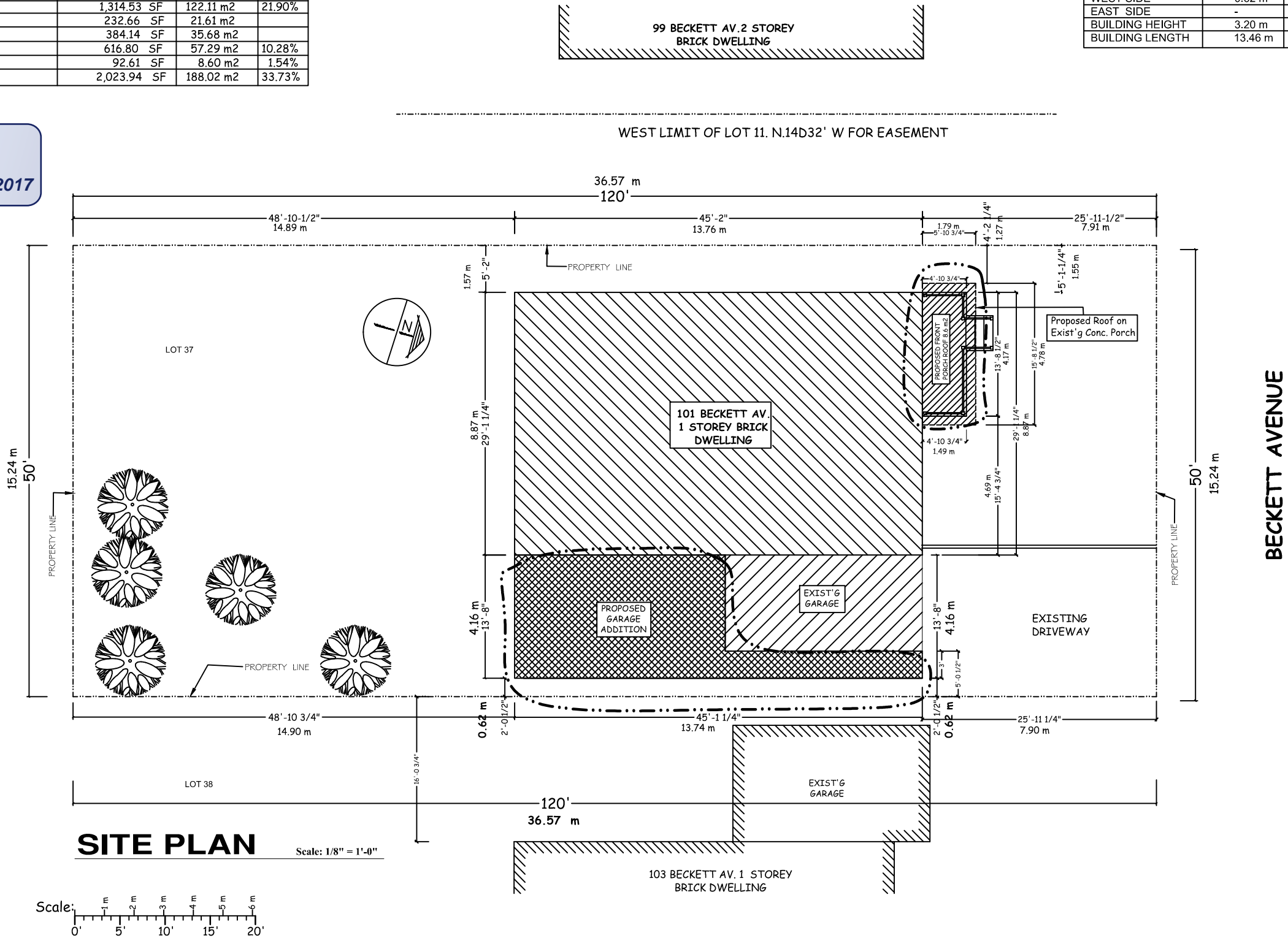
Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Zoning Information: 101 Beckett Av. York, On.				
By-law 7625 = R4	By-law 569-2013 = RD	SF	SM	
Lot Area		6,000.00 SF	557.40 m2	100%
Max. lot coverage (%)				
Exist'g Ground Floor (House)		1,314.53 SF	122.11 m2	21.90%
Exist'g Garage		232.66 SF	21.61 m2	
Proposed Garage addition		384.14 SF	35.68 m2	
Total area Garage		616.80 SF	57.29 m2	10.28%
Proposed Roof Front Porch		92.61 SF	8.60 m2	1.54%
Total Area Coverage GFA		2,023.94 SF	188.02 m2	33.73%

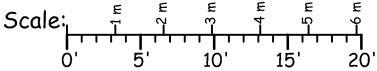
SETBACKS:			
SETBACKS	PROPOSED		
	meter	feet	
FRONT	7.91 m	25'-11-1/4"	
REAR	15.20 m	49'-10-1/2"	
WEST SIDE	0.62 m	2'-0-1/2"	
EAST SIDE	-	-	
BUILDING HEIGHT	3.20 m	10'-6"	Flat
BUILDING LENGTH	13.46 m	44'-2-1/4"	

REVISED
9:09 am, Feb 16, 2017



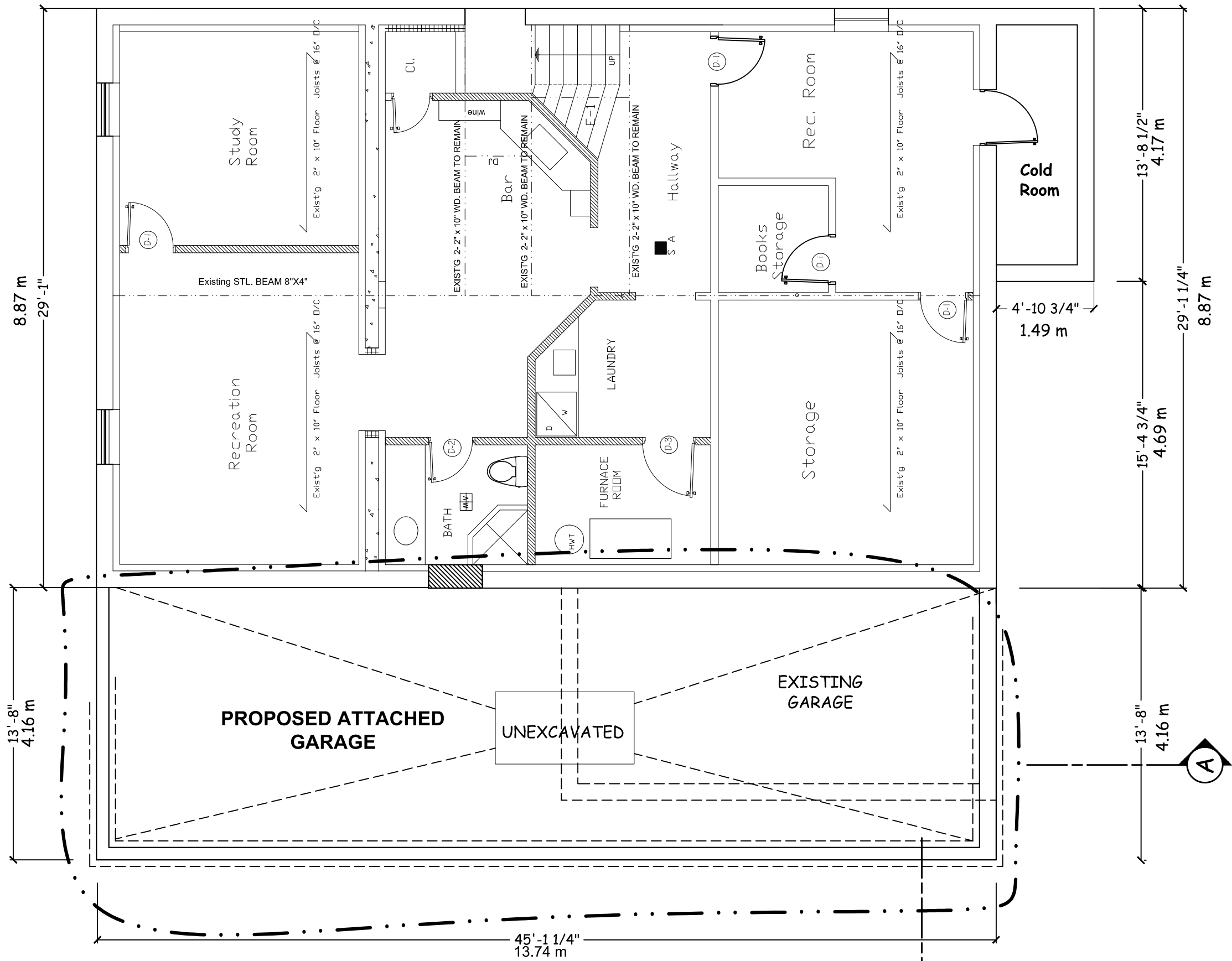
SITE PLAN

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

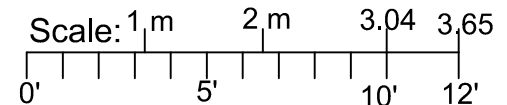


NOTE: SURVEY INFORMATION TAKEN FROM PLAN OF LOTS 37-41 (INCL.) REGISTERED PLAN M-692 TOWN OF NORTH YORK MINOS B. WONG LIMITED ONTARIO LAND SURVEYORS, DATED ON 26 NOVEMBER 1956 DON MILLS, ON.	PROJECT:	OWNERS:	DATE:		DWG No.
	PROPOSED ADDITION EXIST'G ATTACHED GARAGE & ROOF FRONT PORCH		FEBRUARY 14, 2017		
	DRAWING TITLE :	LOCATION:	DRAW BY:		
	SITE PLAN AND PROJECT INFORMATION	101 BECKETT AVE. YORK, ON	J.R.		
			SCALE:		
			1/8" = 1'-00"		
			PROJECT No.		
			0024-D		
					A-1

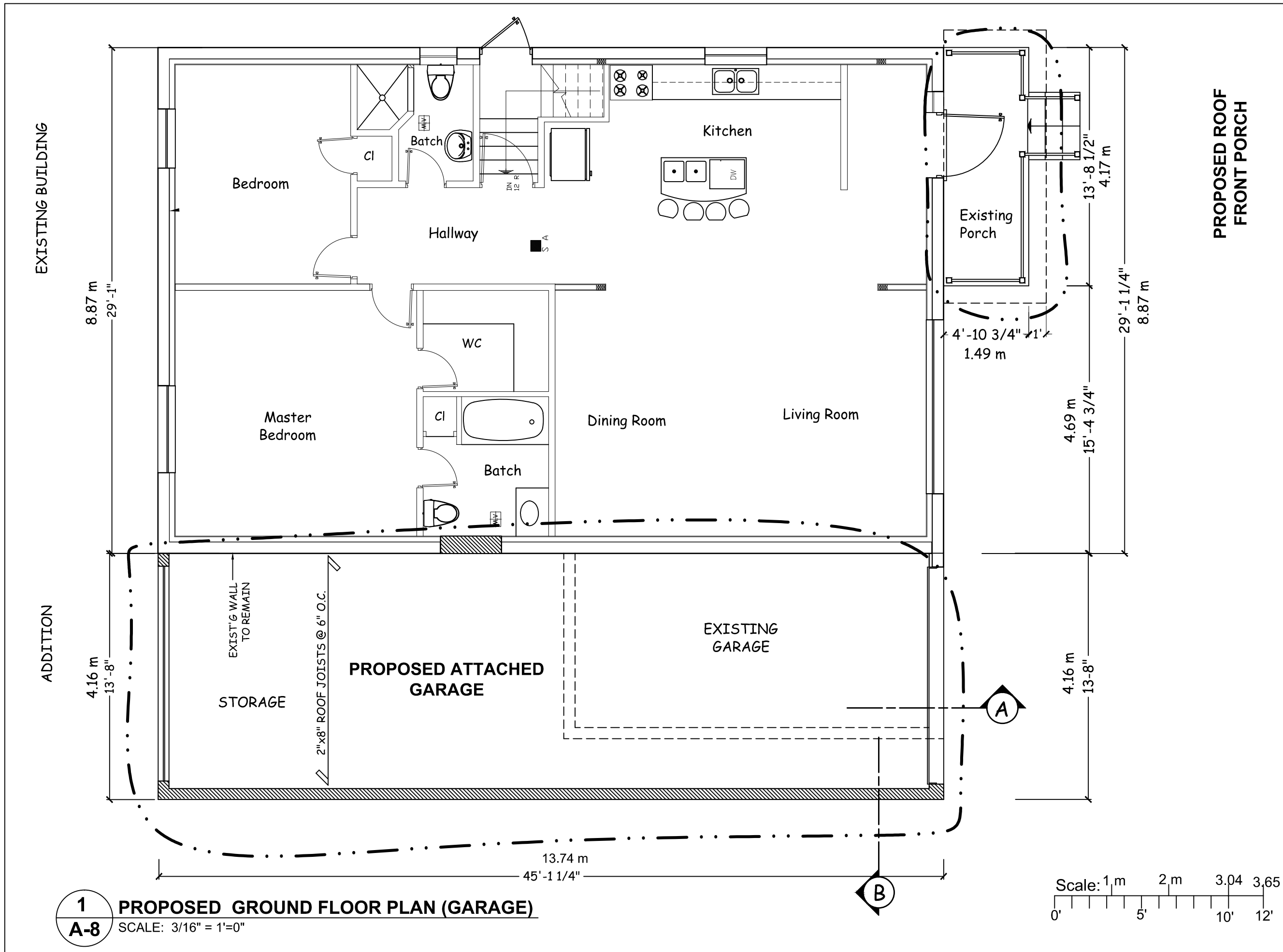
EXISTING BUILDING


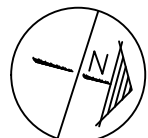


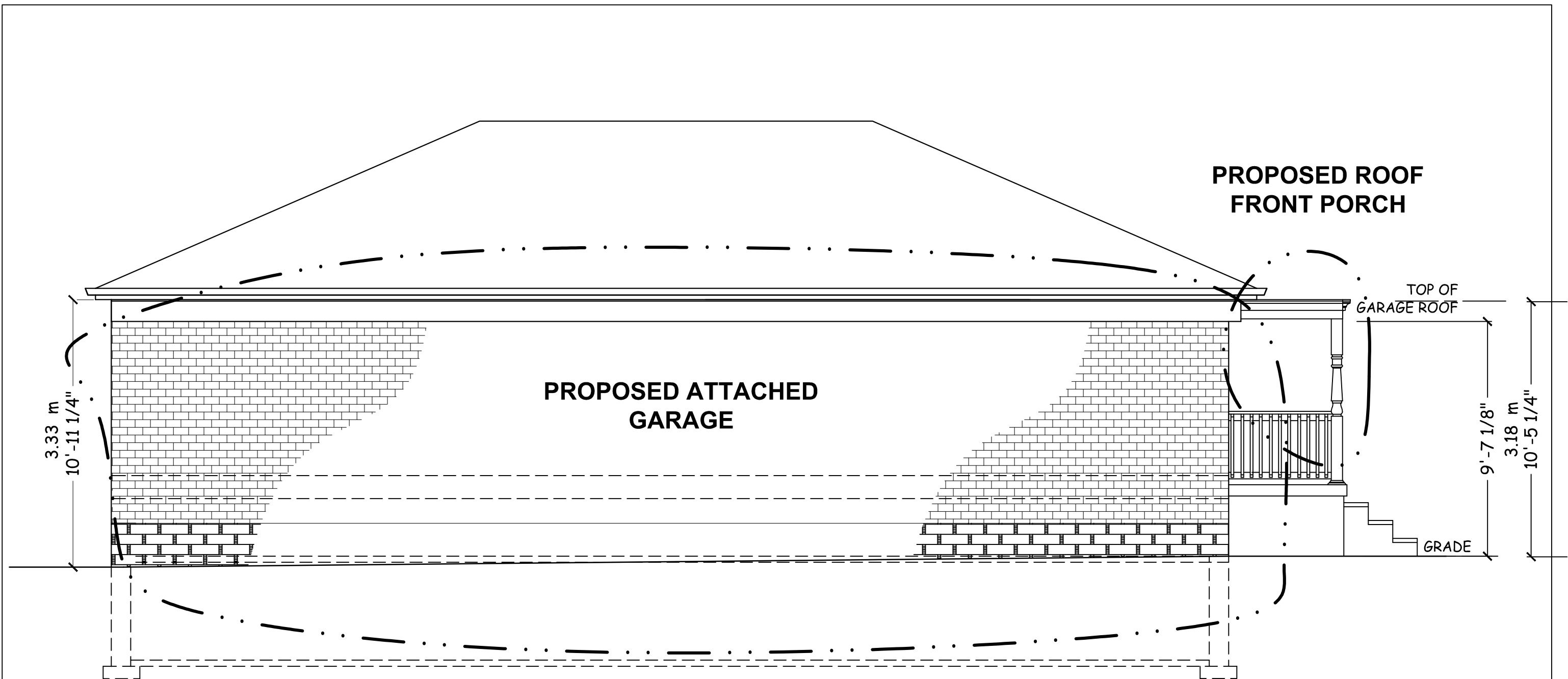
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A-7 **PROPOSED FOUNDATION PLAN (GARAGE)**
SCALE: 3/16" = 1'-0"



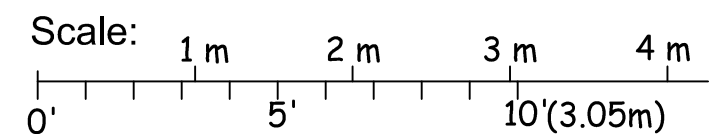
BpC	
Building Permit Consultants	
25 The Esplanade P.O. Box 51 Stn. A M5W 1A2 Toronto, On. Tel. 416-203-7047 Email: buildingpermits@rogers.com www.bpgta.ca	
LOCATION: 101 BECKETT AVE. YORK, ON	
PROJECT: PROPOSED ADDITION EXIST'G ATTACHED GARAGE & ROOF FRONT PORCH	
DRAWING TITLE : PROPOSED FOUNDATION PLAN (GARAGE)	
DATE: February 14, 2017	
DRAW BY:	
SCALE: 3/16" = 1'-00"	
PROJECT No. 0017-B	
	DWG No. A-7



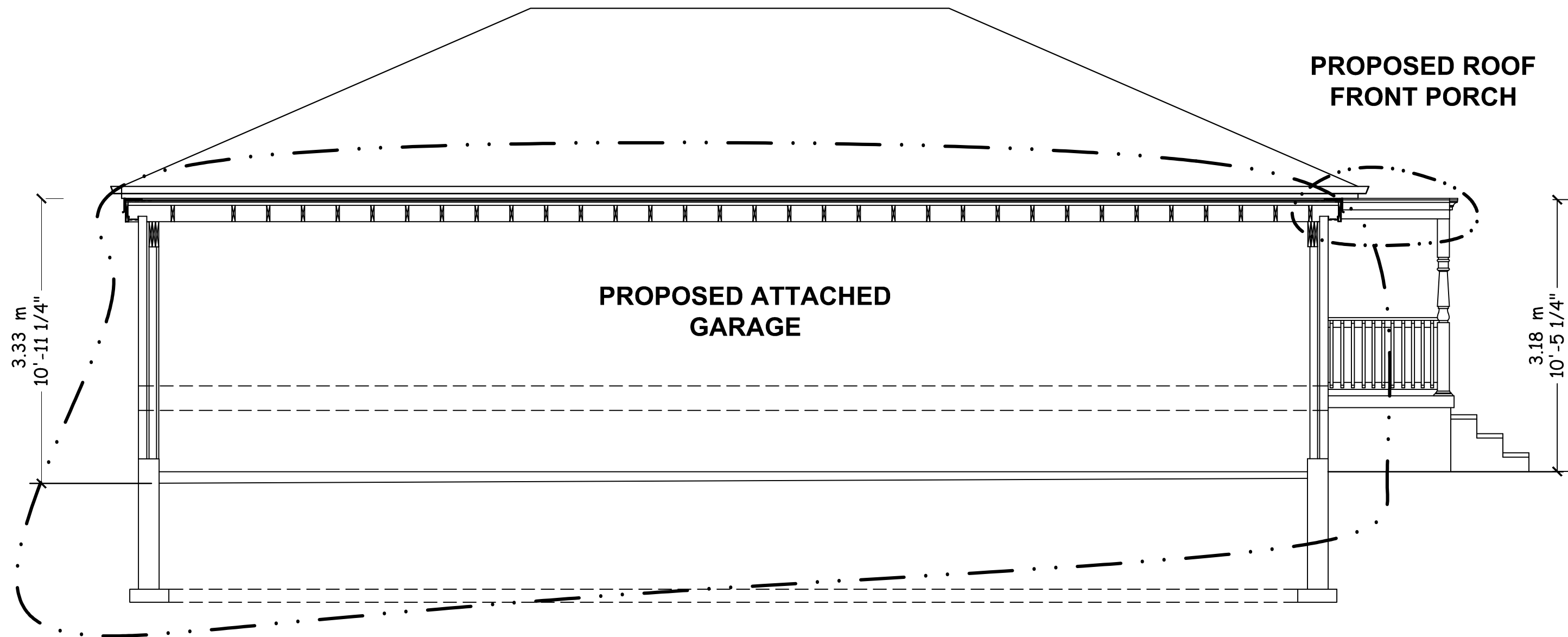
	
Building Permit Consultants	
25 The Esplanade P.O Box 51 Str. A M5W 1A2 Toronto, On. Tel. 416-203-7047 Email: buildingpermits@rogers.com www.bpgta.ca	
LOCATION: 101 BECKETT AVE. YORK, ON	
PROJECT: PROPOSED ADDITION EXISTING ATTACHED GARAGE & ROOF FRONT PORCH	
DRAWING TITLE : PROPOSED GROUND FLOOR PLAN (GARAGE)	
DATE: February 14, 2017	
DRAW BY:	
SCALE: 3/16" = 1'-00"	
PROJECT No. 0017-B	
	DWG No. A-8



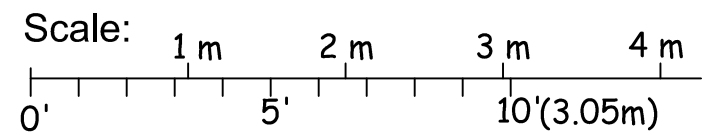
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A-10 **PROPOSED LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

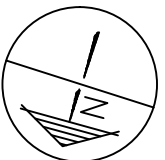


PROJECT: PROPOSED ADDITION EXIST'G ATTACHED GARAGE & ROOF FRONT PORCH	OWNERS:	DATE: February 14, 2017		DWG No. A-10
		DRAW BY:		
		SCALE: 1/4" = 1'-00"		
DRAWING TITLE : PROPOSED LEFT ELEVATION PLAN	LOCATION: 101 BECKETT AVE. YORK, ON	PROJECT No. 0027-A		



1
A-14 **PROPOSED BUILDING SECTION A-A**
SCALE: 1/4" = 1'-0"



PROJECT: PROPOSED ADDITION EXIST'G ATTACHED GARAGE & ROOF FRONT PORCH	OWNERS:	DATE: February 14, 2017		DWG No.
DRAWING TITLE : PROPOSED BUILDING SECTION A-A	LOCATION: 101 BECKETT AVE. YORK, ON	DRAW BY:		A-14
		SCALE: 1/4" = 1'-00" PROJECT No. 0027-A		

Thursday, February 23, 2017

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

File Number:	A0997/16EYK	Zoning	RD & R1
Owner(s):	DANNY JOSEPH CIANFLOCCA	Ward:	York South-Weston (11)
Agent:	ANDREA GRISOLIA	Heritage:	Not Applicable
Property Address:	69 CYNTHIA RD	Community:	
Legal Description:	PLAN 4283 LOT 17		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition, a detached garage in the rear yard, a new rear deck and front porch.

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

Section 10.20.40.70.(1), By-law 569-20213 & Section 7.(3)(f), By-law 1-83

The minimum required front yard setback is 9.95 m.

The altered dwelling will be located 9.01 m from the front lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0997/16EYK	Zoning	RD & R1
Owner:	DANNY JOSEPH CIANFLOCCA	Ward:	York South-Weston (11)
Agent:	ANDREA GRISOLIA	Heritage:	Not Applicable
Property Address:	69 CYNTHIA RD	Community:	
Legal Description:	PLAN 4283 LOT 17		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 23, 2017

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

File Number:	A0011/17EYK	Zoning	R & R2 0.6
Owner(s):	MARK LAURENCE GREENBERG	Ward:	Parkdale-High Park (13)
Agent:	CASALDOM ARCHITECTS	Heritage:	Not Applicable
Property Address:	497 WINDERMERE AVE	Community:	
Legal Description:	PLAN 1121 PT LOT 34		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a three-storey rear addition with a roof terrace, a partial third storey addition above the existing dwelling and a new rear deck.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the lot area (209 m²).
The altered dwelling will have a floor space index 0.79 times the lot area (276.1 m²).
- Section 6(3) Part II 3.B(I), By-law 438-86**
The minimum required side yard setback for the portion of the dwelling not exceeding 17 m in depth, where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0 m from the south side lot line.
- Section 6(3) Part II 3(I), By-law 438-86**
The minimum required setback from the side wall of an adjacent building that contains no openings is 0.9 m.
The third floor addition of the altered dwelling will be located 0.1 m from the adjacent building to the south (495 Windemere Avenue).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the building exceeding 17 m in depth is 7.5 m.
The portion of the altered dwelling exceeding 17 m in depth will be located 1.14 m from the north side lot line and 0.61 m from the south side lot line.
- Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted dwelling depth is 17 m.
The altered dwelling will have a depth of 17.8 m.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.

The altered dwelling will have a side exterior main walls height of 9.7 m facing a side lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0011/17EYK	Zoning	R & R2 0.6
Owner:	MARK LAURENCE GREENBERG	Ward:	Parkdale-High Park (13)
Agent:	CASALDOM ARCHITECTS	Heritage:	Not Applicable
Property Address:	497 WINDERMERE AVE	Community:	
Legal Description:	PLAN 1121 PT LOT 34		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0018/17EYK	Zoning	RM & R2
Owner(s):	MARY SKELLY ANTHONY ENRICO SKELLY	Ward:	Davenport (17)
Agent:	ABSTRACT DESIGN AND BUILD CORP	Heritage:	Not Applicable
Property Address:	610 HARVIE AVE	Community:	
Legal Description:	PLAN 1530 LOT 391		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a rear two-storey addition and to reconstruct the front stairs which will encroach into the municipal boulevard.

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

- 1. Section 8.3.(b), By-law 1-83**
The minimum required front yard setback is 2.78 m.
The altered dwelling will be located 2.56 m from the front lot line.
- 2. Section 8.3.(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.
The altered dwelling will be located 0 m from the south side lot line and 1.15 m from the north side lot line.
- 3. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.
The proposed stairs will be located 0 m from the front lot line.
- 4. Section 10.80.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The altered dwelling will have a height of 1.68 m above established grade.
- 5. Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 18.22 m.

6. Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.3(c)(i)(5), By-law 1-83

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

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

A total of 34.7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.

Section 8.3(c)(i)(5), By-law 1-83

A total of 24% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0018/17EYK	Zoning	RM & R2
Owner:	MARY SKELLY ANTHONY ENRICO SKELLY	Ward:	Davenport (17)
Agent:	ABSTRACT DESIGN AND BUILD CORP	Heritage:	Not Applicable
Property Address:	610 HARVIE AVE	Community:	
Legal Description:	PLAN 1530 LOT 391		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
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Thursday, February 23, 2017

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

File Number:	A0019/17EYK	Zoning	RD & R4
Owner(s):	LISA NINI DANIEL NINI	Ward:	York South-Weston (12)
Agent:	FRANKFRANCO ARCHITECTS	Heritage:	Not Applicable
Property Address:	20 LISCOMBE RD	Community:	
Legal Description:	PLAN 4767 LOT 10 S PT LOT 9		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The new dwelling will cover 30.7% of the lot area.
- Section 10.5.40.70.(1)(A), By-law 569-2013**
The minimum required front yard setback is 8.34 m.
Section 13.2.3.(a), By-law 7625
The minimum required front yard setback is 6.5 m.
Section 10.5.40.70.(1)(A), By-law 569-2013 and Section 13.2.3.(a), By-law 7625
The new dwelling will cover 5.54 m from the front lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
Section 13.2.5.A, By-law 7625
The maximum permitted building length is 16.8 m.
Section 10.20.40.20.(1), By-law 569-2013 and Section 13.2.5.A, By-law 7625
The new dwelling will have a length of 17.89 m.
- Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The new dwelling will have a height of 10.38 m.
- Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 6A(5)a, By-law 7625**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 6.73 m.

6. Section 10.5.80.40.(3)(B), By-law 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is not from the flanking street.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

1. The site plan drawings must be revised to show the provision of a maximum curb cut width along Liscombe Road that matches the width of the proposed driveway (6.73 metres).
2. The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cut that will be closed.
3. The site plan must include the following notations:
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services";

SIGNATURE PAGE

File Number:	A0019/17EYK	Zoning	RD & R4
Owner:	LISA NINI	Ward:	York South-Weston (12)
	DANIEL NINI		
Agent:	FRANKFRANCO	Heritage:	Not Applicable
	ARCHITECTS		
Property Address:	20 LISCOMBE RD	Community:	
Legal Description:	PLAN 4767 LOT 10 S PT LOT 9		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0027/17EYK	Zoning	RM & R2
Owner(s):	CLAUDIA MACHADO	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	418 MC ROBERTS AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 196		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a detached garage in the rear yard.

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

1. **Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The maximum permitted floor space index is 0.8 times the area of the lot.
Section 10.80.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.87 times the area of the lot.
Section 8.3.(a), By-law 1-83
The new dwelling will have a floor space index of 0.91 times the area of the lot.
2. **Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(a), By-law 1-83
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83
The new dwelling will be located 0.31 m from the north side lot line and 0.51 m from the south side lot line.
3. **Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.
The new dwelling will have a side exterior main wall height of 10.28 m facing a side lot line.
4. **Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 18.49 m.

5. Section 10.80.40.50.(1)(A), By-law 569-2013

The maximum permitted number of platforms at or above the second storey located on the rear wall is 1.
The proposed dwelling will have 2 platforms at or above the second storey located on the rear wall.

6. Section 10.80.40.50.(1)(B), By-law 569-2013

The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey platform will have an area of 13.48 m² and the third storey platform will have an area of 11.49 m².

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

The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area.
The proposed rear ancillary building (detached garage) will cover 15.12% of the lot area.

8. Section 10.5.60.20.(3)(C)(iii), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The proposed rear ancillary building (detached garage) will be located 0.05 m from the north side lot line.

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

A minimum of 50% of the rear yard must be maintained as soft landscaping.
A total of 43.42% of the rear yard will be maintained as soft landscaping.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
3. The proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on February 21, 2017 to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0027/17EYK	Zoning	RM & R2
Owner:	CLAUDIA MACHADO	Ward:	Davenport (17)
Agent:	V. ROSA DESIGNS LIMITED	Heritage:	Not Applicable
Property Address:	418 MC ROBERTS AVE	Community:	
Legal Description:	PLAN 1726 N PT LOT 196		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHY

PART 1) PLAN OF
PART OF LOT 196, REGISTERED PLAN 1726

CITY OF TORONTO (FORMERLY THE CITY OF YORK)

Scale 1 : 125 5 4 3 2 1 0 5 METRES
DONALD E ROBERTS O.L.S., © 2016

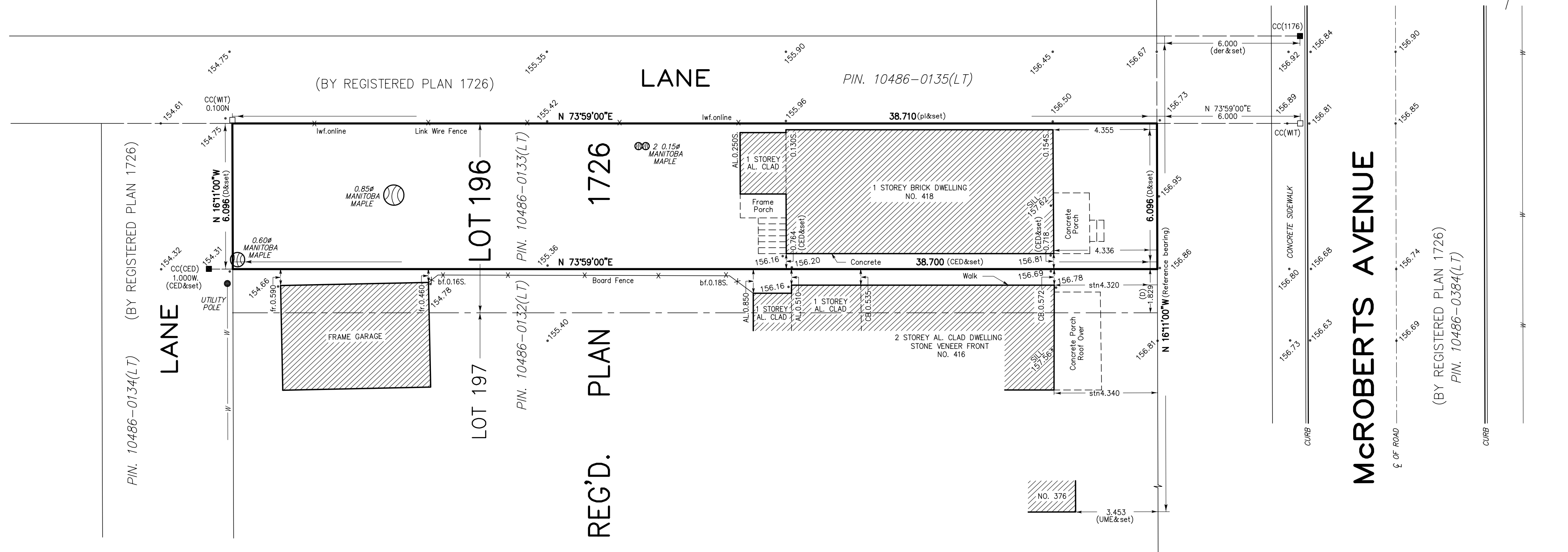
REVISED

9:00 am, Feb 21, 2017

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

TBM. HYDRANT
W. BOLT, LOWER FLANGE
ELEVATION: 157.440

HYDRANT
22.8M
(Not to scale)



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1984386
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BM. NO. MT53
DESCRIPTION: NORMAN COOK PUBLIC SCHOOL, 725 DANFORTH RD AT LINDEN AVE.
IN N. WALL OF SCHOOL. 0.12m W OF NE CORNER. 0.34m ABOVE GROUND.
ELEVATION: 161.325m

NOTE: BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF McROBERTS AVENUE, AS SHOWN ON REG. PLAN 1726, HAVING A BEARING OF N 16°11'00"W.

□	DENOTES	SURVEY MONUMENT SET	lwf	DENOTES	LINK WIRE FENCE
■	"	SURVEY MONUMENT FOUND	bf	"	BOARD FENCE
SIB	"	STANDARD IRON BAR	OU	"	ORIGIN UNKNOWN
IB	"	IRON BAR	WT	"	WITNESS
CC	"	CUT CROSS	stn	"	STONE
pl	"	REGISTERED PLAN 1726	AL	"	ALUMINIUM
der,1176	"	DONALD E. ROBERTS O.L.S.	CB	"	CONCRETE BLOCK
D	"	INSTRUMENT NO. CY369920	UME	"	UNWIN MURPHY & ESTEN LTD.
CTS	"	CITY OF TORONTO SURVEYS			
-W-	"	AERIAL SERVICE WIRE			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM,
2. THE SURVEY WAS COMPLETED ON THE 21st. DAY OF SEPTEMBER, 2016.

DATE SEPTEMBER 26th, 2016
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

© COPYRIGHT 2016 DONALD E. ROBERTS O.L.S.

PART 2:

1. FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
2. THERE ARE NO REGISTERED EASEMENTS OR RIGHT-OF-WAYS.

THIS SURVEY WAS PREPARED FOR: FILIPE MACHADO

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
111 RAILSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M3A 1B2, (416) 755-5320

DRAWN J.H.
CHECKED D.E.R.
DATE september 23, 2016
SCALE 1 : 125

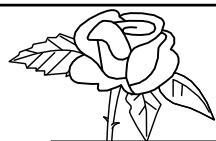
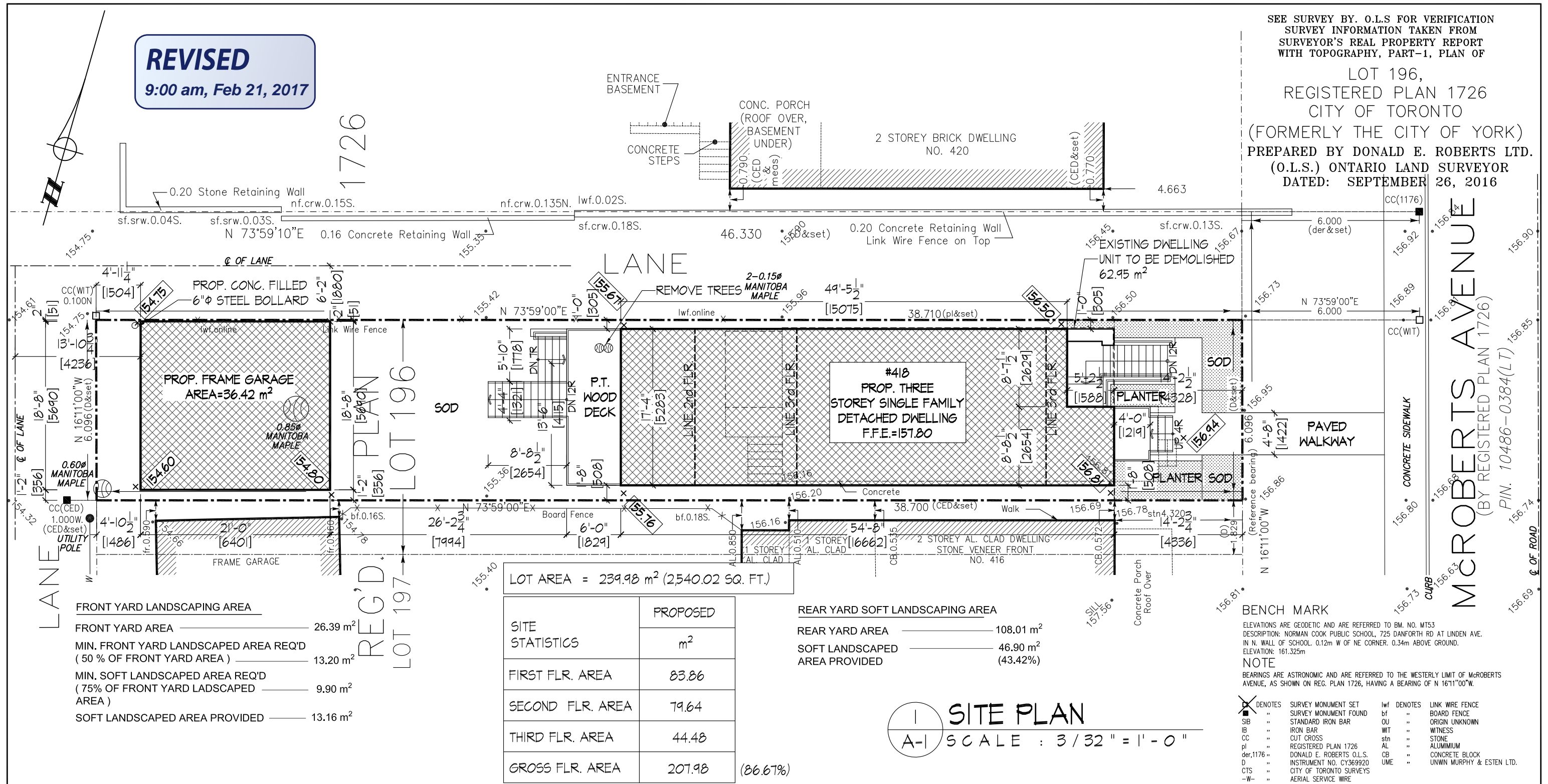
REF NO.
10-7299-3

REVISED

9:00 am, Feb 21, 2017

SEE SURVEY BY. O.L.S FOR VERIFICATION
SURVEY INFORMATION TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHY, PART-1, PLAN OF

LOT 196,
REGISTERED PLAN 1726
CITY OF TORONTO
(FORMERLY THE CITY OF YORK)
PREPARED BY DONALD E. ROBERTS LTD.
(O.L.S.) ONTARIO LAND SURVEYOR
DATED: SEPTEMBER 26, 2016



**V. ROSA
DESIGNS LTD.**

CIVIL ENGINEERING

Victor M.D. Rosa
B.A.Sc., P.Eng.

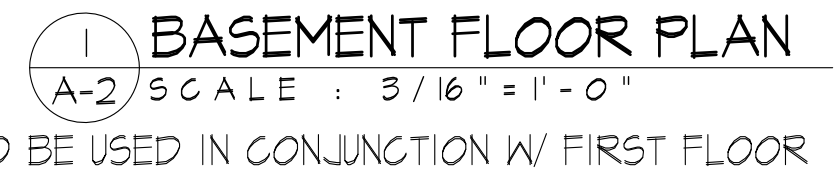
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Toronto Ontario, M6N 1J1
Tel: (416) 588-0001 Fax: (416) 588-3728


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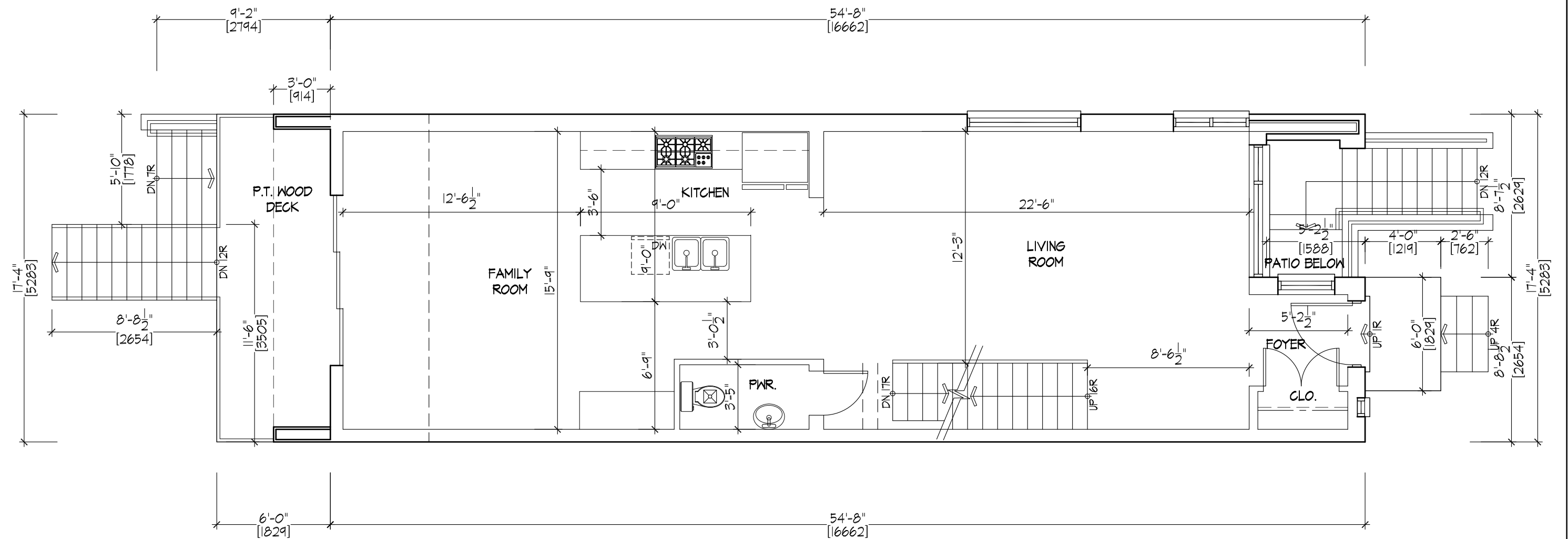
PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
SITE PLAN

SCALE	DRAWN BY
AS SHOWN	B.BAGHDADI
DATE	APPROVED BY
FEB.15, 2017	V.M.D.R.
PROJECT No.	DRAWING No.
16049	A-1



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	<p>PROJECT</p> <p>PROP. 3 STOREY SINGLE DETACHED DWELLING AT 418 McROBERTS AVENUE CITY OF TORONTO</p>		<p>SCALE</p> <p>AS SHOWN</p>	<p>DRAWN BY</p> <p>B.BAGHDADI</p>
			<p>DATE</p> <p>FEB.15, 2017</p>	<p>APPROVED BY</p> <p>V.M.D.R.</p>
		<p>PROJECT No.</p> <p>16049</p>	<p>DRAWING No.</p> <p>A-2</p>	



1 FIRST FLOOR PLAN
A-3 SCALE : 3/16" = 1'-0"

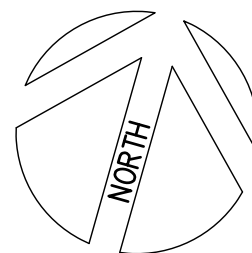


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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
FIRST FLOOR PLAN

SCALE
AS SHOWN

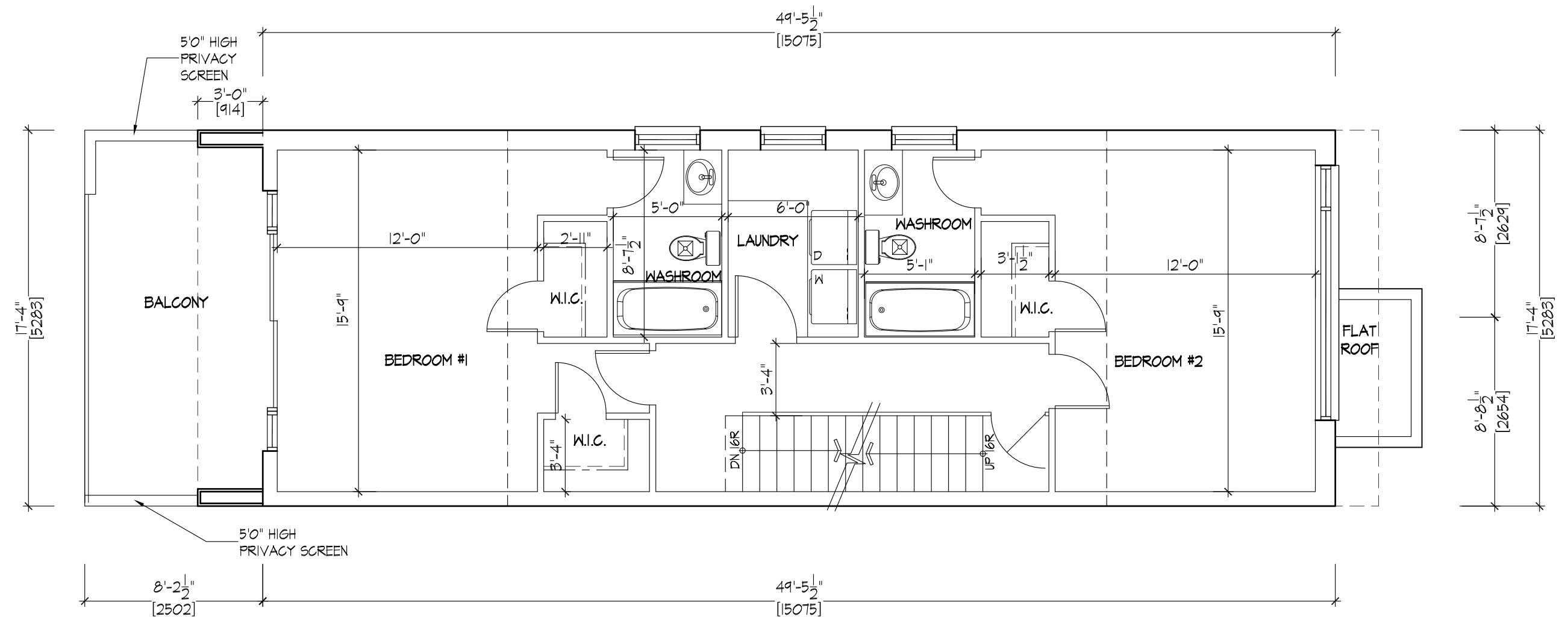
DATE
FEB.15, 2017

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-3



1 SECOND FLOOR PLAN
A-4 SCALE : 3/16" = 1'-0"

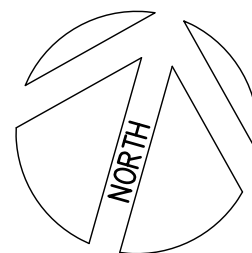


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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
SECOND FLOOR PLAN

SCALE
AS SHOWN

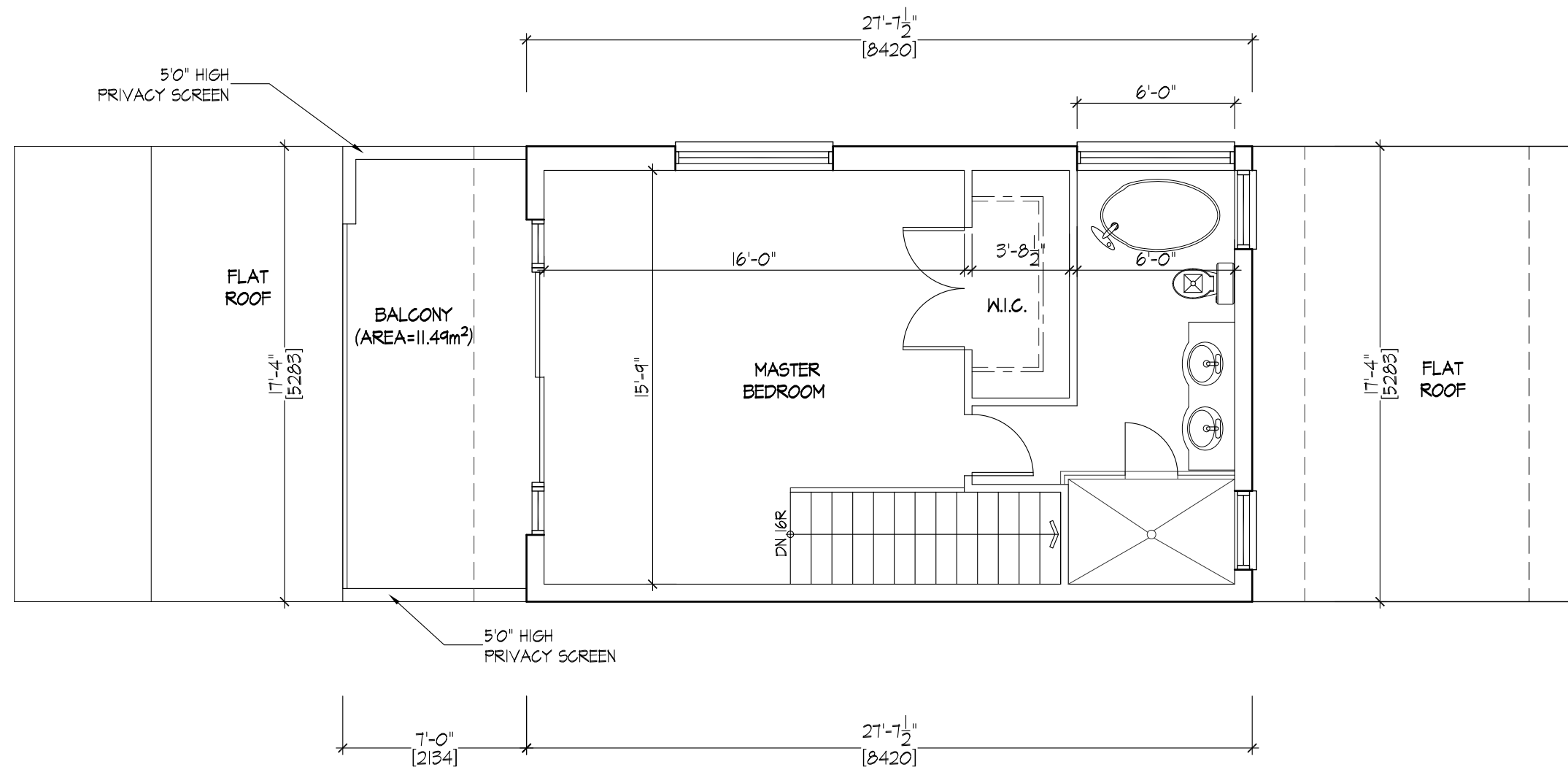
DATE
FEB.15, 2017

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-4



1 THIRD FLOOR PLAN
A-5 SCALE : 3/16" = 1'-0"

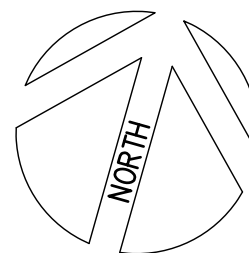


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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING

THIRD FLOOR PLAN

SCALE
AS SHOWN

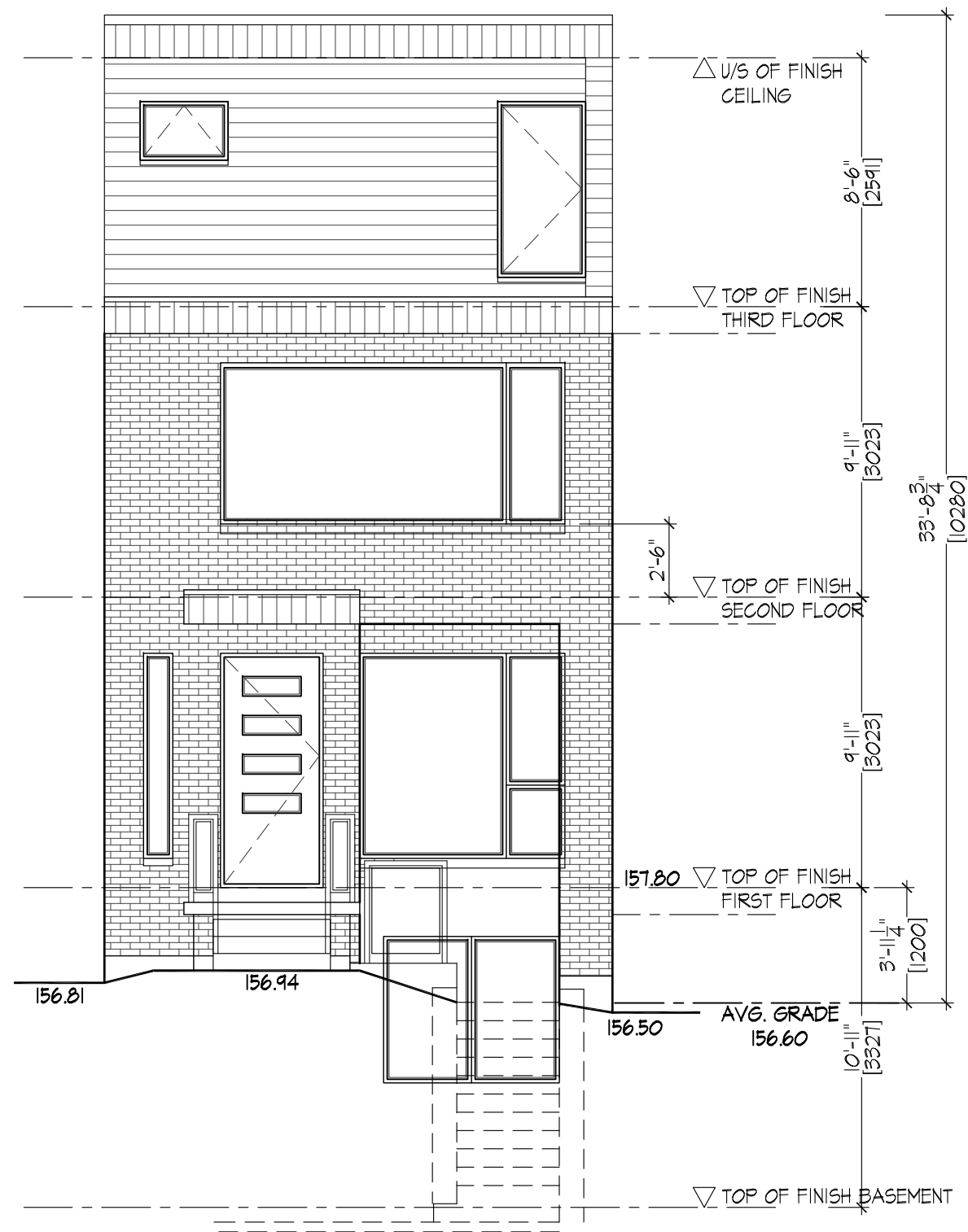
DATE
FEB.15, 2017

PROJECT No.
16049

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B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-5



1 EAST ELEVATION (FRONT)
A-7 SCALE : 3/16" = 1'-0"



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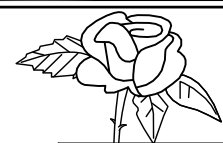
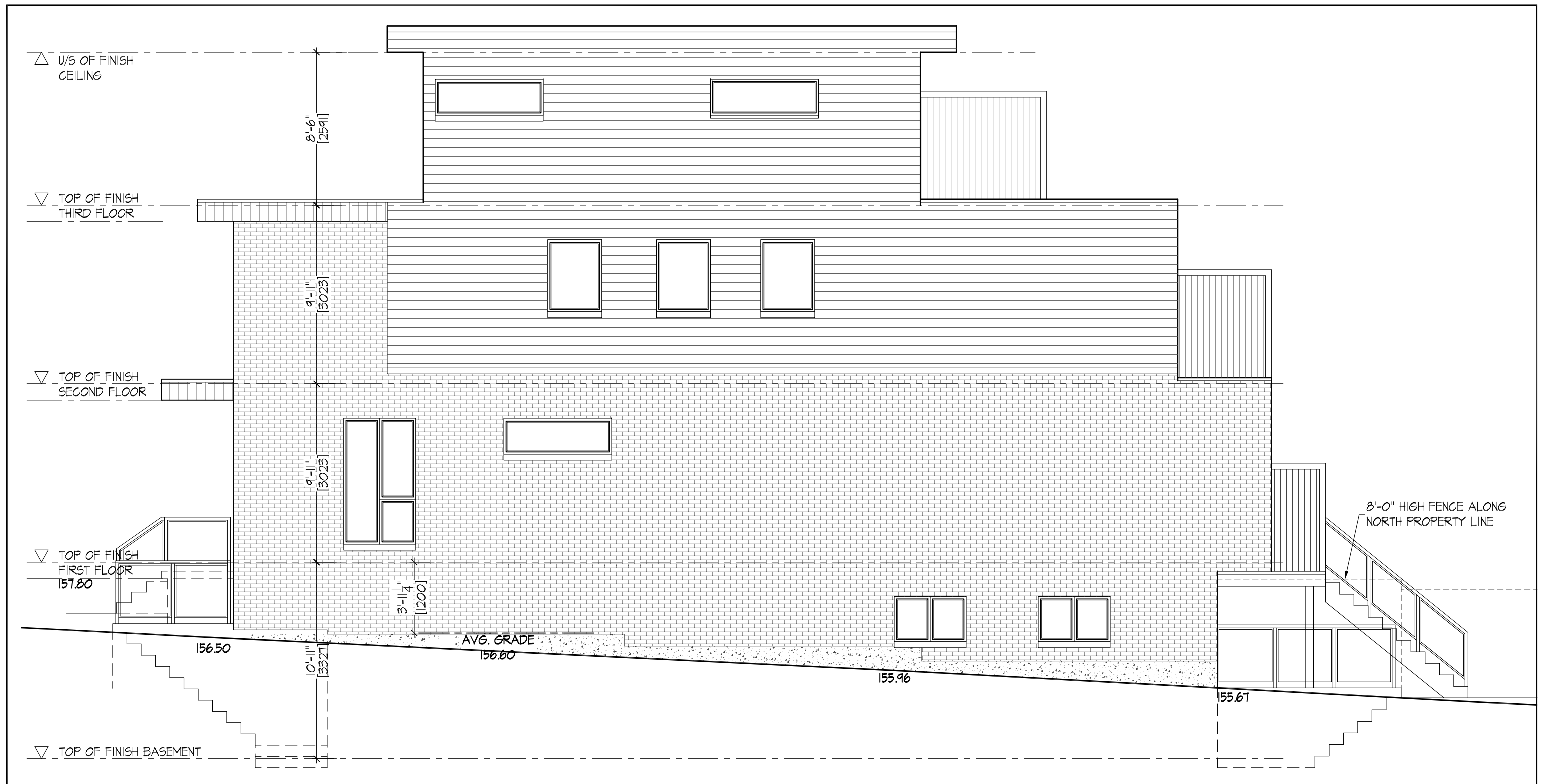
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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
EAST ELEVATION (FRONT)

SCALE AS SHOWN	DRAWN BY B.BAGHDADI
DATE FEB.15, 2017	APPROVED BY V.M.D.R.
PROJECT No. 16049	DRAWING No. A-7

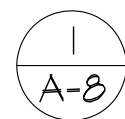


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NORTH ELEVATION

A-8 SCALE : 3/16" = 1'-0"

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PROJECT

PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING

NORTH ELEVATION

SCALE
AS SHOWN

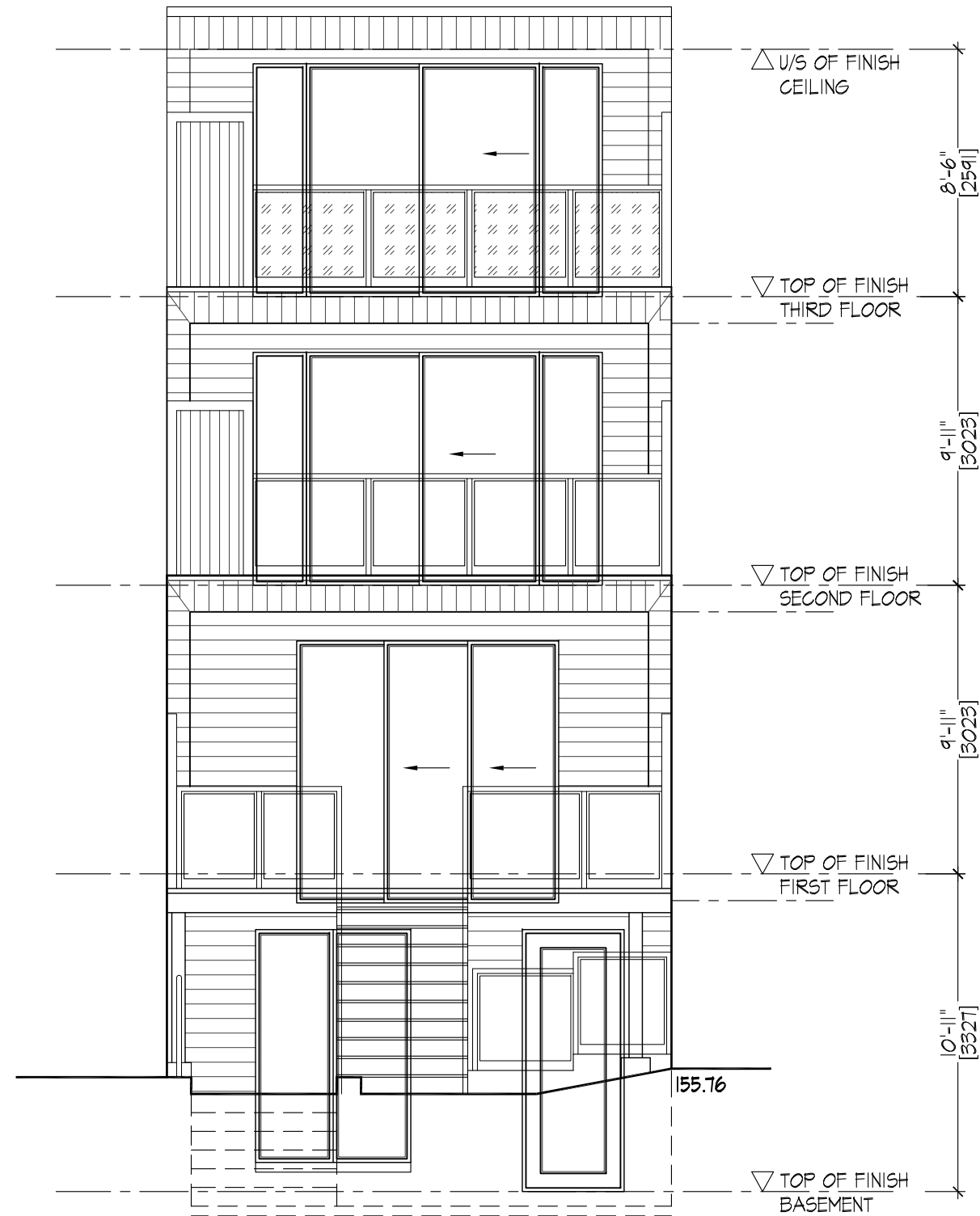
DATE
FEB.15, 2017

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-8



1 WEST ELEVATION (REAR)
A-9 SCALE : 3/16" = 1'-0"



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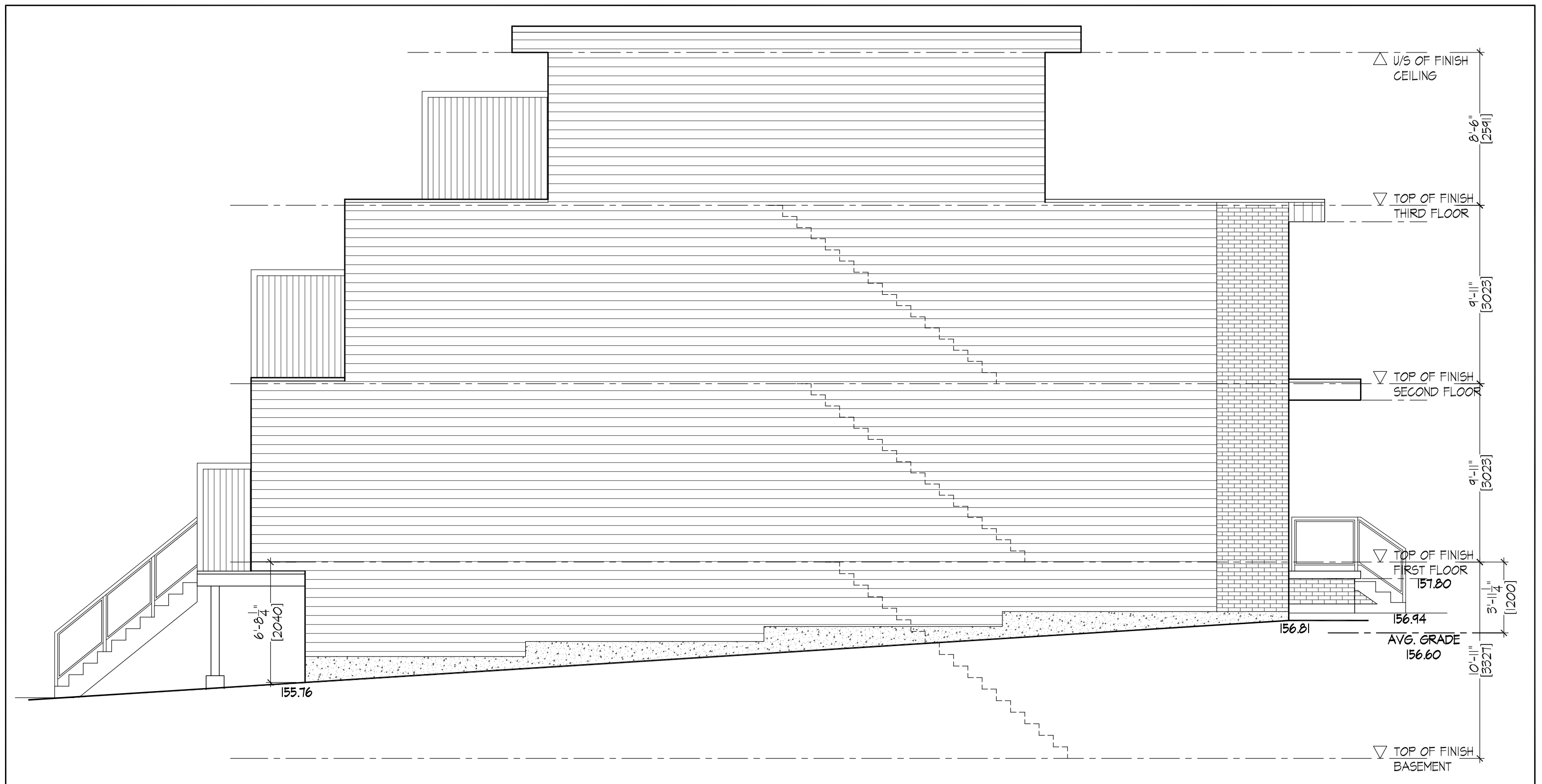
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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
WEST ELEVATION (REAR)

SCALE AS SHOWN	DRAWN BY B.BAGHDADI
DATE FEB.15, 2017	APPROVED BY V.M.D.R.
PROJECT No. 16049	DRAWING No. A-9



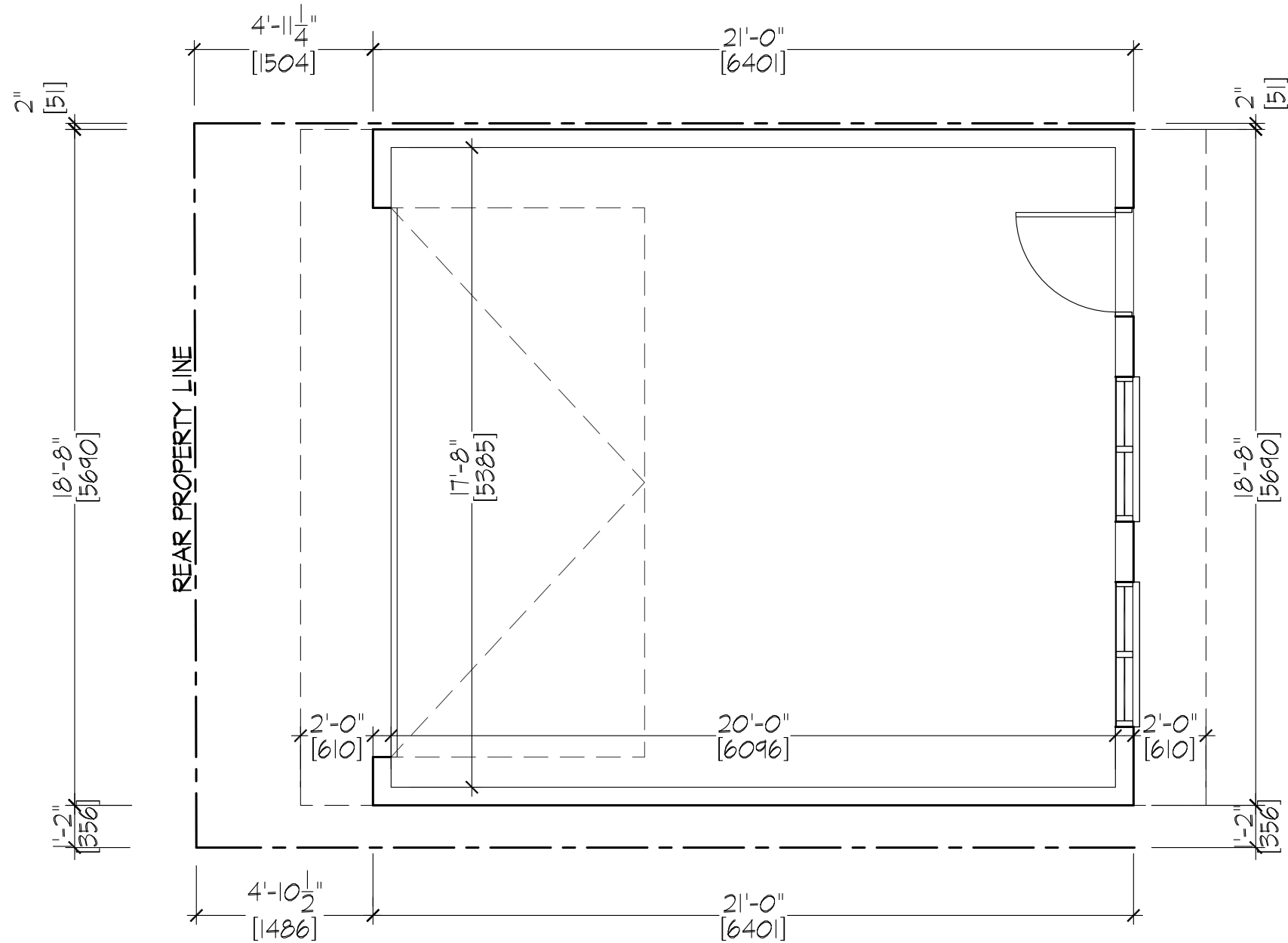
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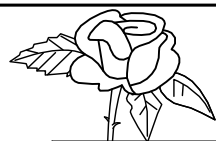
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SOUTH ELEVATION
SCALE : 3/16" = 1'-0"

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<p>PROJECT PROP. 3 STOREY SINGLE DETACHED DWELLING AT 418 McROBERTS AVENUE CITY OF TORONTO</p>		<p>SCALE AS SHOWN</p>	<p>DRAWN BY B.BAGHDADI</p>
		<p>DATE FEB.15, 2017</p>	<p>APPROVED BY V.M.D.R.</p>
		<p>PROJECT No. 16049</p>	<p>DRAWING No. A-10</p>



1 GARAGE PLAN
A-11 SCALE : 1/4" = 1' - 0"

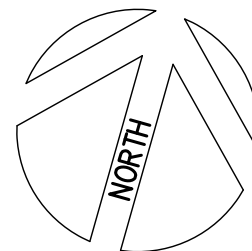


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CIVIL ENGINEERING

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BASC., P.ENG.

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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING

GARAGE PLAN

SCALE
AS SHOWN

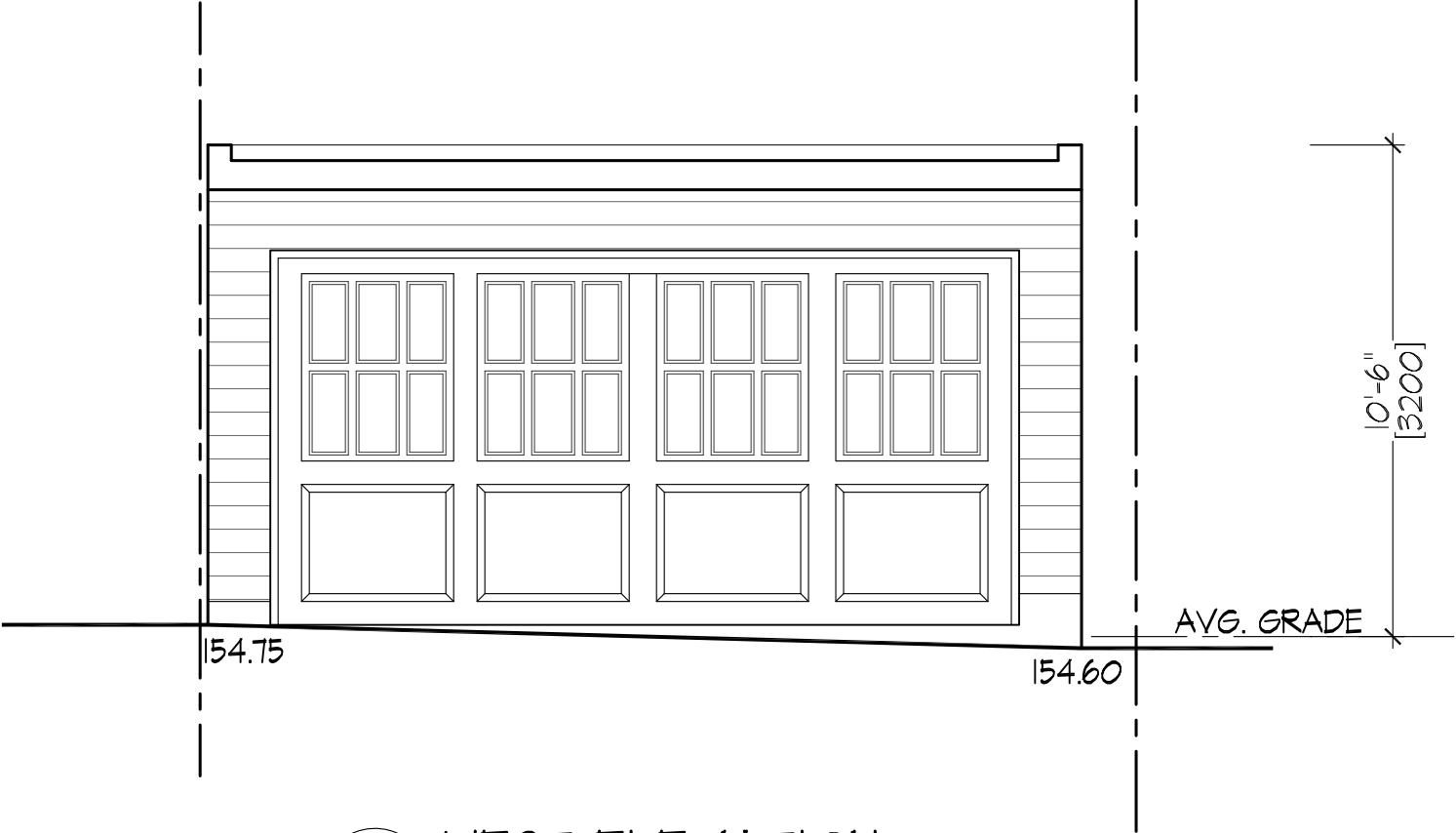
DATE
SEP., 2016

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-11



1 WEST ELEVATION
A-12 SCALE : 1 / 4 " = 1 ' - 0 "



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DESIGNS LTD.

CIVIL ENGINEERING

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BASC., P.ENG.
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Toronto Ontario, M6N 1J1
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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
WEST ELEVATION

SCALE
AS SHOWN

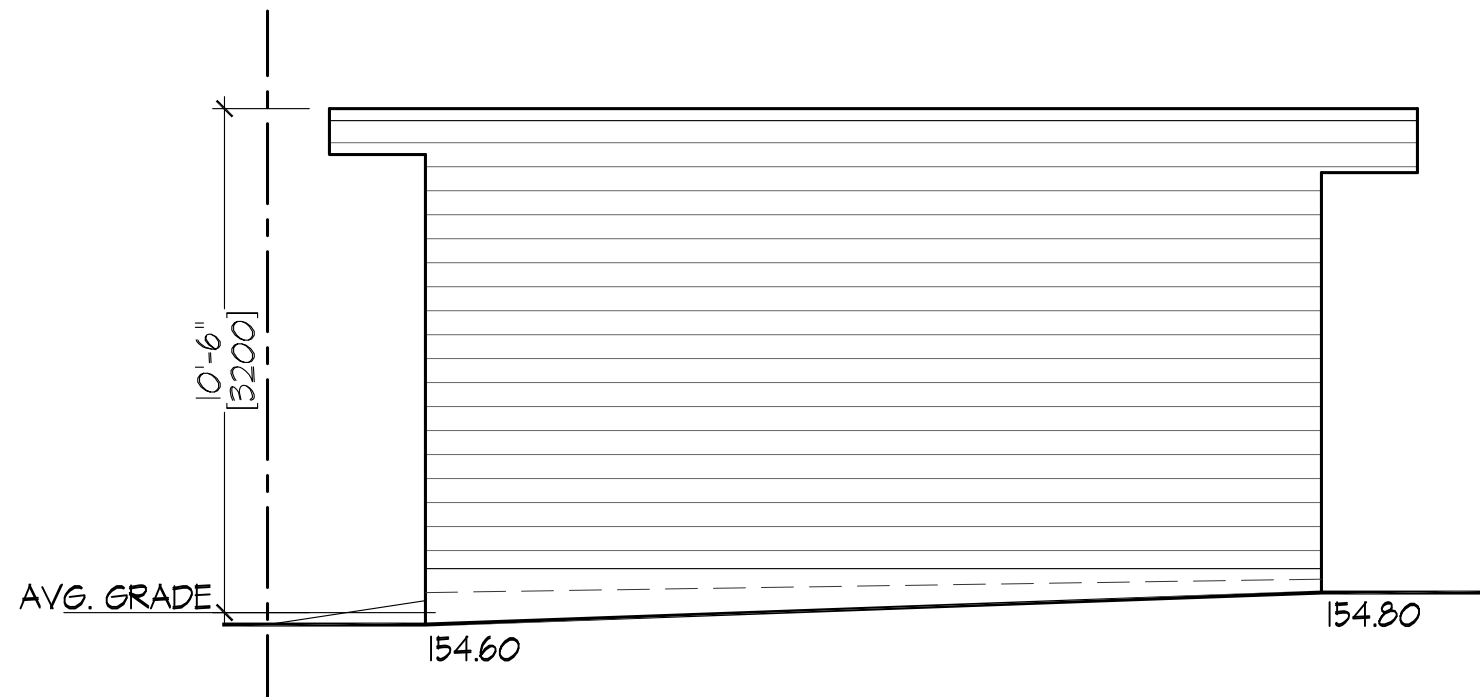
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SEP., 2016

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-12



1 SOUTH ELEVATION
A-13 SCALE : 1/4" = 1'-0"



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DESIGNS LTD.

CIVIL ENGINEERING

Victor M.D. Rosa
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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT
ANY OMISSIONS OR DISCREPANCIES TO V. ROSA DESIGNS BEFORE
PROCEEDING WITH WORK.
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF V. ROSA
DESIGNS AND SHALL BE RETURNED UPON COMPLETION OF WORK.

PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
SOUTH ELEVATION

SCALE
AS SHOWN

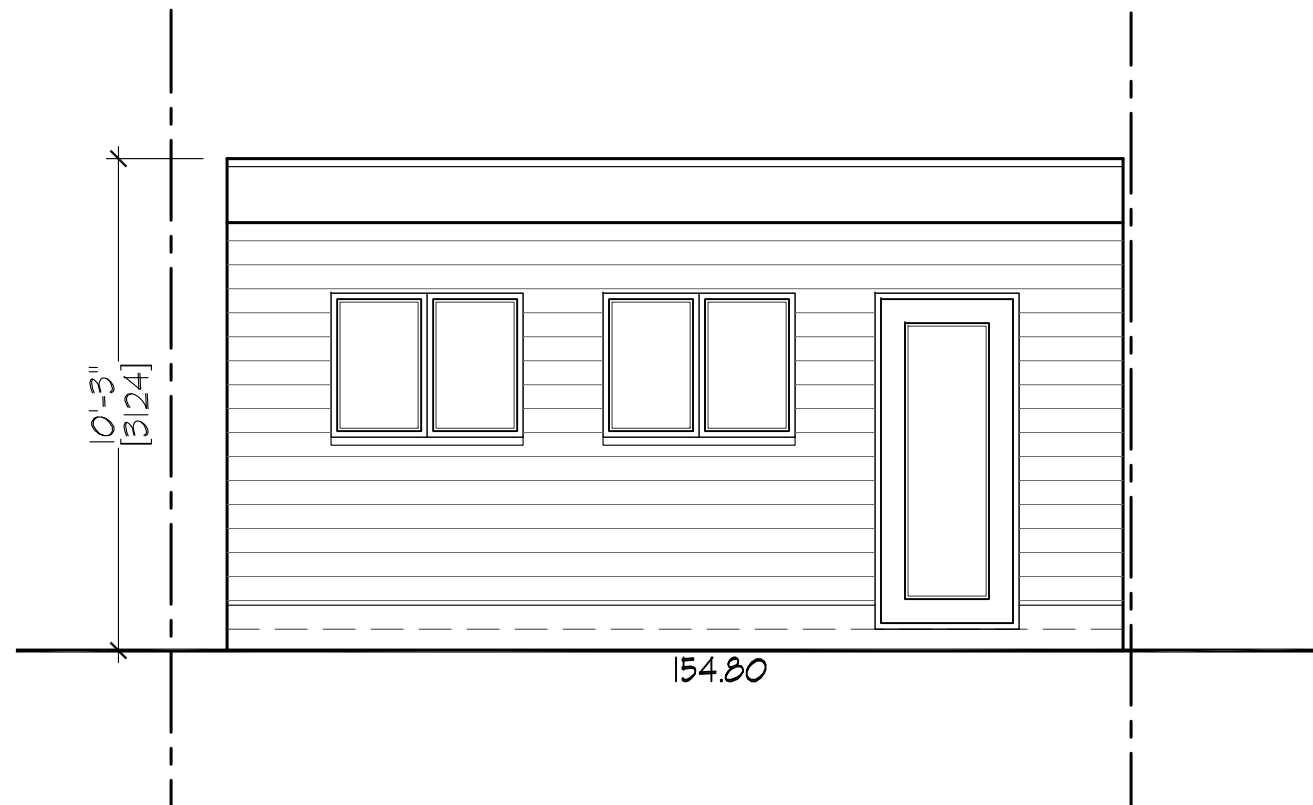
DATE
SEP., 2016

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-13



1 EAST ELEVATION
A-14 SCALE : 1/4" = 1'-0"



V. ROSA
DESIGNS LTD.

CIVIL ENGINEERING

Victor M.D. Rosa
B.A.Sc., P.Eng.

1726 St. Clair Ave. West
Toronto Ontario, M6N 1J1
Tel: (416) 588-0001 Fax: (416) 588-3728

DO NOT SCALE DRAWINGS.
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PROJECT

PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING

EAST ELEVATION

SCALE
AS SHOWN

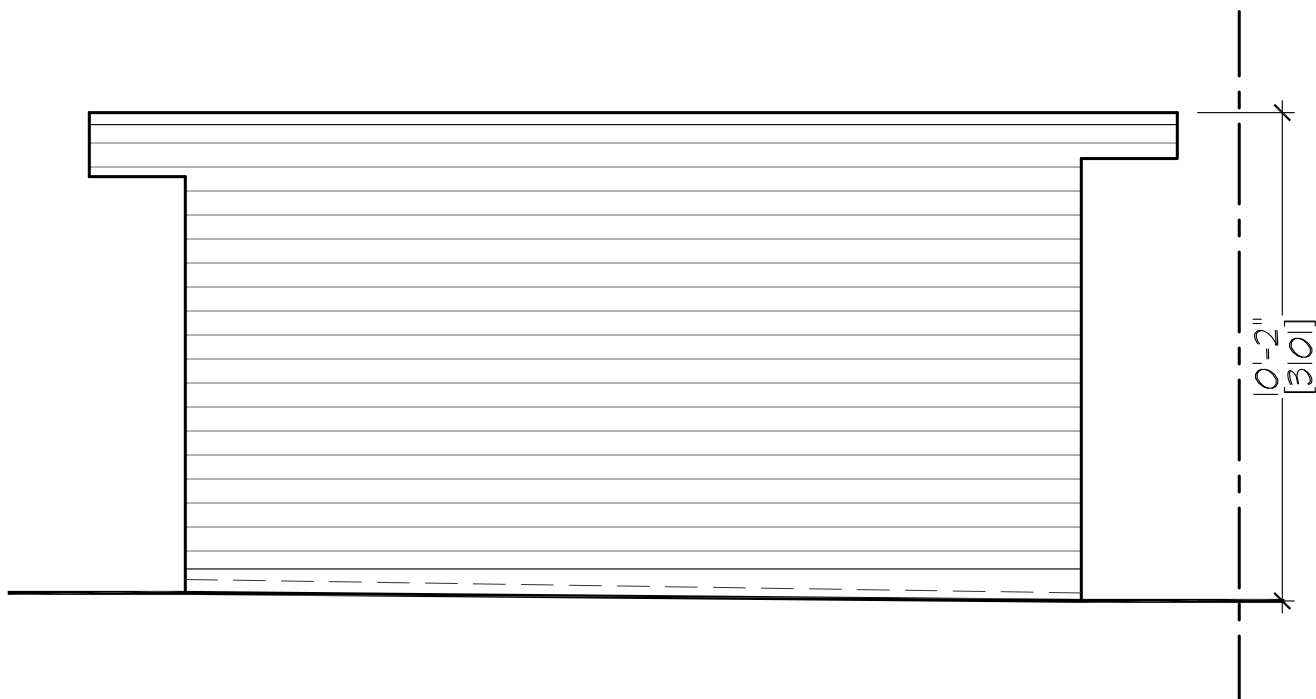
DATE
SEP., 2016

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-14



1 NORTH ELEVATION
A-15 SCALE : 1/4" = 1'-0"



V. ROSA
DESIGNS LTD.

CIVIL ENGINEERING

Victor M.D. Rosa
B.A.Sc., P.Eng.

1726 St. Clair Ave. West
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PROJECT
PROP. 3 STOREY SINGLE
DETACHED DWELLING AT
418 McROBERTS AVENUE
CITY OF TORONTO

DRAWING
NORTH ELEVATION

SCALE
AS SHOWN

DATE
SEP., 2016

PROJECT No.
16049

DRAWN BY
B.BAGHDADI

APPROVED BY
V.M.D.R.

DRAWING No.
A-15

Thursday, February 23, 2017

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

File Number:	A0028/17EYK	Zoning	R & R1S
Owner(s):	BAHAREH SHAKIB DANIAL ABEDINIABYANEH	Ward:	Parkdale-High Park (13)
Agent:	ALI KASHANI	Heritage:	Not Applicable
Property Address:	129 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 38		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (131.7 m²).
Section 10.10.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.98 times the area of the lot (215.8 m²).
Section 6(3) Part I 1, By-law 438-86
The new dwelling will have a floor space index of 1.03 times the area of the lot (225.46 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.61 m from the south side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m, for the portion of the building not exceeding 17 m in depth.
The portion of the new dwelling not exceeding 17 m in depth will be located 0.61 m from the south side lot line and 0.45 m from the north side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.
The new dwelling will be located 0.76 m from an adjacent building to the south (127 Beresford Avenue).

5. **Section 10.5.40.60.(6)(A), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach into a required front yard setback or rear yard setback a maximum of 0.75 m, if the window projections, in total, do not occupy more than 65% of the width of the front main wall or rear main wall at each storey.
Section 6(3) Part II 8.I, By-law 438-86
A bay window may encroach into the required setbacks a maximum of 0.75 m from the front or rear wall of the dwelling.
Section 10.5.40.60.(6)(A), By-law 569-2013 and Section 6(3) Part II 8.I, By-law 438-86
The proposed bay window will encroach 0.76 m from the wall into the required rear yard setback.
6. **Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The new dwelling will have a side exterior main wall height of 8.87 m facing a side lot line.
7. **Section 10.5.40.10.(5), By-law 569-2013**
A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 3.45 m² of the first floor will be located within 4 m of the front main wall.
8. **Section 10.5.40.60.(1)(C), By-law 569-2013**
A rear platform located no higher than the first floor may encroach into the required rear yard setback a maximum of 2.5 m, if it is no closer to a side lot line than 1.31 m.
The proposed rear platform encroaches 4.48 m into the rear yard setback and will be located 0.45 m from the north side lot line.
9. **Section 6(3) Part II.8.D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is a maximum of 2.5 m from the front or rear wall.
The proposed uncovered platform will project 3.32 m from the rear wall.
10. **Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The proposed rear deck will have a height of 2.62 m above grade and the proposed front porch will have a height of 1.22 m above grade.
11. **Section 6(3) Part III 3(B), By-law 438-86**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.78 m²).
A total of 68.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.4 m²).

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0028/17EYK	Zoning	R & R1S
Owner:	BAHAREH SHAKIB DANIAL ABEDINIABYANEH	Ward:	Parkdale-High Park (13)
Agent:	ALI KASHANI	Heritage:	Not Applicable
Property Address:	129 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 38		

Allan Smithies (signed)

Denise Graham (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 23, 2017

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

File Number:	A0032/17EYK	Zoning	R & R2 Z0.6
Owner(s):	GREGORY R COUTTS	Ward:	Davenport (17)
	ALICIA H COUTTS		
Agent:	ALICIA H COUTTS	Heritage:	Not Applicable
Property Address:	77 LAUGHTON AVE	Community:	
Legal Description:	PLAN M92 PT LOT 49		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second and third storey rear addition.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (163.98 m²).
The altered dwelling will have a floor space index of 0.73 times the area of the lot (200.99 m²).
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.
The altered dwelling will be located 0.31 m from the north side lot line and 0.74 m from the south side lot line.
- Section 6(3) Part II 3.(I), By-law 438-86**
The minimum required side yard setback is 0.9 m from an adjacent building containing no openings.
The altered dwelling will be located 0.72 m from north adjacent building (81 Laughton Avenue).
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of the side exterior main walls facing a side lot line is 7.5 m.
The altered dwelling will have a side exterior main wall height of 8.97 m facing a side lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (88.18 m²).
A total of 26.23% of the rear yard will be maintained as soft landscaping (46.26 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0032/17EYK	Zoning	R & R2 Z0.6
Owner:	GREGORY R COUTTS	Ward:	Davenport (17)
	ALICIA H COUTTS		
Agent:	ALICIA H COUTTS	Heritage:	Not Applicable
Property Address:	77 LAUGHTON AVE	Community:	
Legal Description:	PLAN M92 PT LOT 49		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Thursday, February 23, 2017

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

File Number:	A0035/17EYK	Zoning	R & R2 Z0.6
Owner(s):	FRANCE GAGNON VITTORIO LENTINI	Ward:	Parkdale-High Park (13)
Agent:	HAIG SEFERIAN	Heritage:	Not Applicable
Property Address:	100 GOTHIC AVE	Community:	
Legal Description:	PLAN 660 PT LOT 34 RP 63R1053 PARTS 24 & 25		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a deck in the rear yard.

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

- 1. Section 6(3) Part II 8.D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setback is 1.2 m above grade.
The proposed height of the uncovered platform will be 1.54 m above grade.
- 2. Section 6(3) Part II 8.D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.
The proposed uncovered platform will project 3.71 m from the rear wall.
- 3. Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (80.38 m²).
A total of 29.67% of the rear yard will be maintained as soft landscaping (47.69 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0035/17EYK	Zoning	R & R2 Z0.6
Owner:	FRANCE GAGNON VITTORIO LENTINI	Ward:	Parkdale-High Park (13)
Agent:	HAIG SEFERIAN	Heritage:	Not Applicable
Property Address:	100 GOTHIC AVE	Community:	
Legal Description:	PLAN 660 PT LOT 34 RP 63R1053 PARTS 24 & 25		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

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Thursday, February 23, 2017

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

File Number:	A0036/17EYK	Zoning	RD & R4
Owner(s):	CARLOS SERRA ANABELA SERRA	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS	Heritage:	Not Applicable
Property Address:	35 HAWKINS DR	Community:	
Legal Description:	PLAN 4042 LOT 170		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (167.03 m²).
The new dwelling will cover 35.13% of the lot area (195.63 m²).
- Section 900.3.10.(A)(5), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be located 1.2 m from the north and south side lot line
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 8.76 m.
The new dwelling will be located 6.91 m from the rear lot line.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 20.1 m.
- Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8 m.
The new dwelling will have a length of 18.04 m.
- Section 6(9), By-law 7625**
Porches, decks and canopies shall be permitted to project into the minimum required front yard setback not more than 2.1 m but no closer to the side lot line than the minimum required side yard setback for the main building.
The proposed front porch and canopy will encroach 2.3 m into the required front yard setback.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The proposal shall be developed in accordance with the drawings submitted and held on file by the Committee of Adjustment, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0036/17EYK	Zoning	RD & R4
Owner:	CARLOS SERRA ANABELA SERRA	Ward:	York South-Weston (12)
Agent:	AMBIENT DESIGNS	Heritage:	Not Applicable
Property Address:	35 HAWKINS DR	Community:	
Legal Description:	PLAN 4042 LOT 170		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

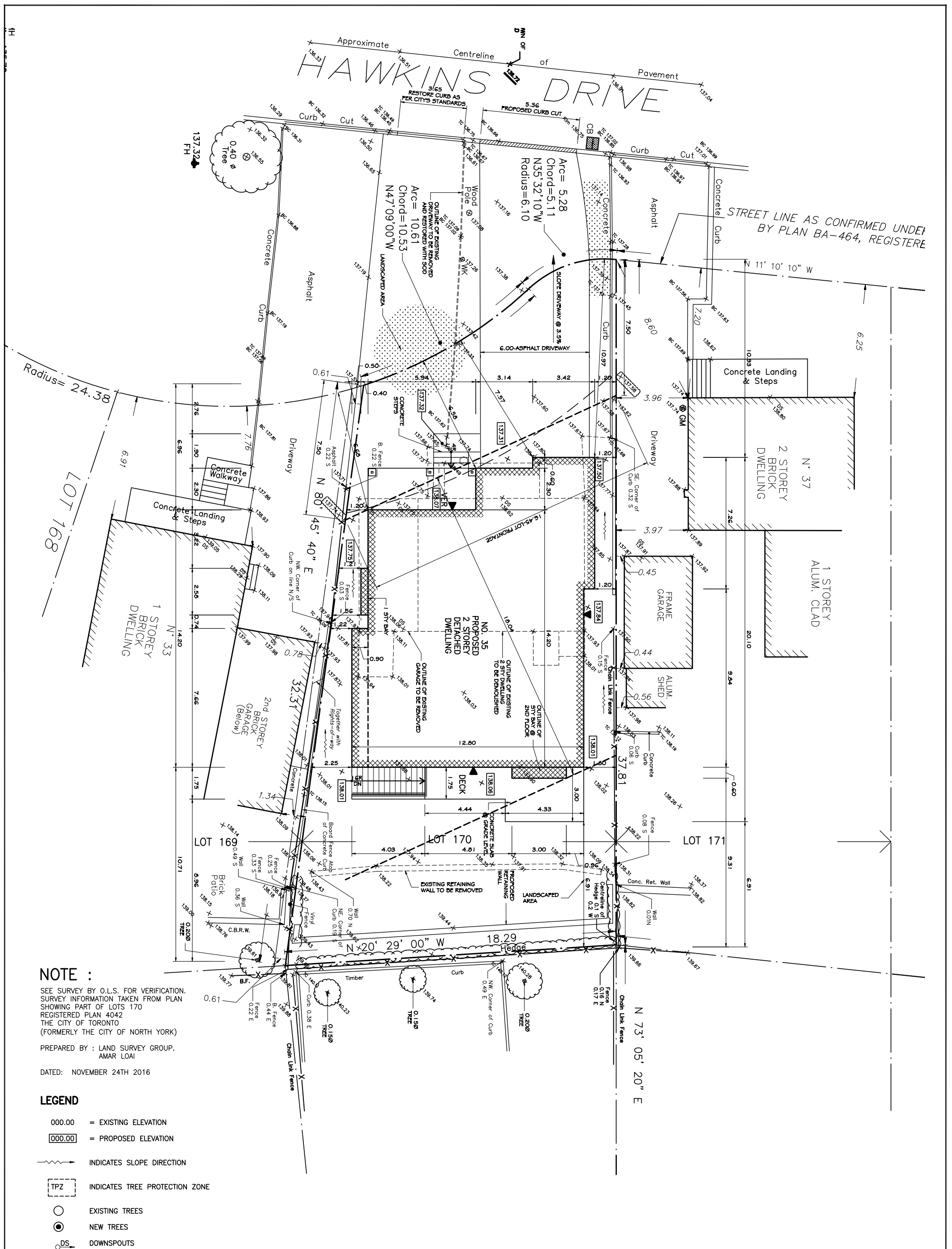
DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTE :

SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN
SHOWING PART OF LOTS 170
REGISTERED PLAN 4042
THE CITY OF TORONTO
(FORMERLY THE CITY OF NORTH YORK)

PREPARED BY : LAND SURVEY GROUP.
AMAR LOAI

DATED: NOVEMBER 24TH 2016

LEGEND

000.00 = EXISTING ELEVATION

000.00 = PROPOSED ELEVATION

 INDICATES SLOPE DIRECTION

TPZ INDICATES TREE PROTECTION ZONE

○ EXISTING TREES

 NEW TREES

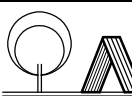
DS DOWNSPOUTS

ESTABLISHED GRADE ELEVATIONS CALCULATION

$$\text{AT } 6.58\text{M} \quad -(137.58 + 137.74)/2 = 137.66$$

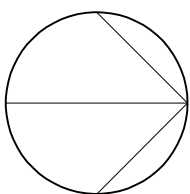
EG. 0.00 INDICATES EXISTING GRADE ELEVATION,
TAKEN @ 0.01M INTO ADJACENT PROPERTY TO
CALCULATE ESTABLISHED GRADE ELEVATION.

THE APPLICANT SHALL OBTAIN THE NECESSARY AUTHORIZATIONS AND PERMITS FROM THE CITY'S RIGHT-OF-WAYMANAGEMENT UNIT BEFORE EXCAVATING WITHIN OR ENCRoACHING INTO MUNICIPAL ROAD ALLOWANCE. THE APPLICANT SHALL ALSO SUBMIT A MUNICIPAL ROAD DAMAGE DEPOSIT PRIOR TO OBTAINING A BUILDING PERMIT.



AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

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



PROJECT NAME

35 HAWKINS DRIVE
CITY OF TORONTO

DRAWN BY:

M.R.

DATED:

JAN. 12, 2017

PROJECT NO.

A16165

SCALE: 1:200M

DWG. NAME:

SITE PLAN

SHEET NO.

SK 1

SITE STATISTICS

LOCATION/ PART NO.	LOT AREA		1st Floor Area	2nd Floor Area	Total G.F.A.	(%)	Max. Density 0.45	Lot Frontage	Max. Lot Coverage (30%)	Proposed Lot Coverage	(%)
#35/ LOT 170	556.79 M²		153.73 M²	188.49 M²	342.22 M²	61.46	250.56 M²	16.45M	167.04 M²	195.63 M²	35.14
	5993.43 FT²		1654.79 FT²	2028.96 FT²	3683.75 FT²		2697.05 FT²		1798.03 FT²	2105.81 FT²	

ZONED AS : RD (f13.5; a550) (X50) BY-LAW 569-2013

ZONED AS : R4; MAP NO. 2d BY-LAW 7625

REQUIRED FRONT YARD
SETBACK

6.58M
BY-LAW 569-2013
7.5M
BY-LAW 7625

PROVIDED FRONT YARD
SETBACK

6.58M

REQUIRED SIDE YARD
SETBACK

1.50M (BY-LAW 569-2013)
1.80M (NORTH YORK BY-LAW)

PROVIDED SIDE YARD
SETBACK

NORTH 1.20
SOUTH 1.20

REQUIRED REAR YARD
SETBACK

25% of lot depth but not less than 7.5M

PROVIDED REAR YARD
SETBACK

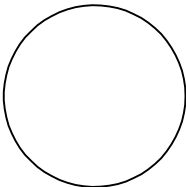
9.91 M

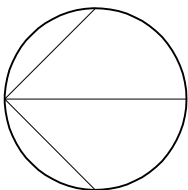
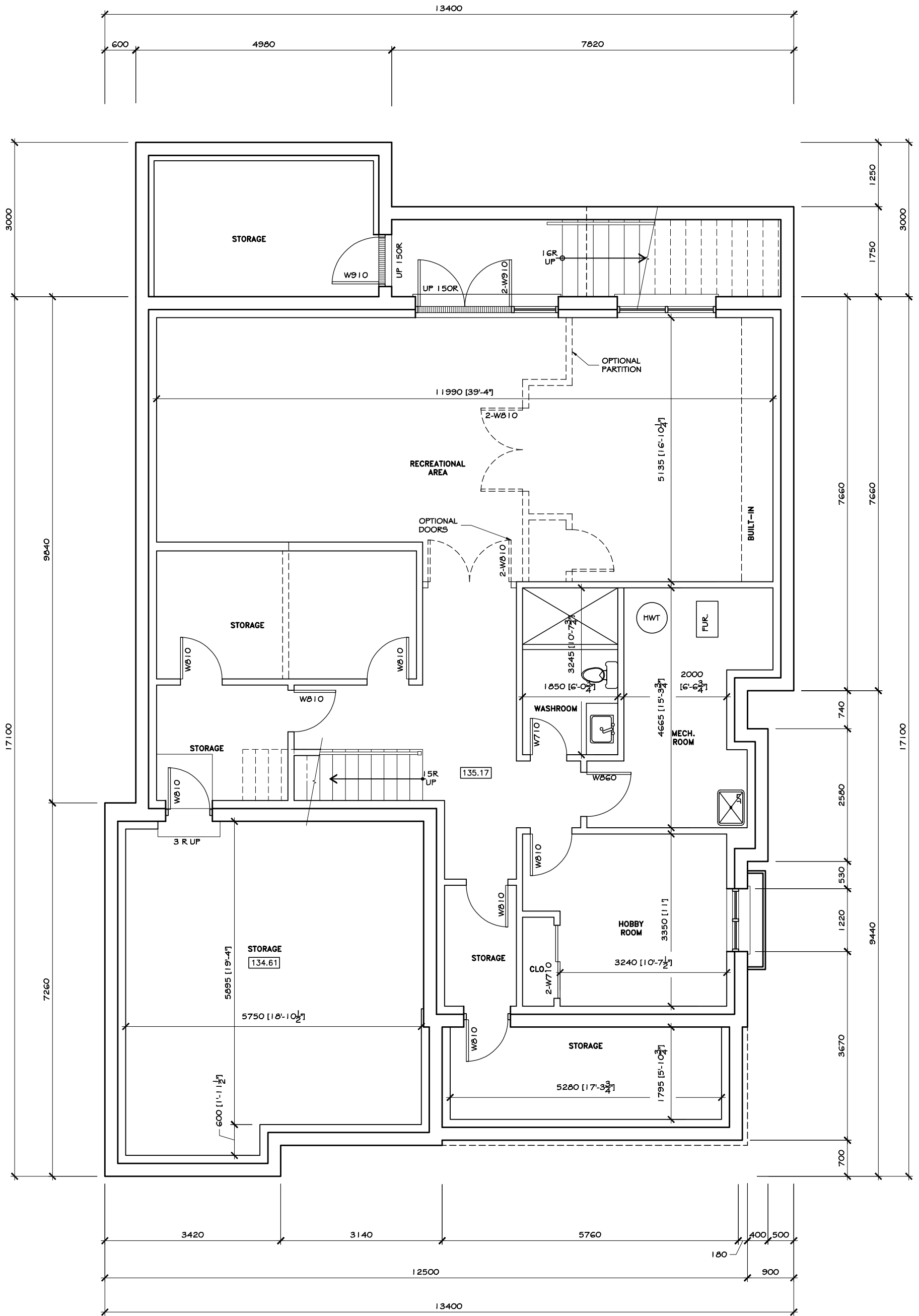
FRONT YARD LANDSCAPING STATISTICS	
Front yard area	130.29 M²
Required landscaping (50%)	65.15 M²
Provided landscaping (55.2%)	71.97 M²
Required soft landscaping (75%)	48.86 M²
Provided soft landscaping (83.0%)	54.04 M²
Built up / Paved areas	
Verandah	13.66 M²
Driveway	58.32 M²
Stairs/Walkway	4.27 M²

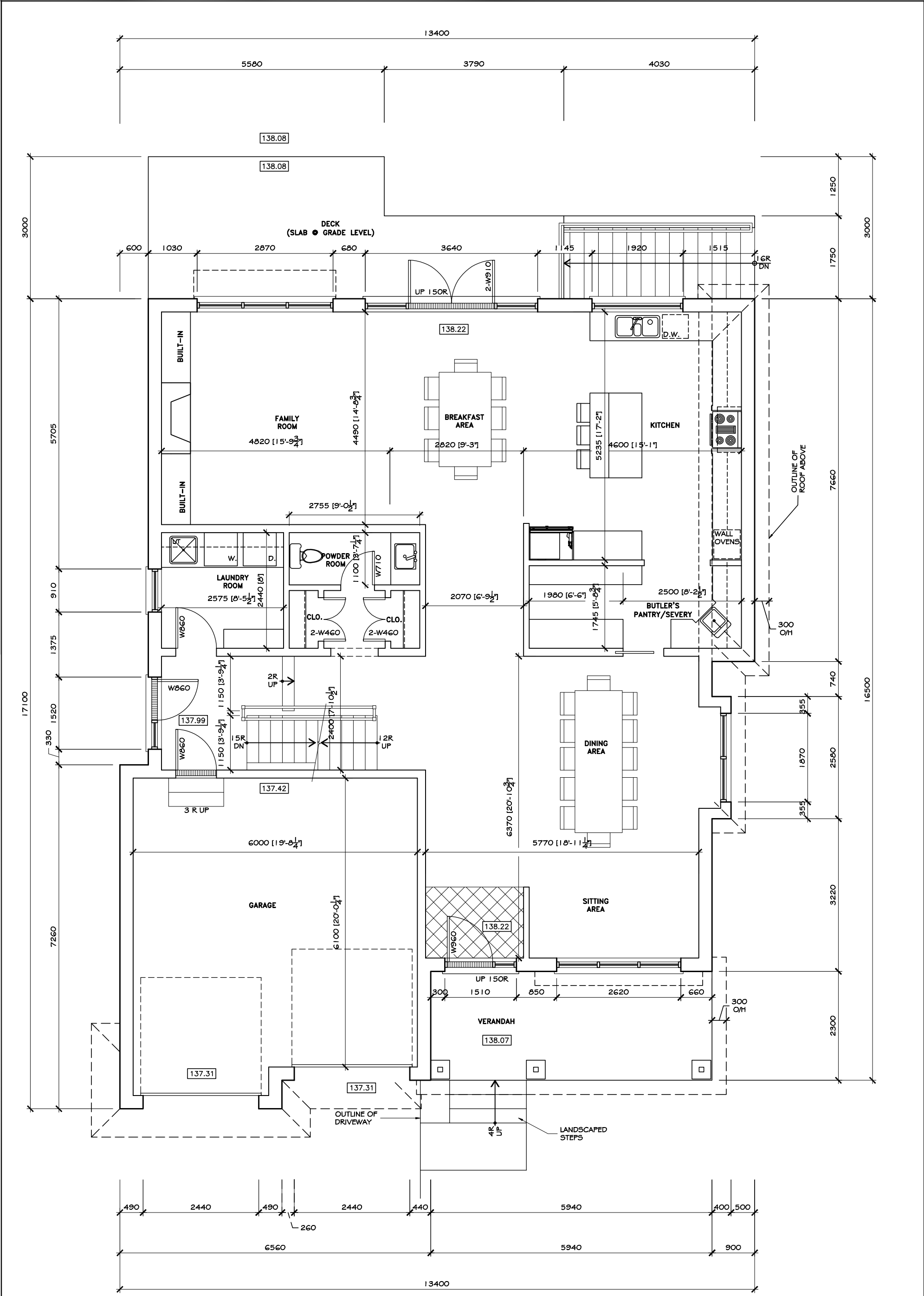
REAR YARD LANDSCAPING STATISTICS		
REAR YARD AREA	180.04	M²
REQUIRED MIN. SOFT LANDSCAPING (50%)	90.02	M²
BUILT UP AREAS @ REAR	27.81	M²
PROVIDED SOFT LANDSCAPING (84.55%)	152.23	M²

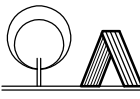
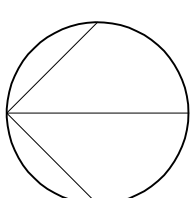
BUILT UP AREA @ REAR		
BASEMENT ENTRANCE	7.05	M²
DECK	20.76	M²
TOTAL	27.81	M²

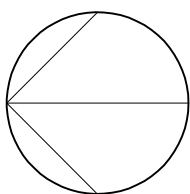
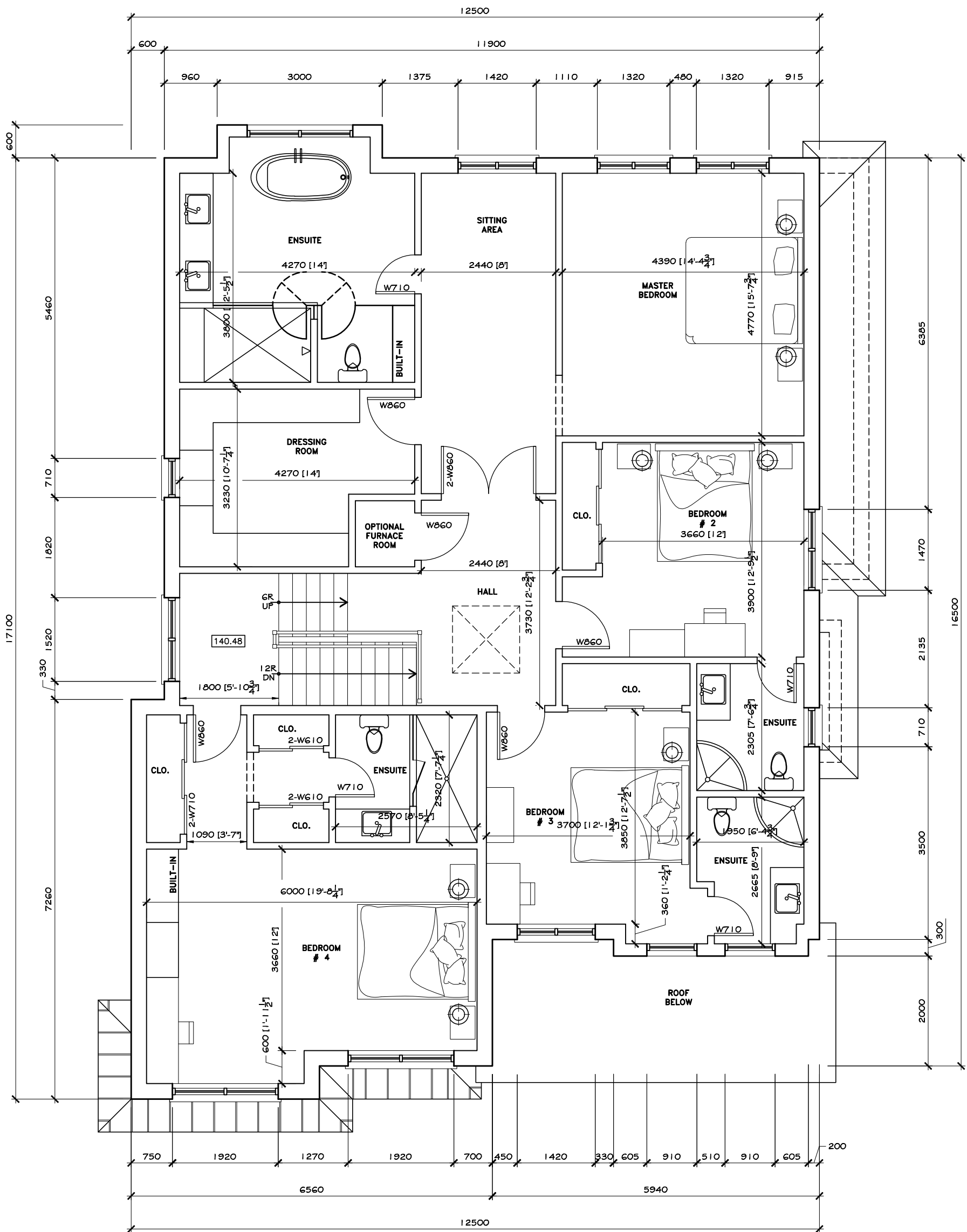
COVERAGE STATISTICS	
BUILT-UP AREAS	
HOUSE	195.63 M²
TOTAL	195.63 M²

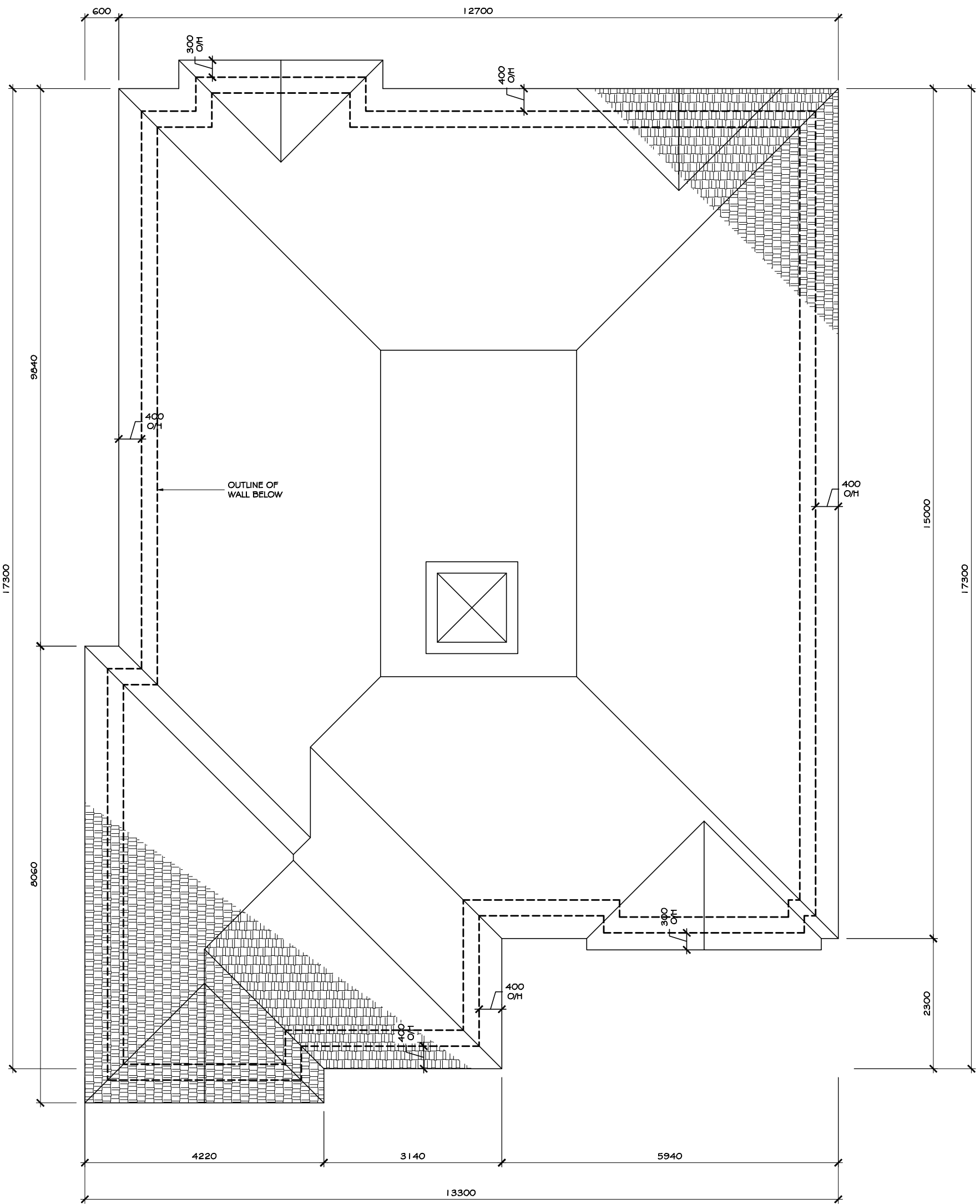






 AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca		PROJECT NAME		PROJECT NO.	A16165	SCALE: 1:75M		
		35 HAWKINS DRIVE CITY OF TORONTO		DWG. NAME:				
		DRAWN BY: M.R.		FIRST FLOOR PLAN				
		DATED: JAN. 12, 2017						
SHEET NO. SK4								

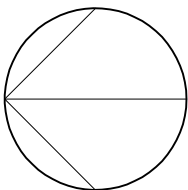




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DESIGN & BUILDING CONSULTANTS

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

BCIN: 29659



PROJECT NAME

35 HAWKINS DRIVE
CITY OF TORONTO

DRAWN BY:

M.R.

DATED:

JAN. 12, 2017

PROJECT NO.

A16165

SCALE:

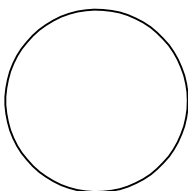
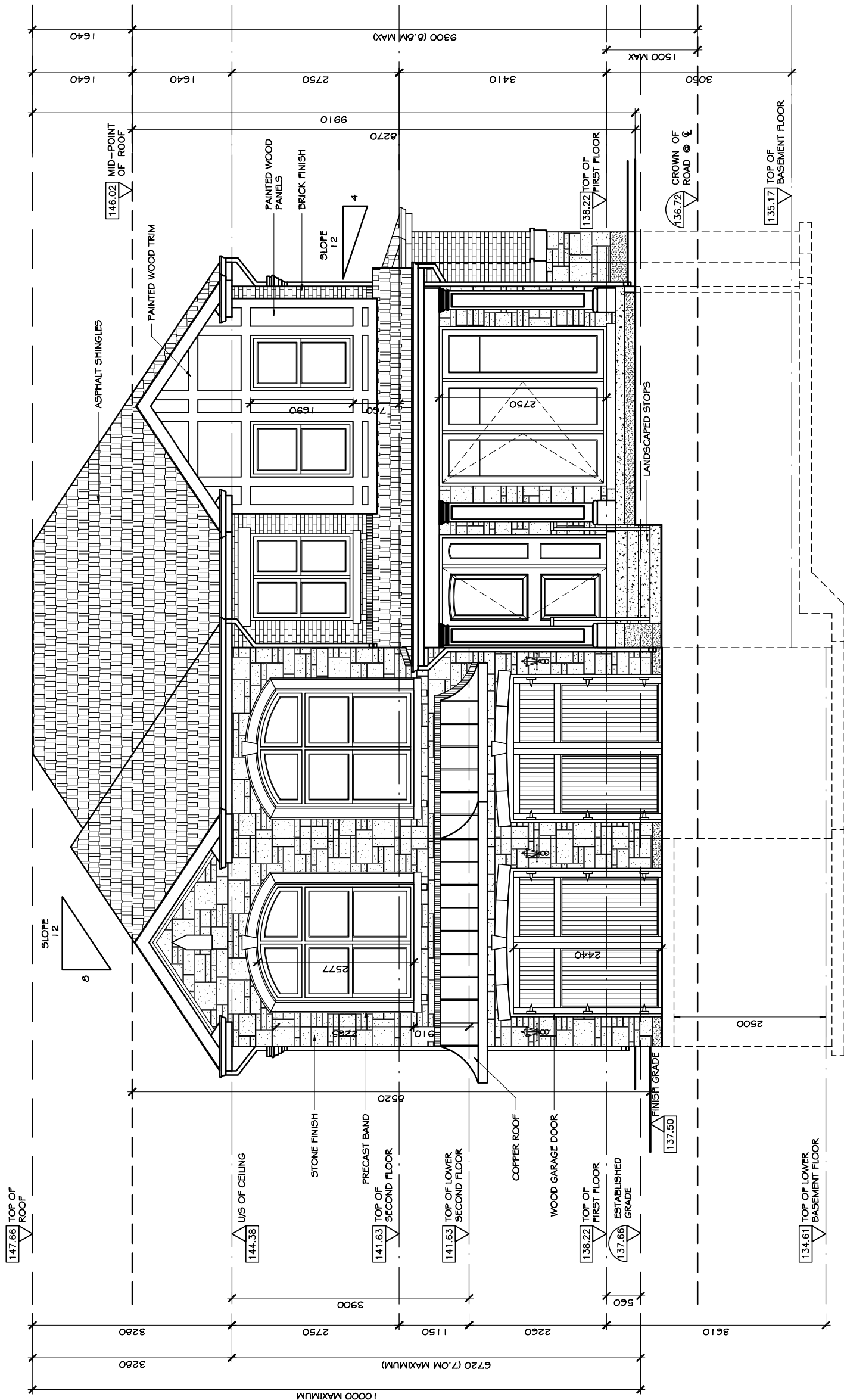
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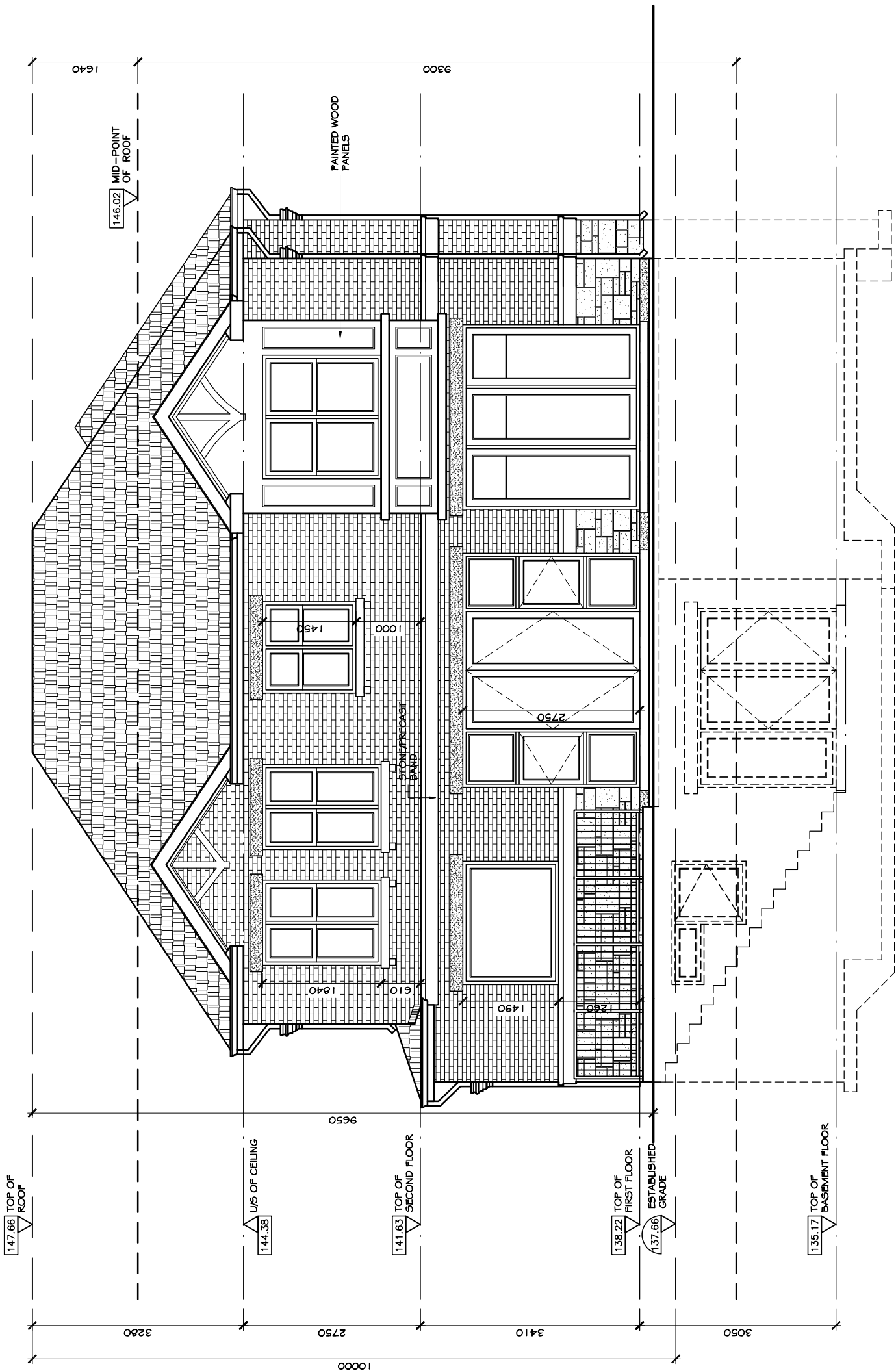
DWG. NAME:

SECOND FLOOR PLAN

SHEET NO.

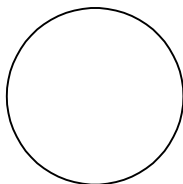
SK6





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

BCIN: 29659



PROJECT NAME

35 HAWKINS DRIVE
CITY OF TORONTO

DRAWN BY:

M.R.

DATED:

JAN. 12, 2017

PROJECT NO.

A16165

SCALE:

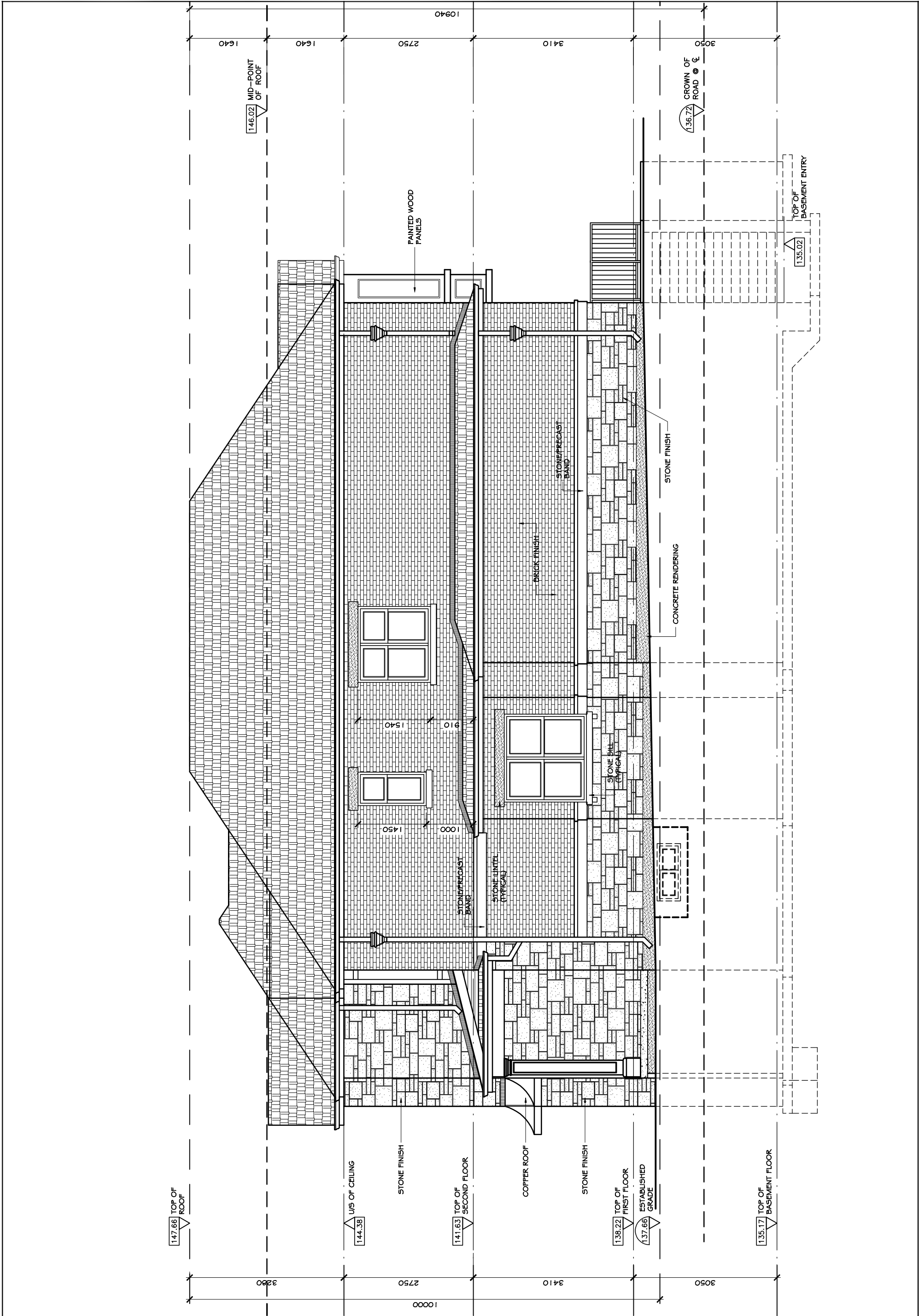
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DWG. NAME:

EAST ELEVATION

SHEET NO.

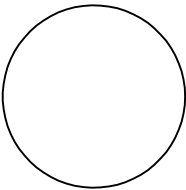
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DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
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BCIN: 29659



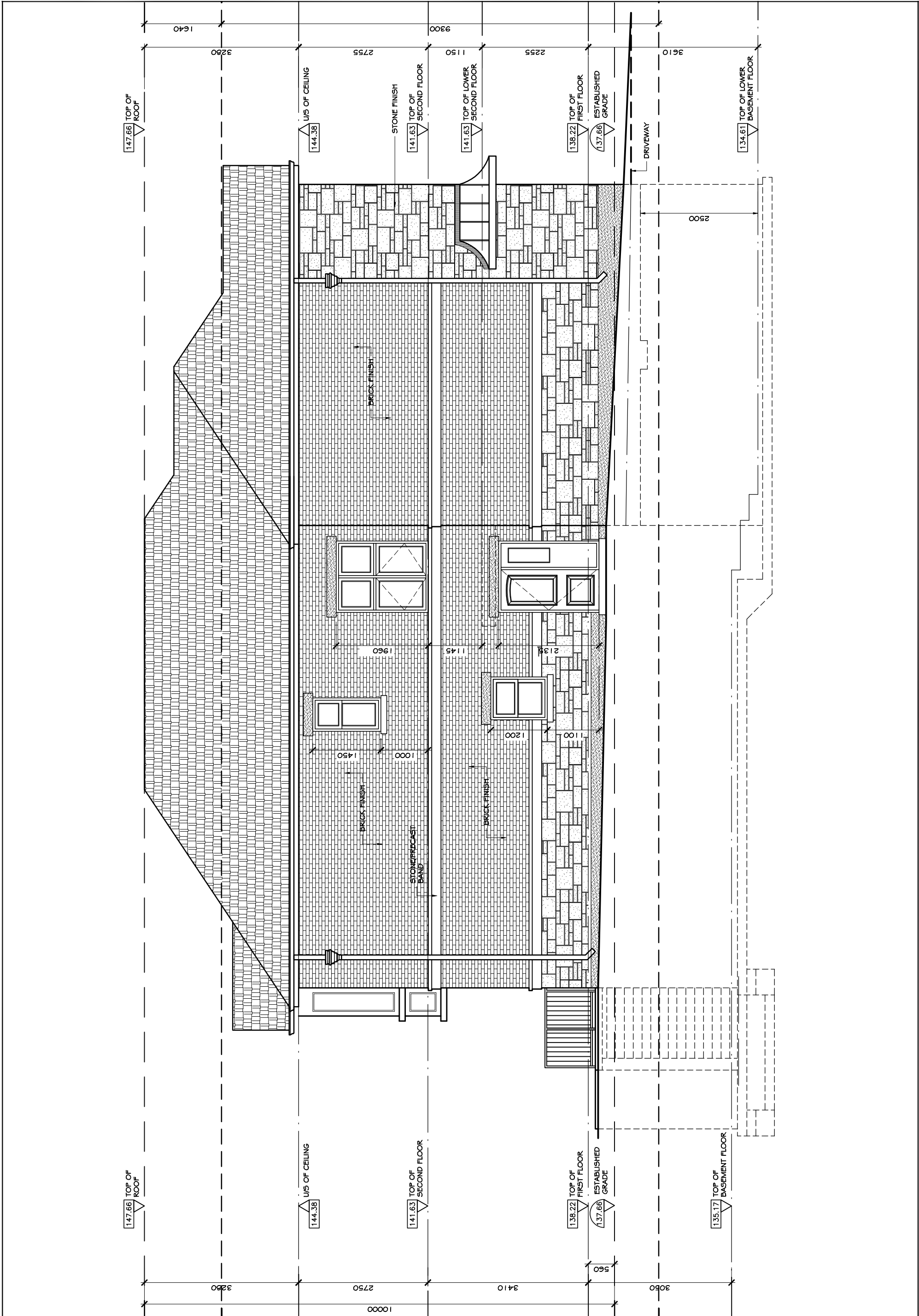
PROJECT NAME
35 HAWKINS DRIVE
CITY OF TORONTO

DRAWN BY: M.R.
DATED: JAN. 12, 2017

PROJECT NO. A16165 SCALE: 1:75 M

DWG. NAME: SOUTH ELEVATION

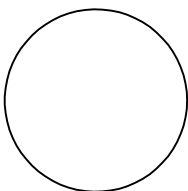
SHEET NO. SK9



AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS

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

BCIN: 29659



PROJECT NAME

35 HAWKINS DRIVE
CITY OF TORONTO

DRAWN BY:

M.R.

DATED:

JAN. 12, 2017

PROJECT NO.

A16165

SCALE:

1:75 M

DWG. NAME:

NORTH ELEVATION

SHEET NO.

SK10

Thursday, February 23, 2017

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

File Number:	A0039/17EYK	Zoning	RD & R1
Owner(s):	RASIAH SIVAKUMARAN	Ward:	York South-Weston (11)
Agent:	RASIAH SIVAKUMARAN	Heritage:	Not Applicable
Property Address:	151 WILLIAM ST	Community:	
Legal Description:	PLAN M465 W PT LOT 28 EPT 27		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 7.3(I), By-law 1-83**
The maximum permitted floor space index is 0.4 times the lot area.
Section 7.3.(b), By-law 3623-97
The maximum permitted floor space index is 0.6 times the lot area.
Section 10.20.40.40.(1)(A), By-law 569-2013
The proposed dwelling will have a floor space index of 0.65 times the lot area.
Section 7.3(I), By-law 1-83 & Section 7.3.(b), By-law 3623-97
The proposed dwelling will have a floor space index of 0.61 times the lot area.
- Section 10.20.40.70.(3)(C), By-law 569-2013, Section 7.3(g), By-law 1-83 & Section 7.3.(a), By-law 3623-97**
The minimum required side yard setback is 1.2 m.
The proposed dwelling will be located 0.91 m from the west side lot line.
- Section 10.5.100.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 5.33 m.
The proposed driveway will have a width of 5.86 m.
- Section 10.5.50.10.(1)(B), By-law 569-2013, Section 7.3(q)(ii), By-law 1-83 & Section 7.3.(d)(i)2, By-law 3623-97**
A minimum of 50% of the front yard landscaping shall be maintained as soft landscaping.
A total of 42.3% of the front yard will be maintained as soft landscaping.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

1. The site plan drawings must explicitly show the maximum width of the proposed driveway and the maximum width of the proposed curb cut within the William Street municipal right-of-way.
2. The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cuts that will be closed.
3. The site plan must include the following notations:
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveway(s) and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services"

SIGNATURE PAGE

File Number:	A0039/17EYK	Zoning	RD & R1
Owner:	RASIAH SIVAKUMARAN	Ward:	York South-Weston (11)
Agent:	RASIAH SIVAKUMARAN	Heritage:	Not Applicable
Property Address:	151 WILLIAM ST	Community:	
Legal Description:	PLAN M465 W PT LOT 28 EPT 27		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 23, 2017

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

File Number:	A0042/17EYK	Zoning	RD & R6
Owner(s):	MARIO MARQUES MARIA DE FATIMA MARQUES	Ward:	York South-Weston (12)
Agent:	FRANK BANDIERA FRANK BANDIERA	Heritage:	Not Applicable
Property Address:	12 WESTCHESTER RD	Community:	
Legal Description:	PLAN 3578 LOT 60		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 14-A(6), By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The altered dwelling will cover 31.6% of the lot area.
- Section 14-A(5)c, By-law 7625**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.38 m from the east side lot line.
- Section 14-A(9), By-law 7625**
The maximum permitted building length is 15.3 m.
The altered dwelling will have a length of 21.9 m.
- Section 10.5.60.30.(1), By-law 569-2013**
The minimum required setback for an ancillary building or structure from a residential building on the same lot is 1.8 m.
The existing rear detached garage will be located 1.59 m from the altered residential building on the same lot.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0042/17EYK	Zoning	RD & R6
Owner:	MARIO MARQUES MARIA DE FATIMA MARQUES	Ward:	York South-Weston (12)
Agent:	FRANK BANDIERA FRANK BANDIERA	Heritage:	Not Applicable
Property Address:	12 WESTCHESTER RD	Community:	
Legal Description:	PLAN 3578 LOT 60		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0047/17EYK	Zoning	R & R2 Z0.6
Owner(s):	RIO VEZ INVESTMENTS INC	Ward:	Davenport (17)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	1226 LANSDOWNE AVE	Community:	
Legal Description:	PLAN M329 PT LOTS 43 & 44		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures is 40 m².
The proposed detached garage will have a floor area of 47.94 m².
- Section 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required side yard and rear yard setback is 1 m.
The proposed detached garage will be located 0.6 m from the rear lot line.
- Section 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% of the rear yard shall be maintained as soft landscaping (46.62 m²).
A total of 18 % of the rear yard will be maintained as soft landscaping (16.83 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 1.1 The site plan must be revised to include the following notation:
 - a. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".
2. The proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on February 17, 2017 to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0047/17EYK	Zoning	R & R2 Z0.6
Owner:	RIO VEZ INVESTMENTS INC	Ward:	Davenport (17)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	1226 LANSDOWNE AVE	Community:	
Legal Description:	PLAN M329 PT LOTS 43 & 44		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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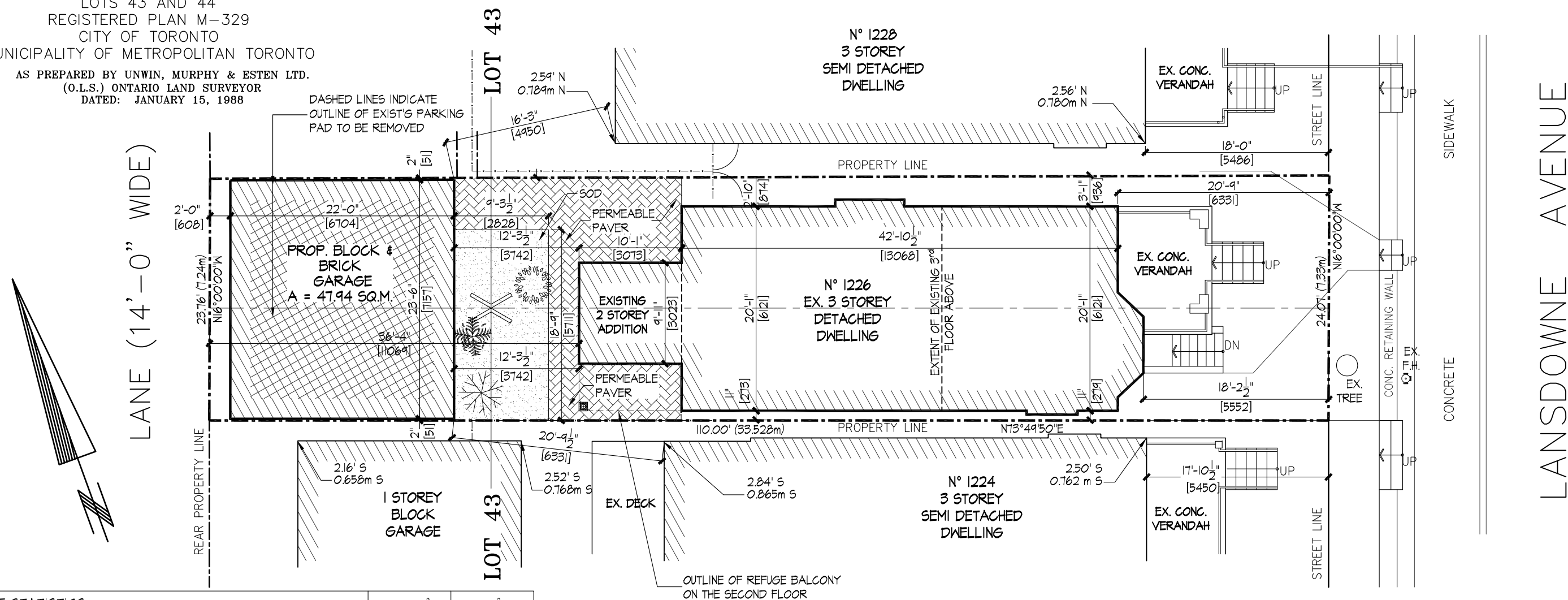
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
SCALE: 1" = 10'

8:14 am, Feb 17, 2017



REF. NO. 20155

CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
AS PREPARED BY UNWIN, MURPHY & ESTEN LTD.
(O.L.S.) ONTARIO LAND SURVEYOR
DATED: JANUARY 15, 1988



SITE STATISTICS:	FT ²	m ²
LOT AREA =	2630.64	244.39
MIN. OPEN LANDSCAPE AREA REQ'D (30%) OF LOT AREA =	789.19	73.32
LANDSCAPED AREA PROVIDED (36.75%) =	966.87	89.83
REAR YARD AREA =	1,003.64	93.24
MIN. SOFT REAR LANDSCAPED AREA (50%) OF REAR YARD =	501.82	46.62
REAR SOFT LANDSCAPED AREA PROVIDED (18.05%)=	181.17	16.83

REVISED
8:15 am, Feb 17, 2017

<p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of division C, of the building code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p>	
<p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under 3.2.4.1 (3) of the building code</p>	
<p>NELSON ESPINOLA</p> <p>NAME</p>	<p>25561</p> <p>BCIN</p>
<p>REGISTRATION INFORMATION</p> <p>Required unless design is exempt under 3.2.4.1 (3) of the building code</p>	
<p>ESCALA DESIGN INC.</p> <p>FIRM NAME</p>	<p>30719</p> <p>BCIN</p>

 **SITE PLAN**
SCALE : 3/32" = 1' - 0"

escala
designsinc.

1726 St. Clair Ave. W.
Toronto, Ontario
M6N-1J1

T: (416) 536-3000
F: (416) 588-3728

nelson@escaladesigns.com

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CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO ESCALA DESIGNS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5.		
4.		
3.		
2.		
1.		
No.	Revision	Date

Project :
PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:

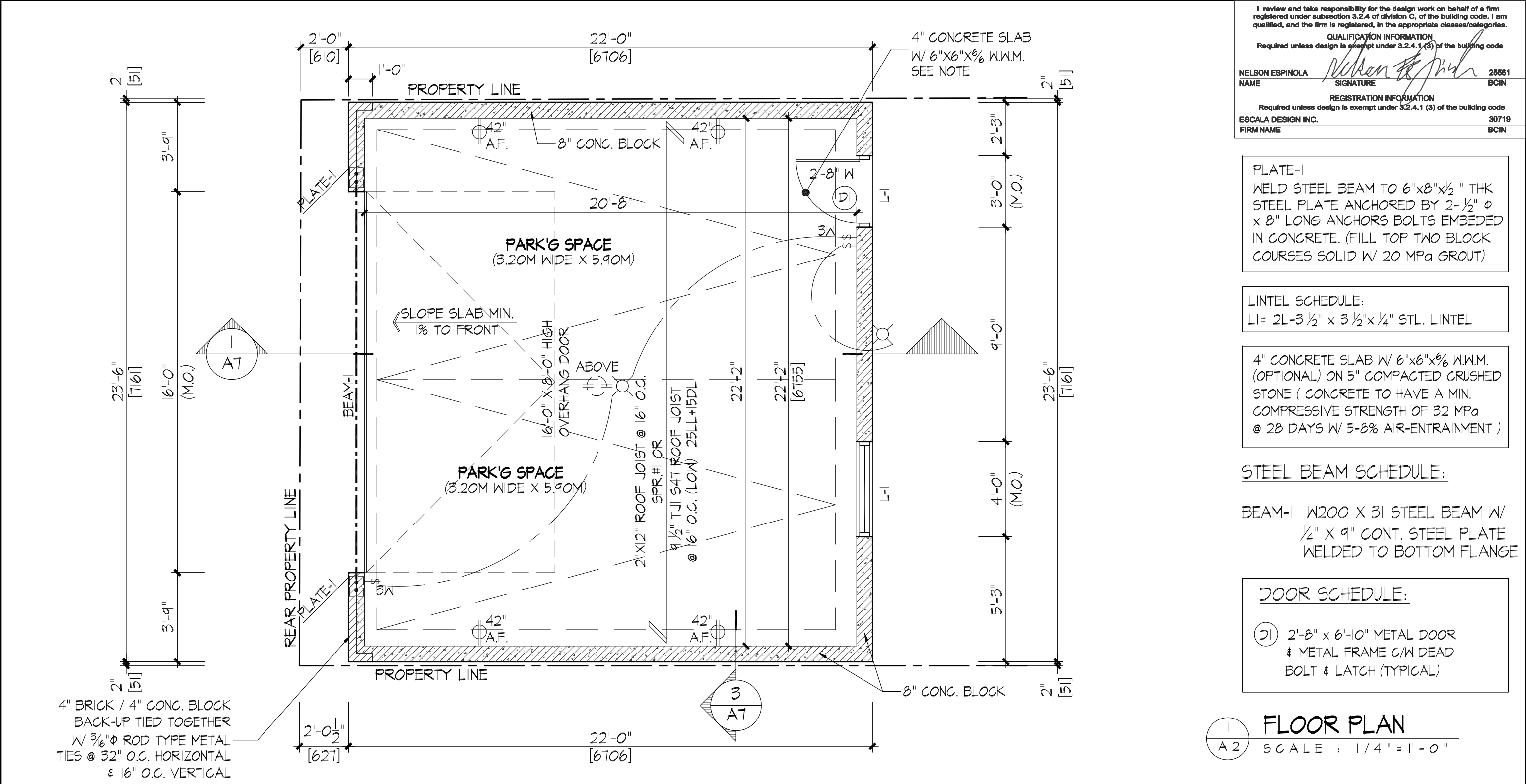
SITE PLAN

Drawn by: L.M. Checked by: N.E.

Date: FEBRUARY, 2017 Scale : AS NOTED

Project No. Drawing No.

2016-36 A-1



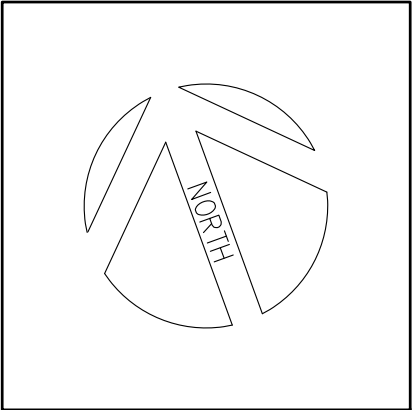
escala
designsinc.

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5.			
4.			
3.			
2.			
1.			
No.	Revision	Date	



Project :

PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:	
FLOOR PLAN	
Drawn by: L.M.	Checked by: N.E.
Date: FEBRUARY, 2017	Scale : AS NOTED
Project No.	Drawing No.
2016-36	A-2

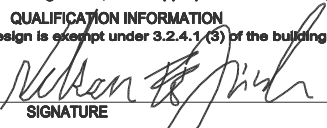
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of division C, of the building code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.1 (3) of the building code

NELSON ESPINOLA

NAME



SIGNATURE

25561

BCIN

REGISTRATION INFORMATION

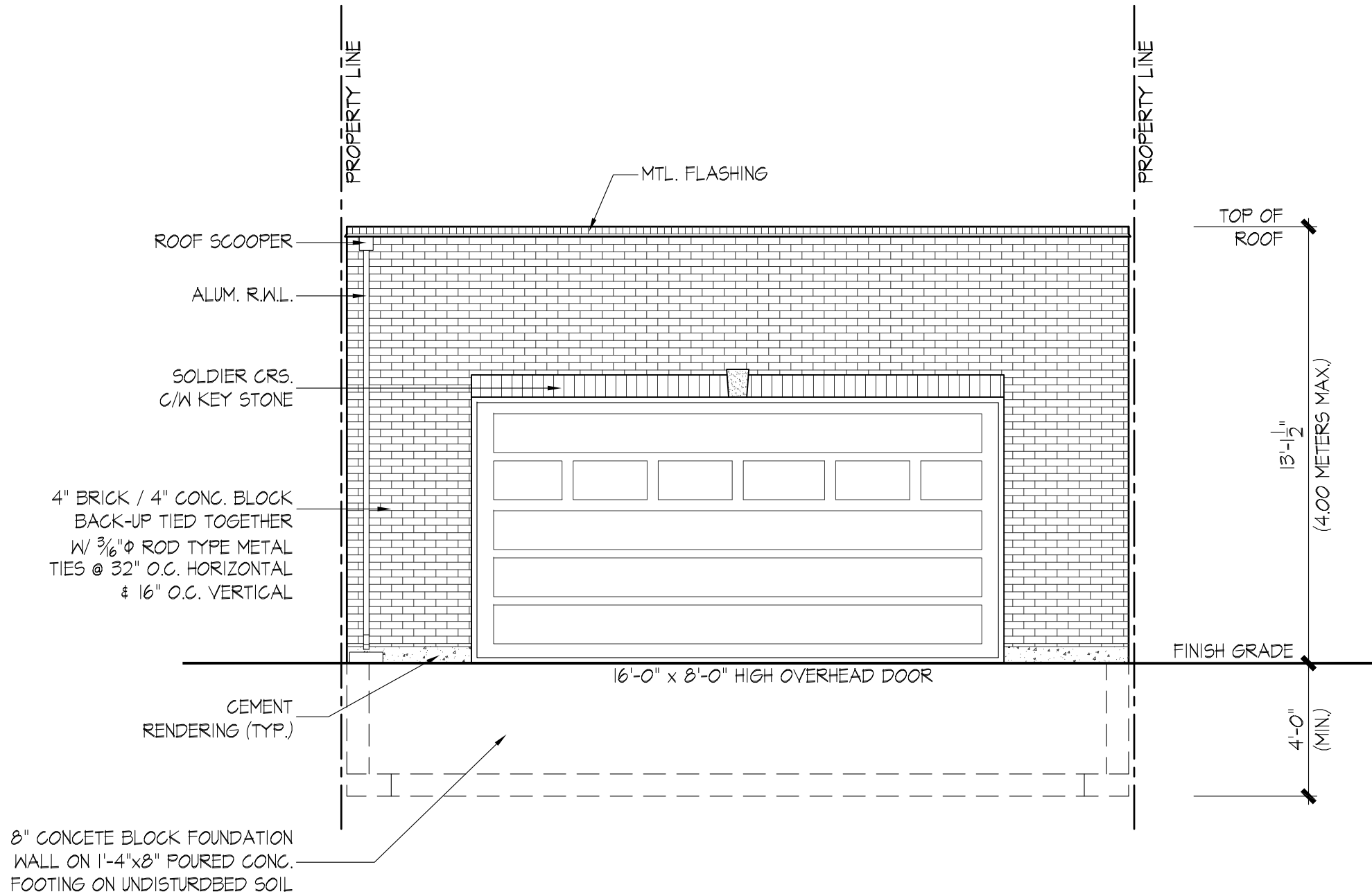
Required unless design is exempt under 3.2.4.1 (3) of the building code

ESCALA DESIGN INC.

FIRM NAME

30719

BCIN



1
A 3
WEST ELEVATION
SCALE : 1/4" = 1'-0"

- GENERAL NOTES:
- 1- NO WORK TO ENCROACH ON ADJOINING PROPERTIES
 - 2- SMOKE ALARMS
SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT, INCLUDING BASEMENTS CITY OF TORONTO BY-LAW 1994-0580 AND O.B.C. 9.10.18.2. [1] [a] [b] and [c]
 - 3- CARBON MONOXIDE DETECTORS :
SHALL BE INSTALLED AS PER CITY OF TORONTO BY-LAW No. 60-1998
 - 4- CARBON MONOXIDE DETECTORS :
IN EACH ROOM THAT CONTAINS A FUEL BURNING APPLIANCE PROVIDE A CARBON MONOXIDE DETECTOR ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THROUGHOUT DWELLING UNIT OR INTERCONNECT WITH SMOKE ALARM SO THAT WHEN THE CARBON MONOXIDE DETECTOR IS ACTIVATED, IT WILL ACTIVATE THE SMOKE ALARM AS PER O.B.C. 9.33.4.1.[1] AND AS PER O.B.C. 9.33.4.2.[1] [2] AND [4]
 - 5- EXCAVATION NOTES :
EXCAVATION AND / OR CONSTRUCTION ON ADJACENT PROPERTIES REQUIRES THE CONSENT OF AFFECTED PROPERTY OWNER(S).
 - 6- EVERY EXCAVATION SHALL BE UNDERTAKEN IN A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY. EXISTING STRUCTURES , UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
 - 7- MIN. SOIL BEARING CAPACITY 75KPa.
SOIL IS NOT PEAT, FILL OR SENSITIVE CLAY. THE DISTANCE BETWEEN THE BOTTOM OF FOOTINGS AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTINGS.
 - 8- WHERE THE DEPTH OF EXCAVATION EXCEEDS 4'-0", EXCAVATE AT 45° ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS. STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
 - 9- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.



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M6N-1J1

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CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO ESCALA DESIGNS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5.		
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2.		
1.		
No.	Revision	Date

Project :

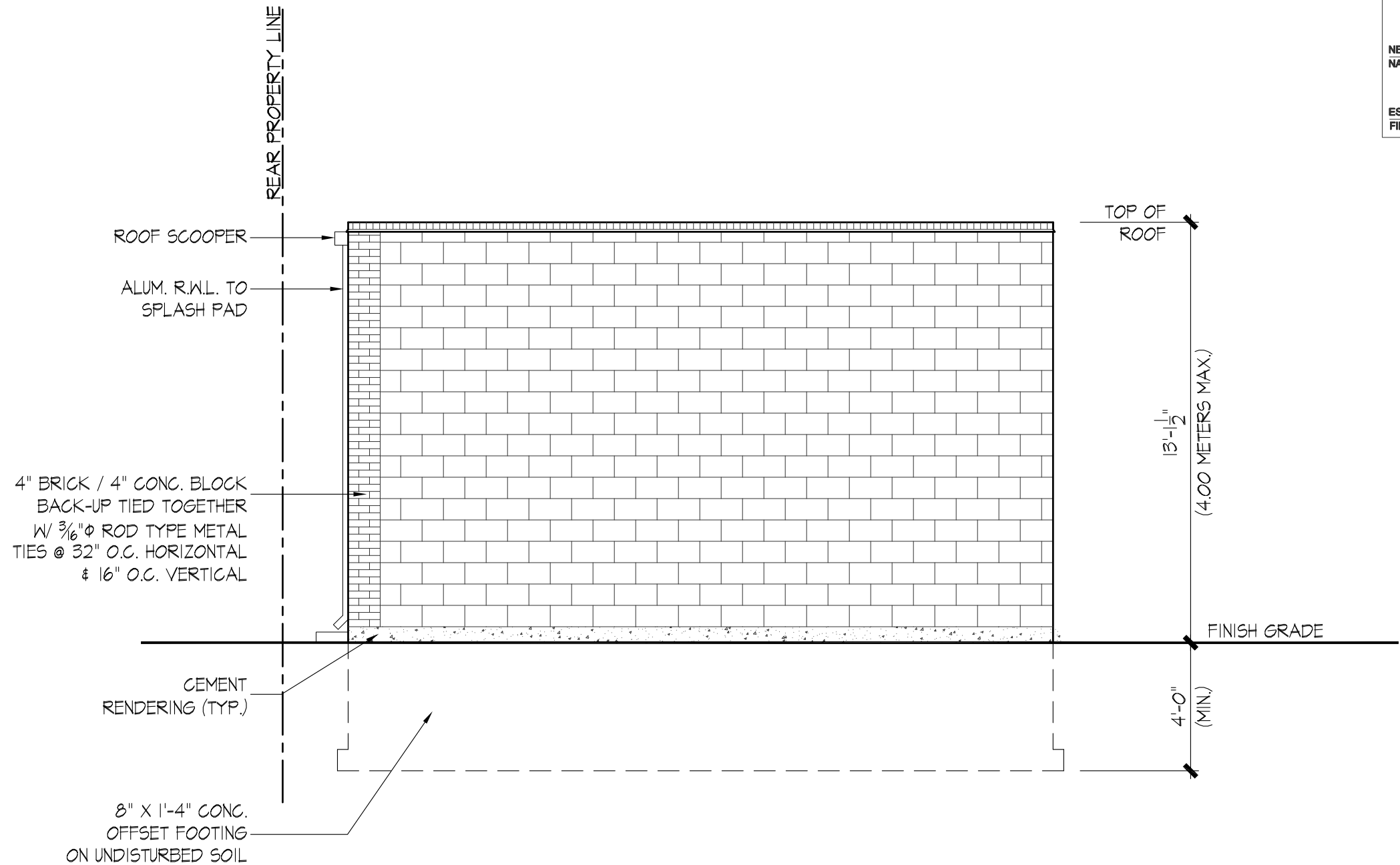
PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:

WEST ELEVATION

Drawn by: L.M. Checked by: N.E.
Date: FEBRUARY, 2017 Scale : AS NOTED

Project No. Drawing No.
2016-36 A-3



1

A 4

SOUTH ELEVATION

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



1726 St. Clair Ave. W.
Toronto, Ontario
M6N-1J1

T: (416) 536-3000
F: (416) 588-3728

nelson@escaladesigns.com

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5.		
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3.		
2.		
1.		
No.	Revision	Date

Project :

PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:

SOUTH ELEVATION

Drawn by: L.M.

Checked by: N.E.

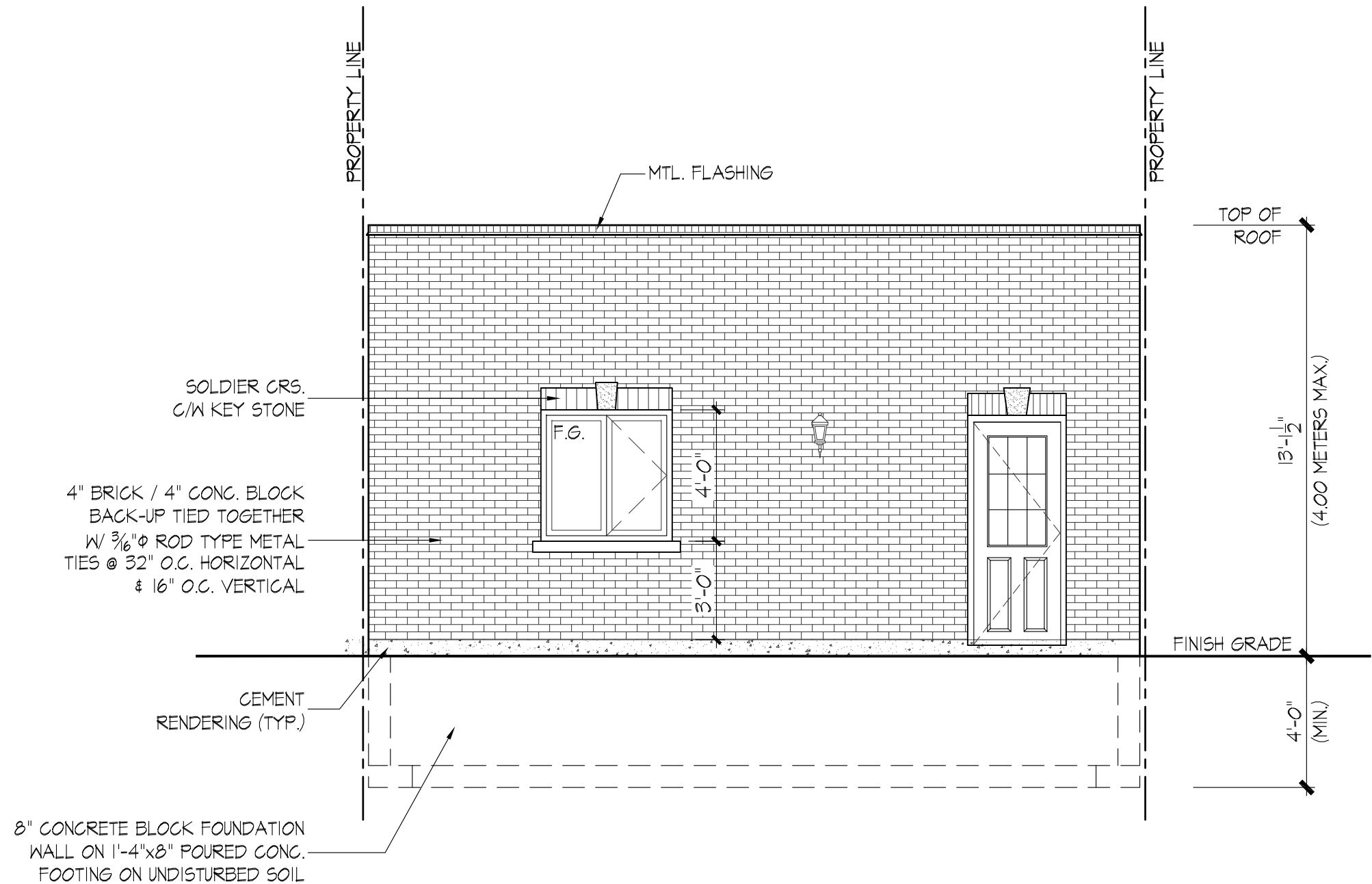
Date: FEBRUARY, 2017 Scale : AS NOTED

Project No.

Drawing No.

2016-36

A-4



1

A 5

EAST ELEVATION

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



1726 St. Clair Ave. W.
Toronto, Ontario
M6N-1J1

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nelson@escaladesigns.com

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5.		
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1.		
No.	Revision	Date

Project :

PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:

EAST ELEVATION

Drawn by: L.M.

Checked by: N.E.

Date: FEBRUARY, 2017 Scale : AS NOTED

Project No.

Drawing No.

2016-36

A-5

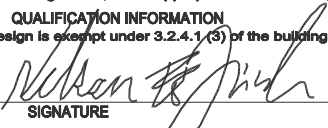
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of division C, of the building code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.1 (3) of the building code

NELSON ESPINOLA

NAME



SIGNATURE

25561

BCIN

REGISTRATION INFORMATION

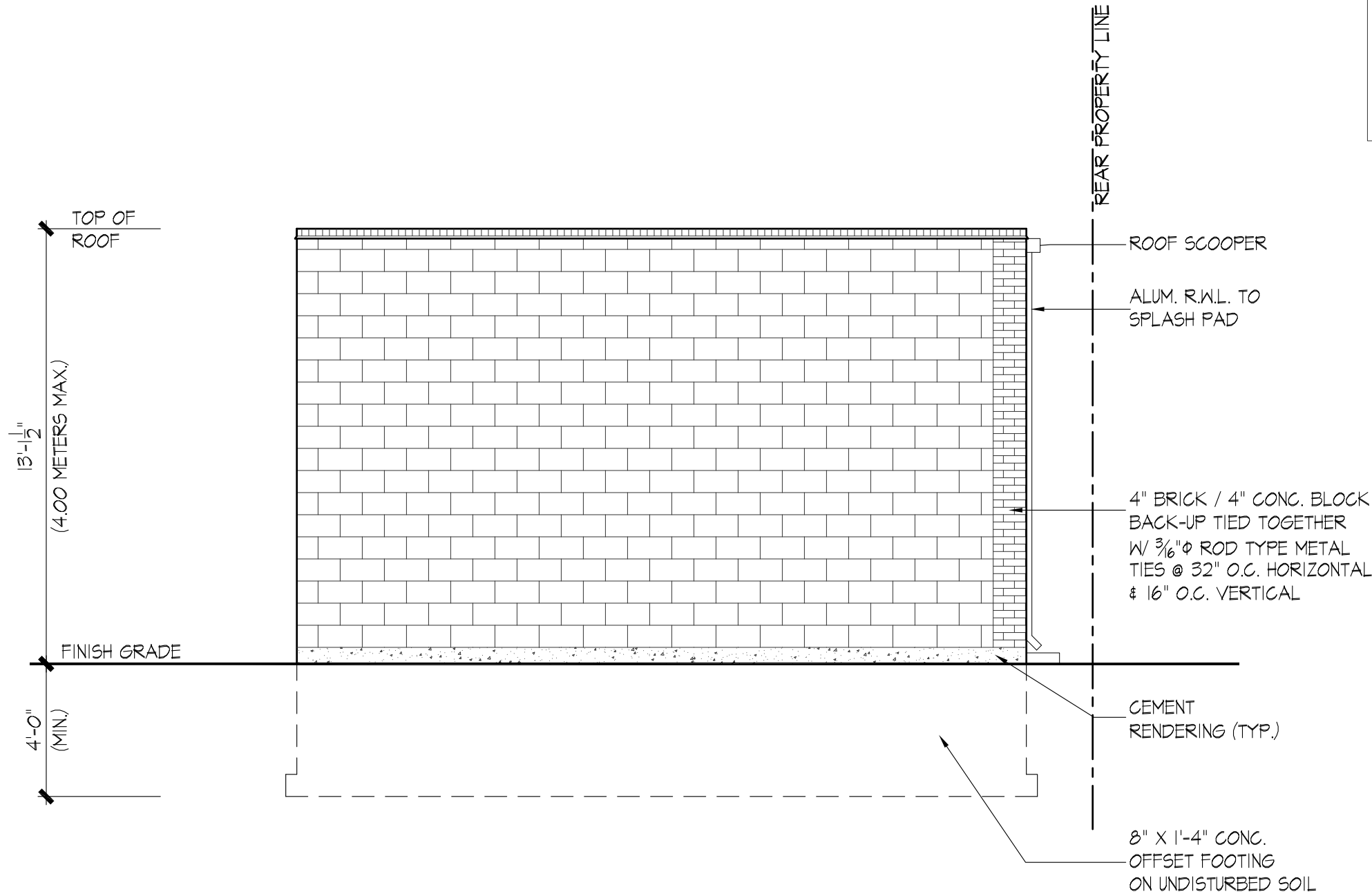
Required unless design is exempt under 3.2.4.1 (3) of the building code

ESCALA DESIGN INC.

FIRM NAME

30719

BCIN



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



1726 St. Clair Ave. W.
Toronto, Ontario
M6N-1J1

T: (416) 536-3000
F: (416) 588-3728

nelson@escaladesigns.com

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5.		
4.		
3.		
2.		
1.		
No.	Revision	Date

Project :

PROPOSED GARAGE
AT 1226 LANSDOWNE AVENUE
CITY OF TORONTO

Drawing Title:

NORTH ELEVATION

Drawn by: L.M.

Checked by: N.E.

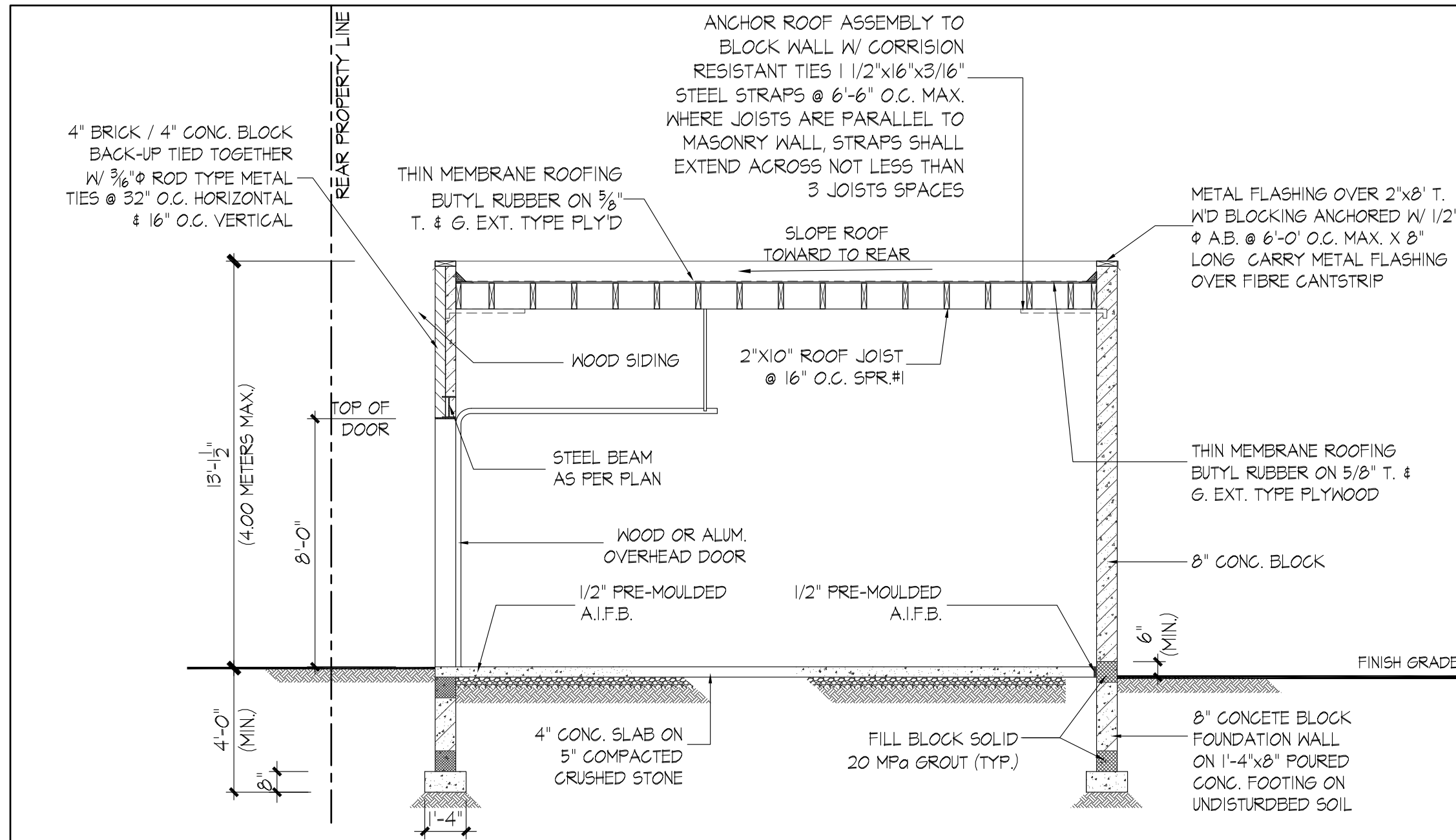
Date: FEBRUARY, 2017 Scale : AS NOTED

Project No.

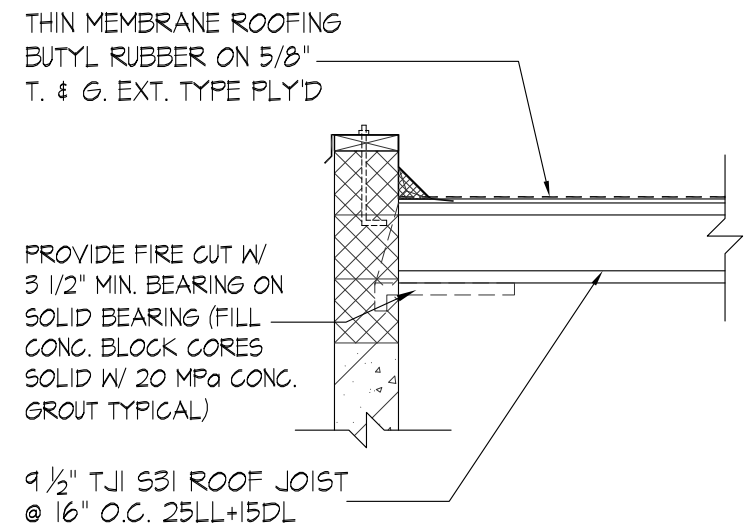
Drawing No.

2016-36

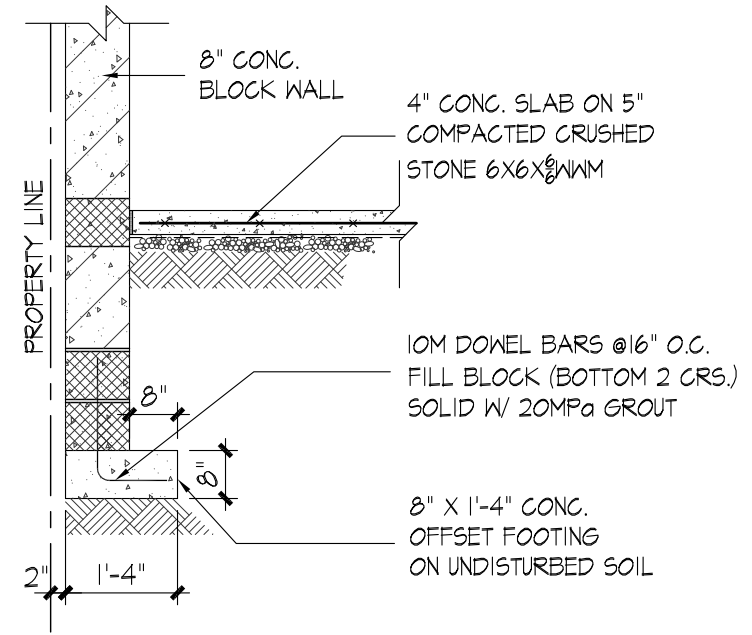
A-6



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



2 SECTION DETAIL
 SCALE : 1/2" = 1'-0"



3 SECTION DETAIL
 SCALE : 1/2" = 1'-0"

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of division C, of the building code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1 (3) of the building code

NELSON ESPINOLA 25561
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1 (3) of the building code

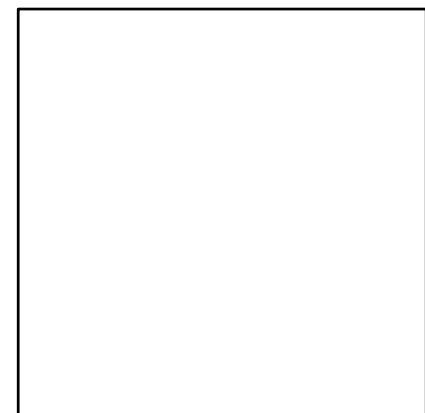
ESCALA DESIGN INC. 30719
 FIRM NAME BCIN

1726 St. Clair Ave. W.
 Toronto, Ontario
 M6N-1J1

T: (416) 536-3000
 F: (416) 588-3728

nelson@escaladesigns.com

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CONTRACTOR(S) SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY OMISSIONS OR DISCREPANCIES TO ESCALA DESIGNS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.		
5.		
4.		
3.		
2.		
1.		
No.	Revision	Date



Project :

**PROPOSED GARAGE
 AT 1226 LANSDOWNE AVENUE
 CITY OF TORONTO**

Drawing Title:
CROSS SECTION

Drawn by: L.M. Checked by: N.E.
 Date: FEBRUARY, 2017 Scale : AS NOTED

Project No. Drawing No.
 2016-36 **A-7**

Thursday, February 23, 2017

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

File Number:	A0058/17EYK	Zoning	RD & R4
Owner(s):	ELISSA MARIE IAGALLO	Ward:	York South-Weston (12)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	127 JAY ST	Community:	
Legal Description:	PLAN 3192 N PT LOT 38 RP 64R6661 PT 1		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 13.2.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage is 13.63 m.
2. **Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (172.89 m²).
The new dwelling will cover 36% of the lot area (207.48 m²).
3. **Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The lot width is 13.49 m.
4. **Section 10.20.40.70.(1), By-law 459-2013**
The minimum required front yard setback is 8.2 m.
The new dwelling will be located 7.5 m from the front lot line.
5. **Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3.(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The new dwelling will be located 1.2 m from the north and south side lot lines.
6. **Section 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The new dwelling will be located 1.2 m from the north and south side lot lines.

7. **Section 6(24)(d)(ii)(A), By-law 7625**
The minimum required side yard setback for rear yard decks is 1.8 m.
The proposed rear deck will be located 1.53 m from the north side lot line.
8. **Section 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2 m.
The proposed rear exterior stairs will have a width of 2.43 m.
9. **Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10 m.
The new dwelling will have a height of 10.5 m.
Section 13.2.6, By-law 7625
The maximum permitted building height is 8.8 m.
The new dwelling will have a height of 9.22 m.
10. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 20.6 m.
Section 13.2.5A, By-law 7625
The maximum permitted building length is 16.8 m.
The new dwelling will have a length of 20.9 m.
11. **Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The new dwelling will have a depth of 20.9 m.
12. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
Section 13.2.6A, By-law 7625
The maximum permitted area of each platform at or above the second storey is 3.8 m².
Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 13.2.6A, By-law 7625
The proposed balcony at or above the second storey will have an area of 5.95 m².
13. **Section 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required width for two parking spaces is 5.8 m.
The proposed parking spaces within the garage will have a width of 5.5 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 following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 1.1 The site plan must be revised to illustrate the proposed new driveway and curb cut within the abutting Jay Street municipal boulevards and the removal of the redundant driveway and restoration of the redundant curb cut with raised curb;
 - 1.2 The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 1.3 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
 - 1.4 The site plan must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services (i.e. curb cut permits, etc.)"
2. The proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on February 23, 2017 to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0058/17EYK	Zoning	RD & R4
Owner:	ELISSA MARIE IAGALLO	Ward:	York South-Weston (12)
Agent:	MICHAEL FLYNN	Heritage:	Not Applicable
Property Address:	127 JAY ST	Community:	
Legal Description:	PLAN 3192 N PT LOT 38 RP 64R6661 PT 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

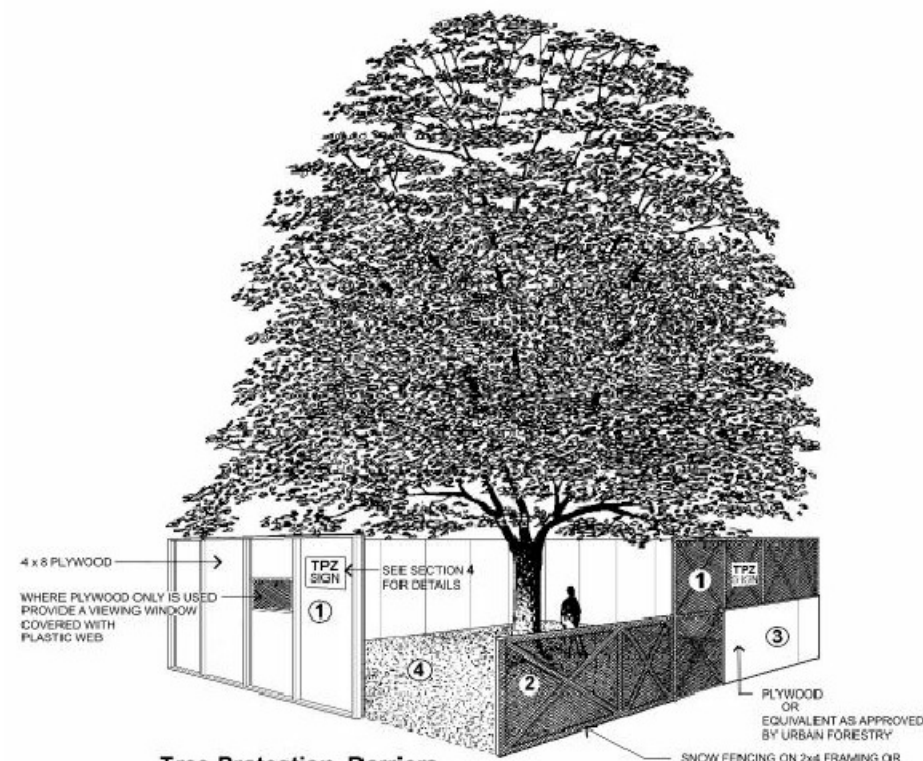
DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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



Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2



Parks, Forestry and Recreation

Urban Forestry

February 2016

Detail TP-1

FRONT YARD AREA = 121.19 s.m.

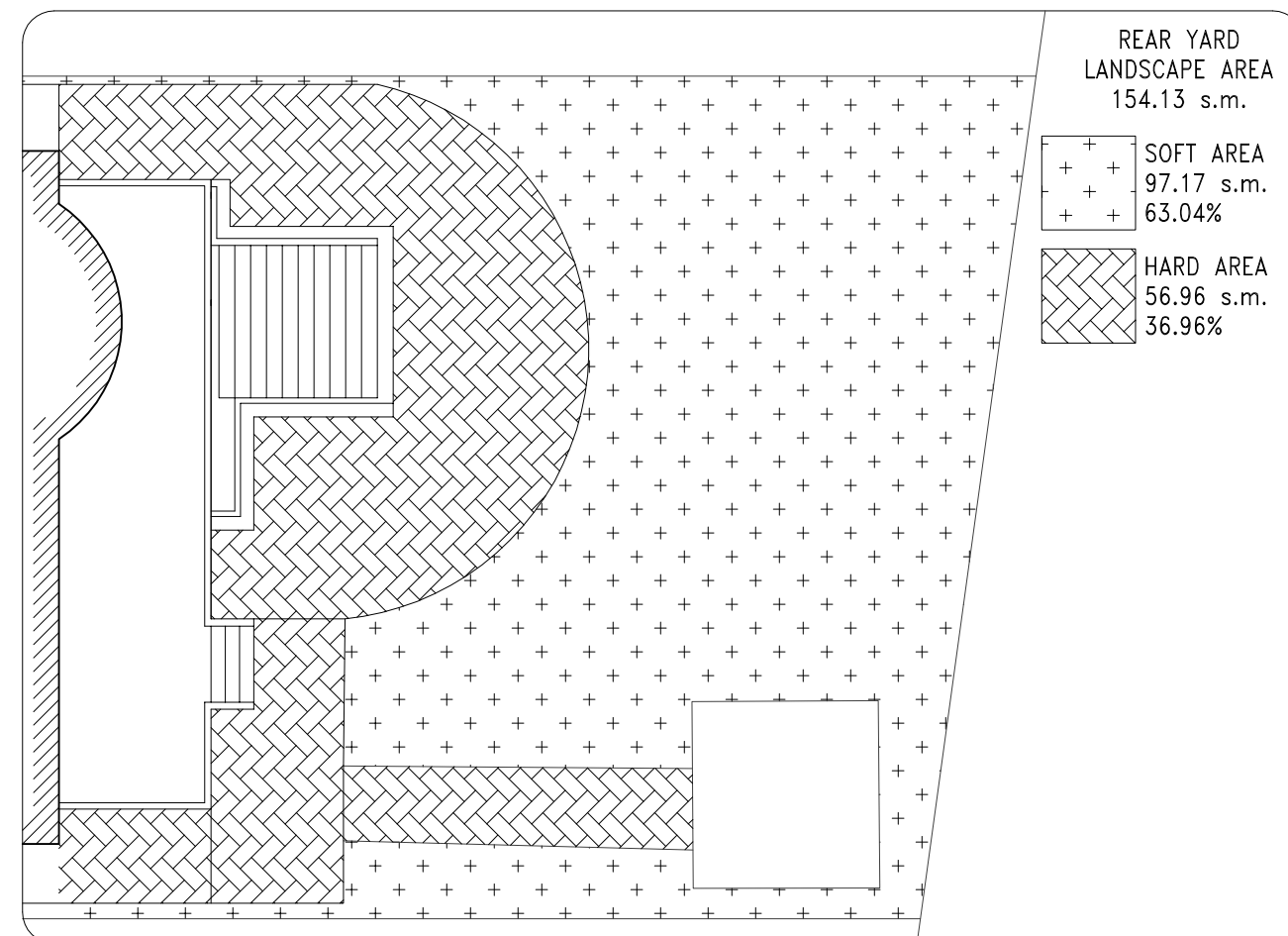
LANDSCAPE AREA	54.43 s.m.
	44.91%
WALKWAY AREA	3.21 s.m.
	2.65%
DRIVEWAY AREA	63.55 s.m.
	52.44%

JAY STREET

REVISED

8:56 am, Feb 23, 2017

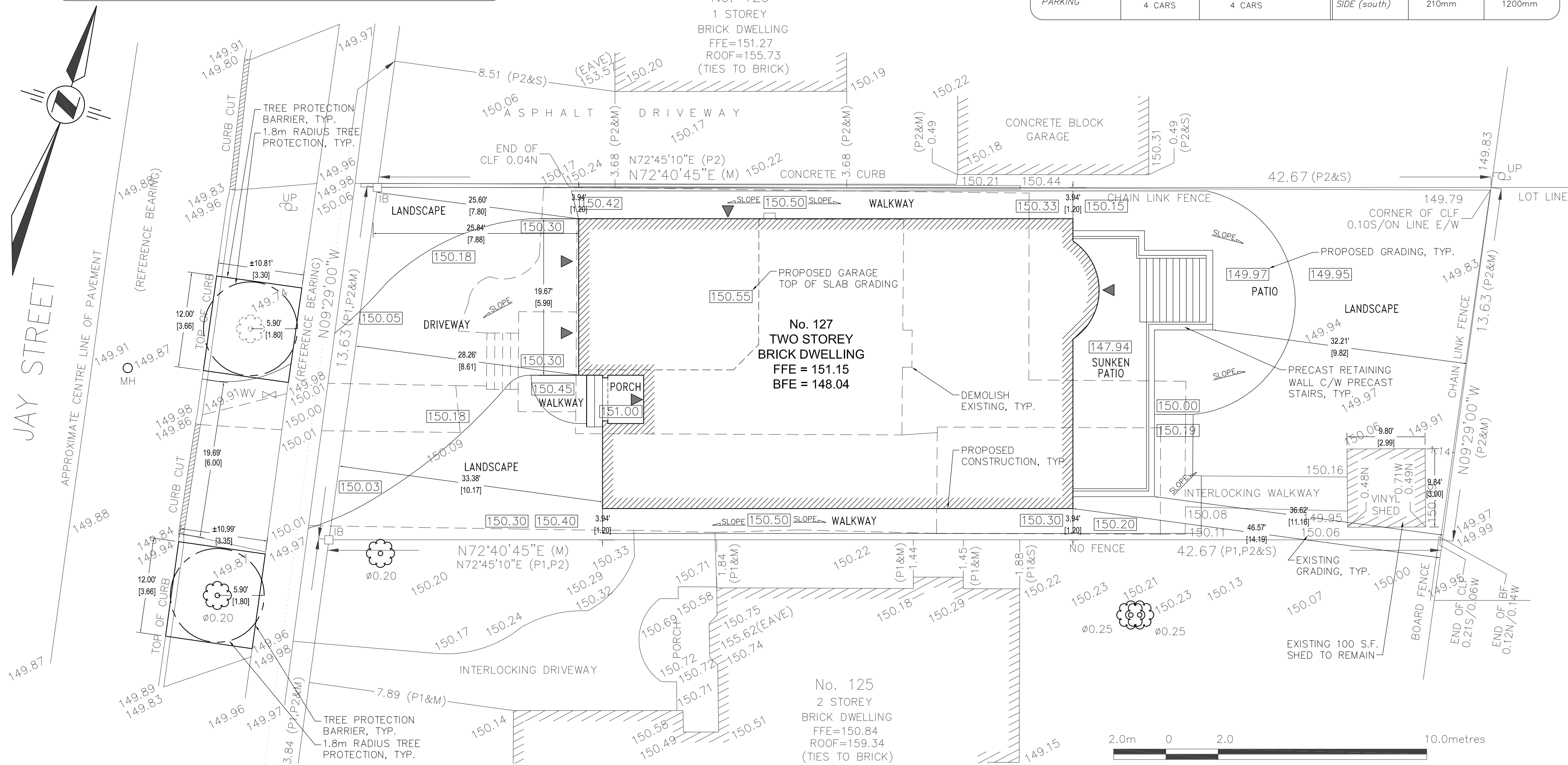
SURVEY INFORMATION FROM:
PART OF LOT 38
REGISTERED PLAN 3192
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)
PREPARED BY:
VLADIMIR DOSEN SURVEYING, O.L.S.
ONTARIO LAND SURVEYORS
DATE: SEPTEMBER 12, 2016



REAR YARD
LANDSCAPE AREA
154.13 s.m.

SOFT AREA	97.17 s.m.
	63.04%
HARD AREA	56.96 s.m.
	36.96%

ZONING R2 Z0.6	LOT NO: PART OF LOT 38	PLAN NO: 3192	LOT AREA 576.32m2	LOT FRONTAGE 13630mm		LOT DEPTH 42670mm
DESCRIPTION	EXISTING	PROPOSED	%	SETBACKS	EXISTING	PROPOSED
LOT COVERAGE (EXCLUDING SHED & WALKOUT)	138.70m2	209.55m2	36	FRONT YARD	7744mm	7800mm
GROSS FLOOR AREA (EXCLUDING GARAGE & OPEN TO BELOW)	103.77m2	315.87m2		REAR YARD	21070mm	14190mm
GARAGE FLOOR AREA	34.93m2	40.78m2		EXTERIOR SIDE (north)	1190mm	1200mm
NO. OF STORES HEIGHT	1 STOREY 5750mm	2 STOREY 10500mm				
PARKING	4 CARS	4 CARS	INTERIOR SIDE (south)	210mm	1200mm	



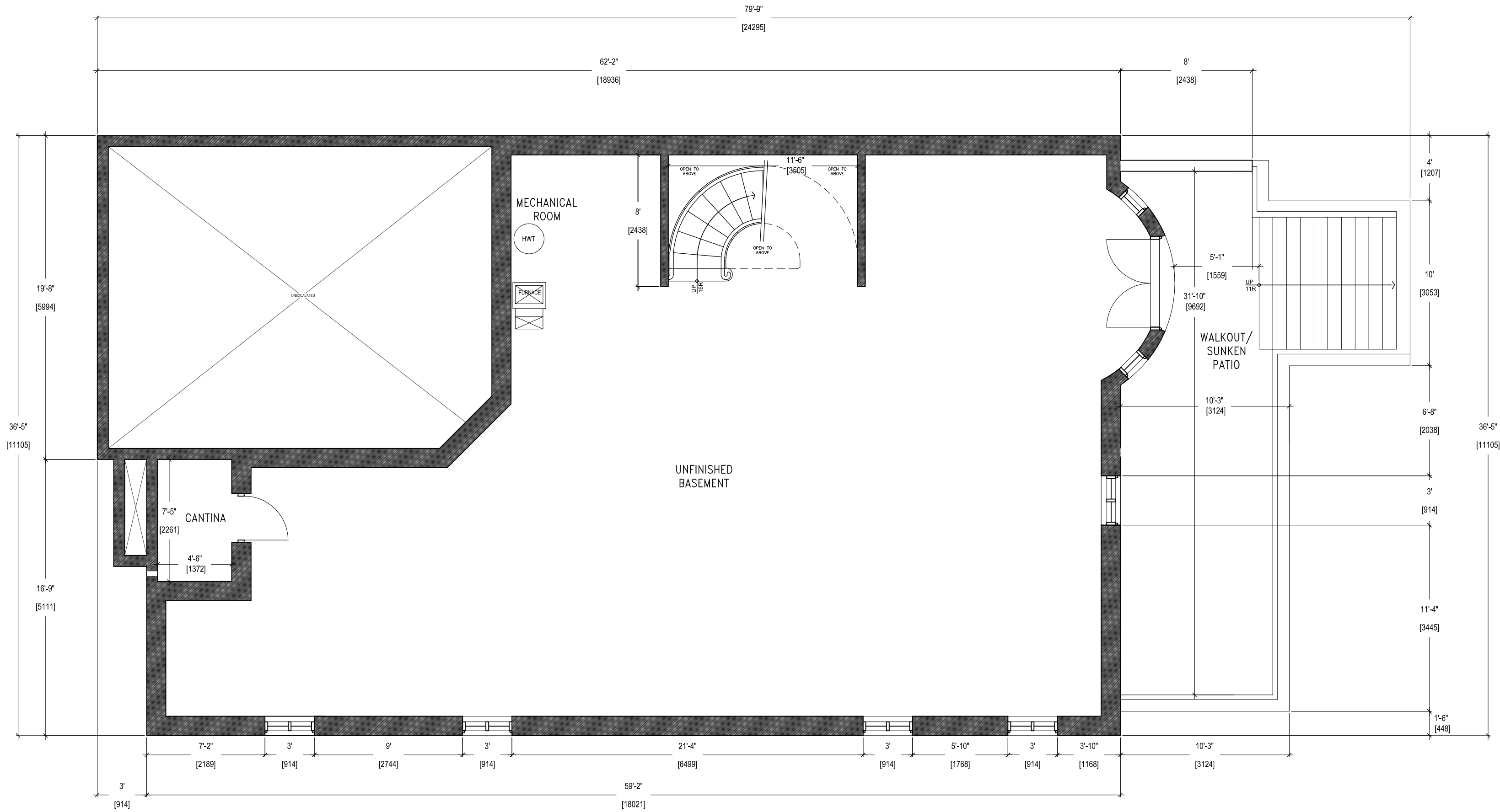
SITE PLAN

03	
02	
01	COA APPLICATION
no revision	date

location:
127 JAY ST
TORONTO, ONTARIO

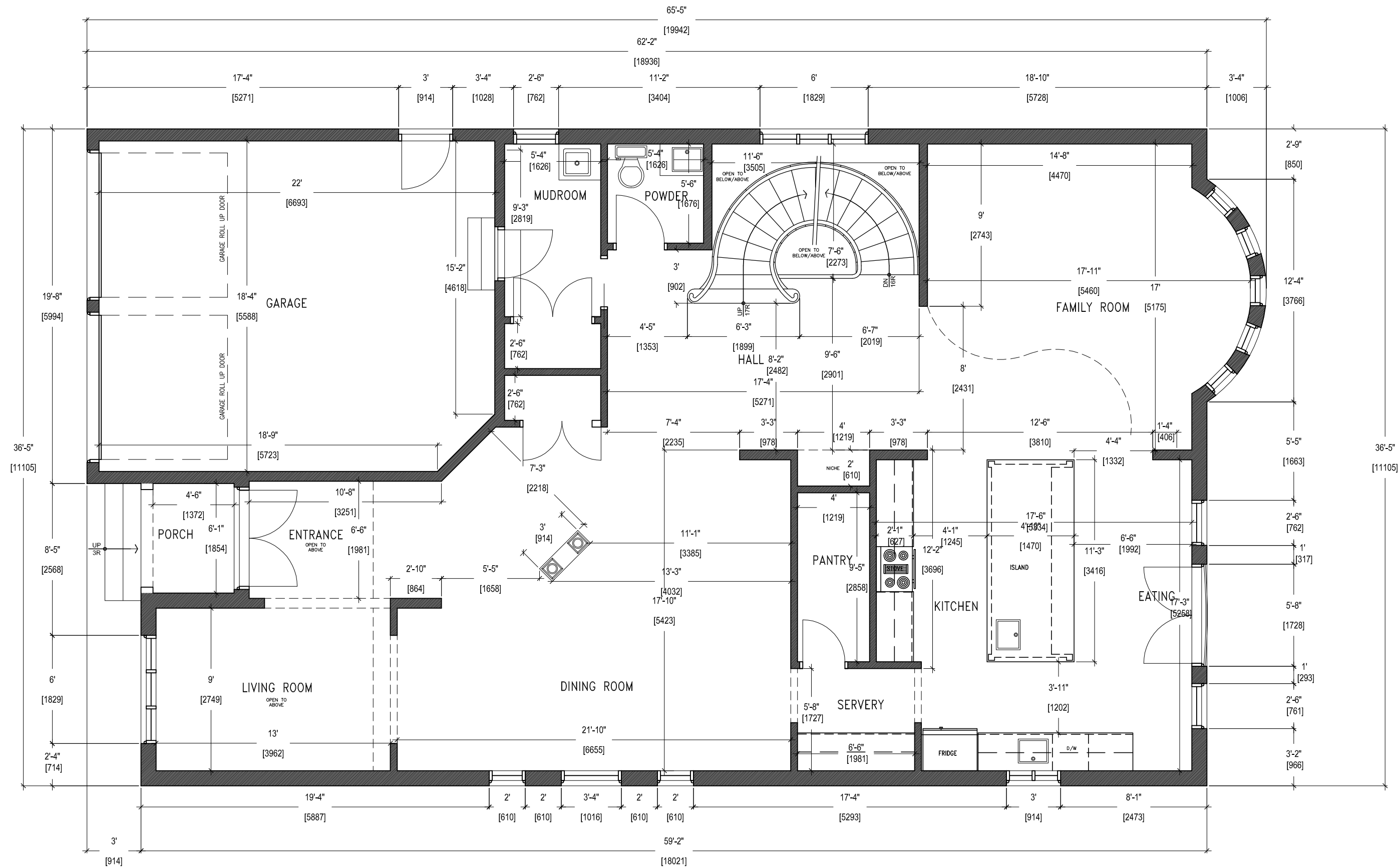
PROPOSED TWO
STOREY DWELLING

date:	SEPT 2016	drawing No.
scale:	1" = 10'-0"	A1



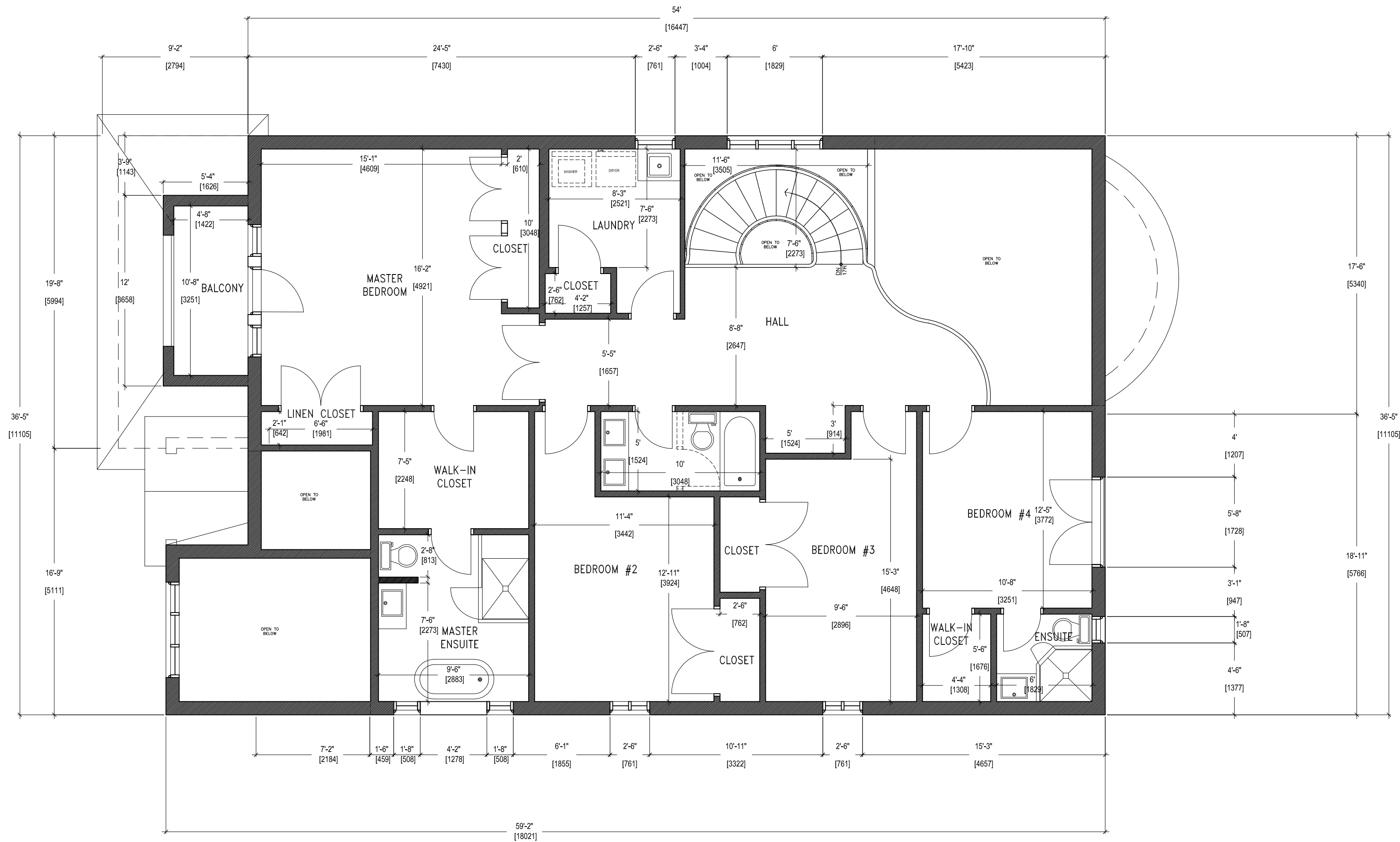
BASEMENT FLOOR PLAN

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A2



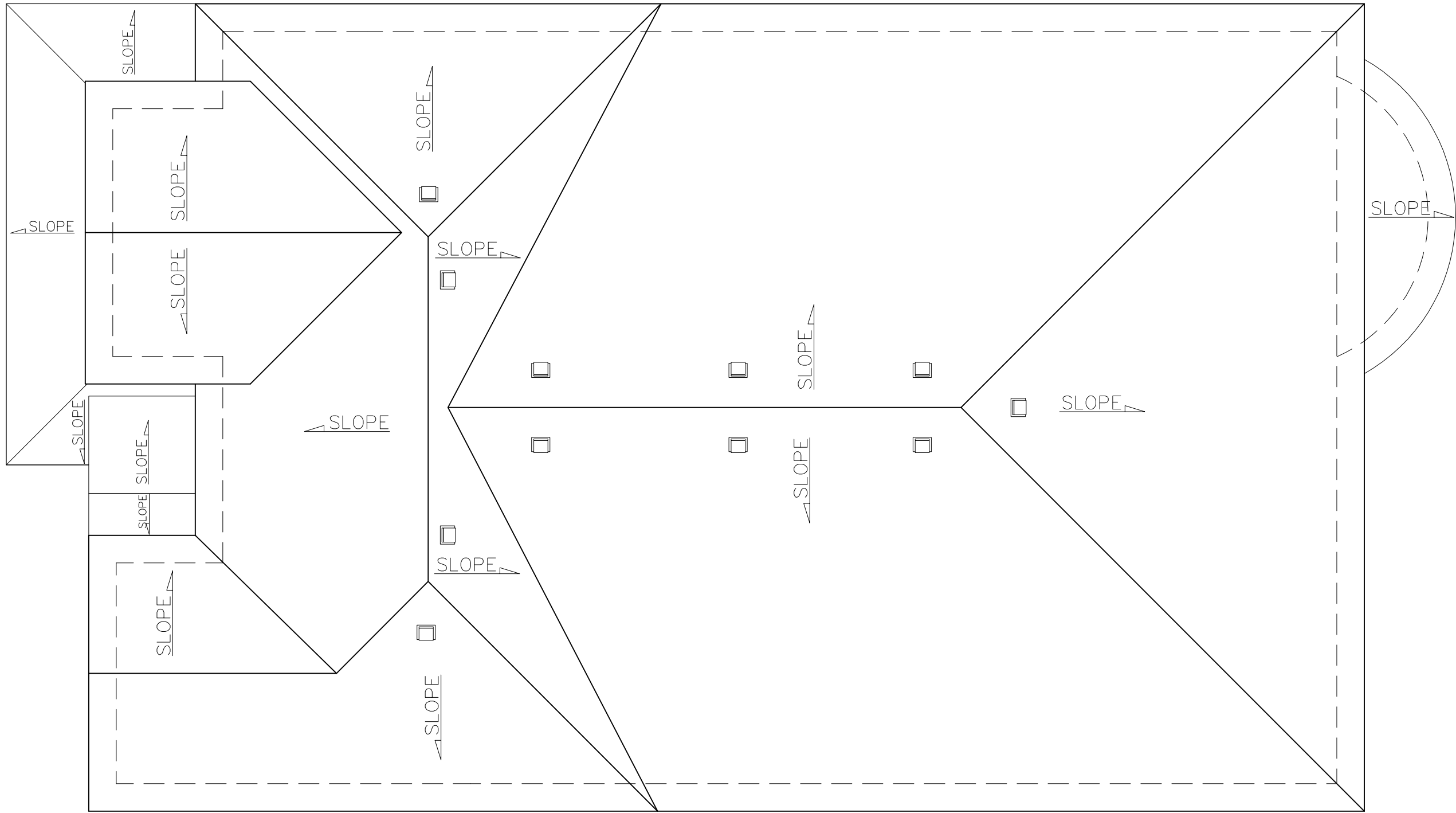
FIRST FLOOR PLAN

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A3



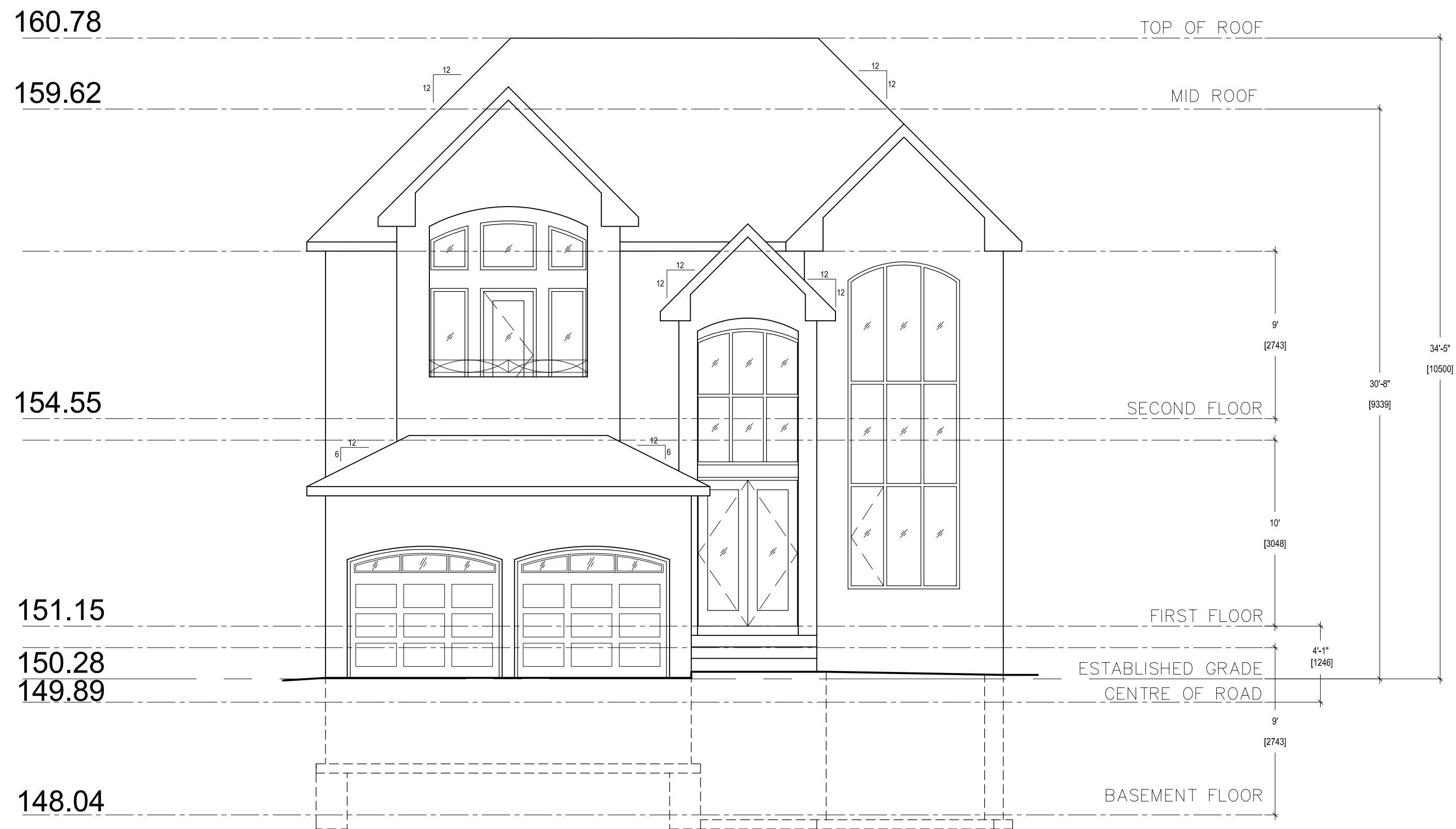
SECOND FLOOR PLAN

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A4



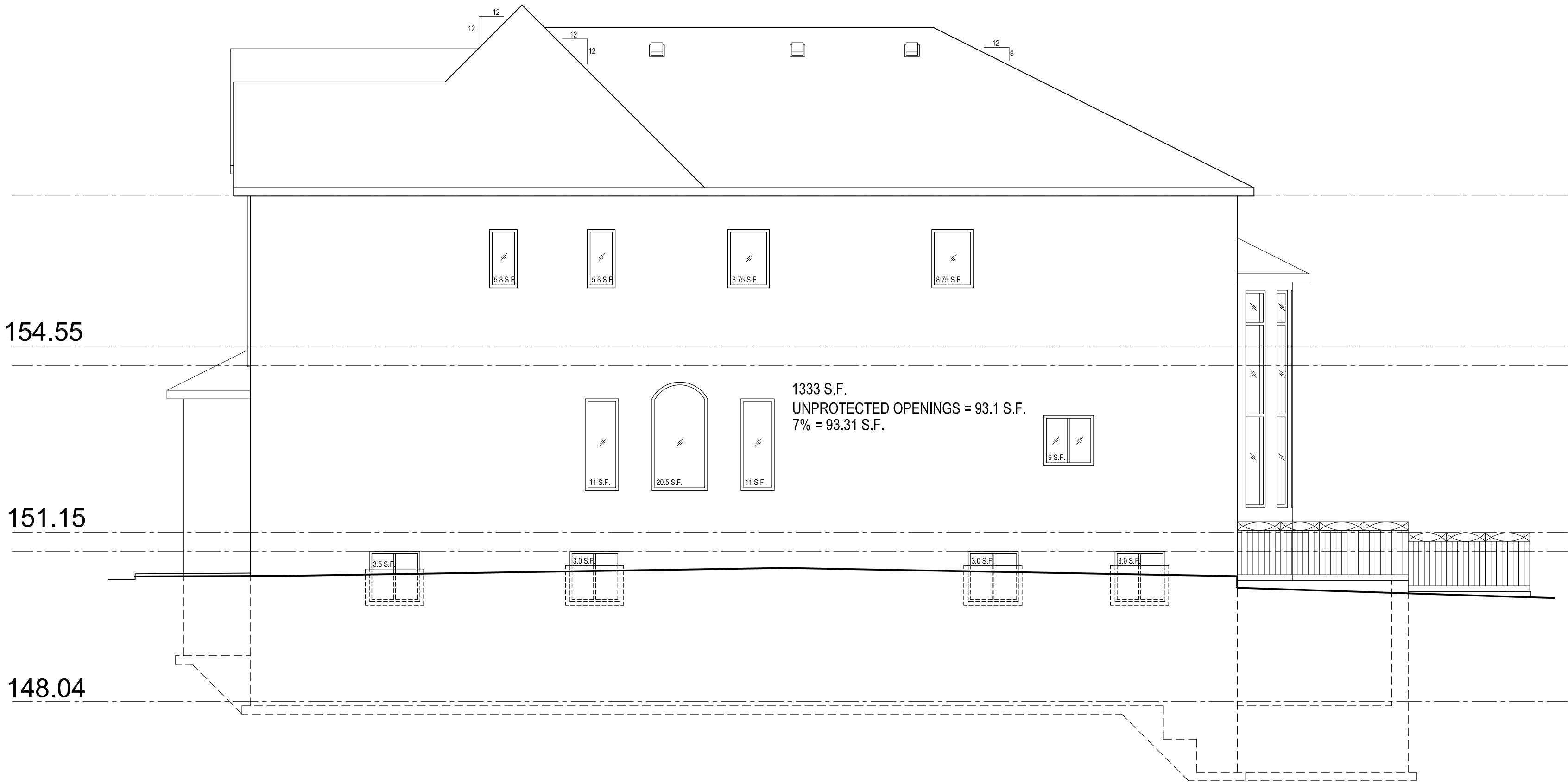
ROOF PLAN

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A5



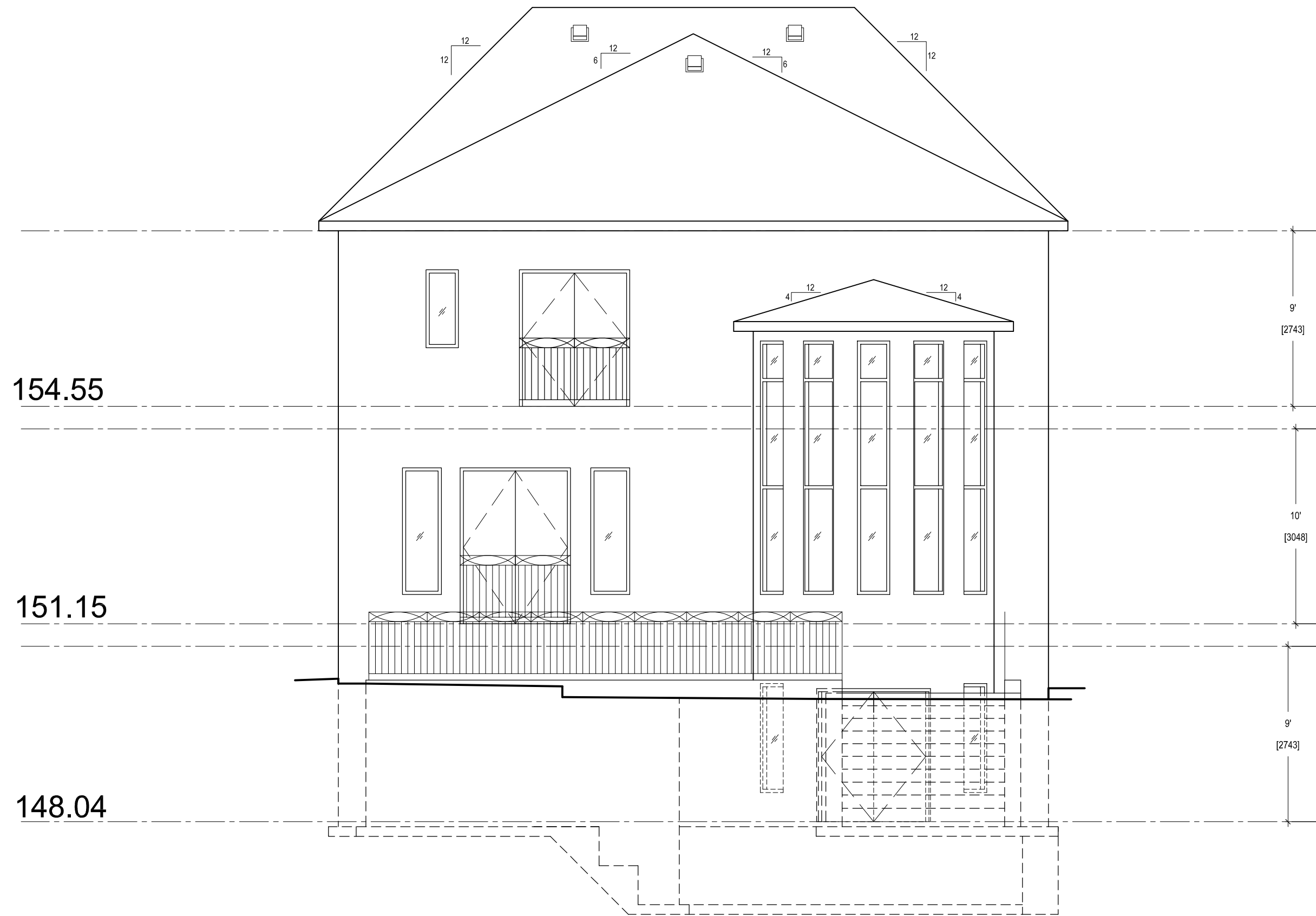
FRONT WEST ELEVATION

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A6



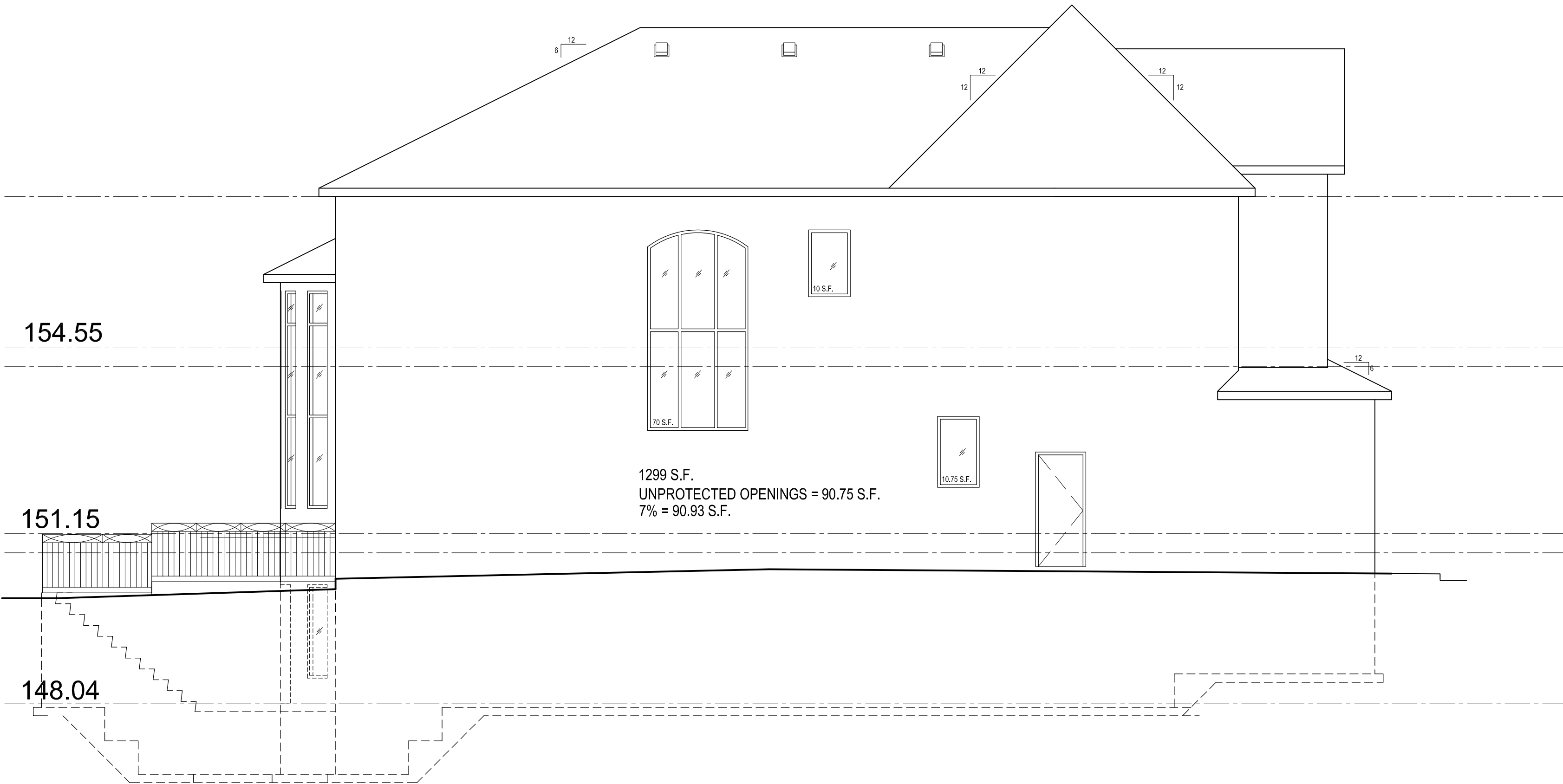
SOUTH SIDE ELEVATION

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A7



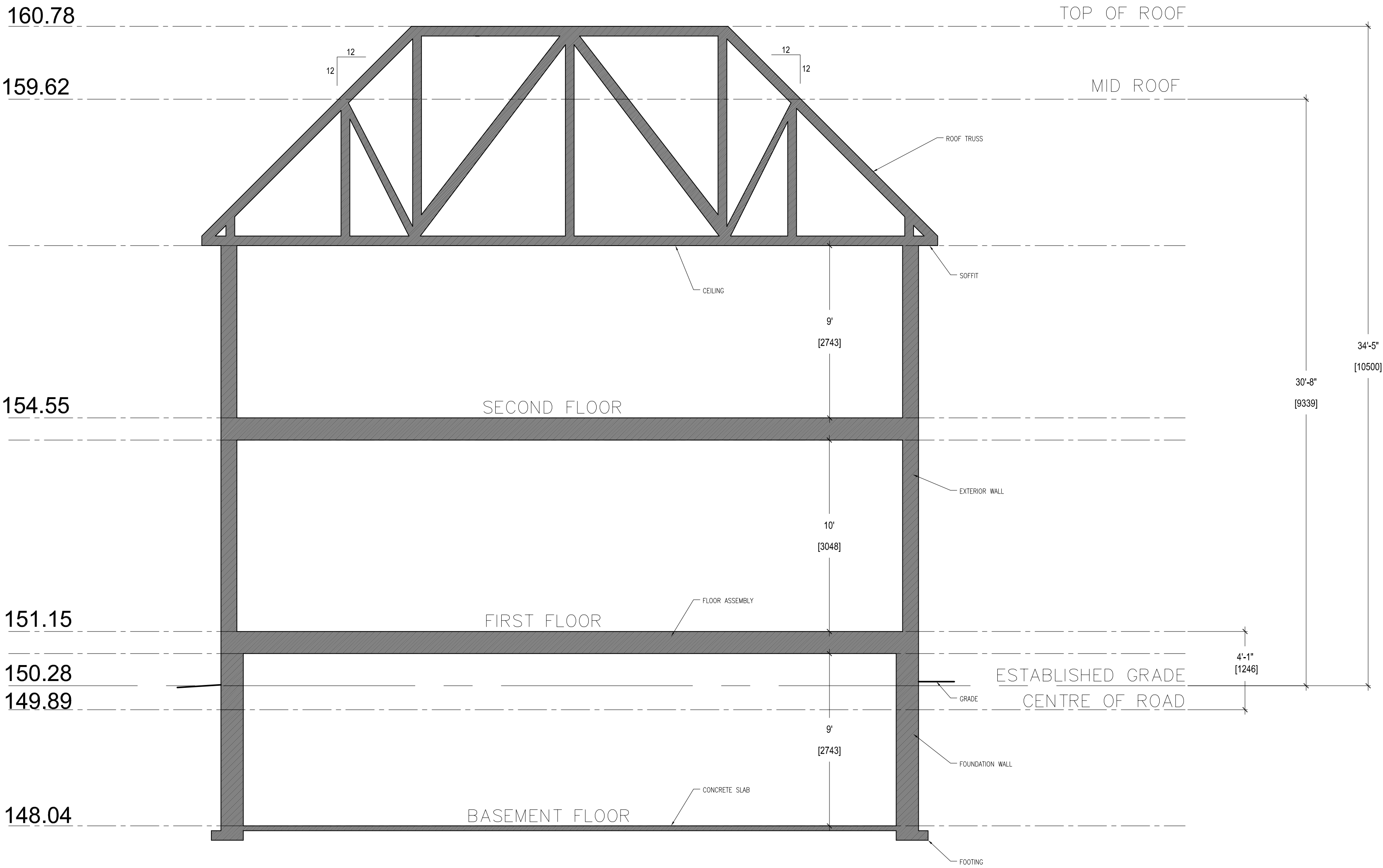
REAR EAST ELEVATION

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A8



NORTH SIDE ELEVATION

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	3/16"=1'-0"	A9



BUILDING SECTION

03		
02		
01	COA APPLICATION	12/30/16
no.	revision	date
location: 127 JAY ST TORONTO, ONTARIO		
PROPOSED TWO STOREY DWELLING		
date:	SEPT 2016	drawing No.
scale:	1/4"=1'-0"	A10

Thursday, February 23, 2017

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

File Number:	A0061/17EYK	Zoning	RM & R2
Owner(s):	ANOOSHEH ATTAR BAHMAN ROOSTA	Ward:	Davenport (17)
Agent:	BAHMAN ROOSTA	Heritage:	Not Applicable
Property Address:	119 HOLLAND PARK AVE	Community:	
Legal Description:	PLAN 1753 LOT 34		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey front addiiton with a balcony and a new front porch.

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

1. **Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 8.77 m.
Section 8.3.(a), By-law 1-83
The minimum required front yard setback is 7.77 m.
Section 10.5.40.70.(1)(B), By-law 569-2013 & Section 8.3.(a), By-law 1-83
The altered dwelling will be located 6.93 m from the front lot line.
2. **Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 8.3.(b), By-law 1-83
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.
Section 10.80.40.70.(3)(A), By-law 569-2013 & Section 8.3.(b), By-law 1-83
The altered dwelling will be located 0.28 m from the east side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0061/17EYK	Zoning	RM & R2
Owner:	ANOOSHEH ATTAR	Ward:	Davenport (17)
	BAHMAN ROOSTA		
Agent:	BAHMAN ROOSTA	Heritage:	Not Applicable
Property Address:	119 HOLLAND PARK AVE	Community:	
Legal Description:	PLAN 1753 LOT 34		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0982/16EYK	Zoning	R & R2
Owner(s):	NATASHA GRAHAM	Ward:	Parkdale-High Park (13)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	711 ANNETTE ST	Community:	
Legal Description:	PLAN 874 BLK C PT LOTS 2 & 3		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing detached dwelling into a three unit residential dwelling.

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

- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (154.9 m²).
The altered dwelling, including the basement, will have a gross floor area equal to 1.25 times the area of the lot (323.21 m²).
- 2. Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
Section 6(3) Part II 3.B(II), By-law 438-86
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.
Section 10.10.40.70.(3)(A)(i), By-law 569-2013 & Section 6(3) Part II 3.B(II), By-law 438-86
The altered dwelling will be located 0.62 m from the west side lot line.
- 3. Section 150.10.40.1.(1), By-law 569-2013**
A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of the secondary suite.
Section 6(2).1(iii), By-law 438-86
A converted house is a permitted use provided the whole of the building as it stands before conversion is at least 5 years old.
Section 150.10.40.1.(1), By-law 569-2013 and Section 6(2).1(iii), By-law 438-86
The entire building was not constructed more than 5 years prior to conversion/introduction of the secondary suite.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0982/16EYK	Zoning	R & R2
Owner:	NATASHA GRAHAM	Ward:	Parkdale-High Park (13)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	711 ANNETTE ST	Community:	
Legal Description:	PLAN 874 BLK C PT LOTS 2 & 3		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0087/16EYK	Zoning	RA & RM2
Owner(s):	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E	Community:	
Legal Description:	PLAN 500 PT LOT F		

Notice was given and the application considered on Thursday, February 23, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots and to create an easement/right-of-way.

Retained - Parts 1, 2 & 3

Address to be assigned

Parts 1, 2 & 3 has a combined lot frontage of 8.33 m and the combined lot area is 424.2 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0931/16EYK.

Parts 1 & 2 has a combined lot area of 44 m². It is an existing easement and will be maintained.

Conveyed - Parts 4, 5 & 6

Address to be assigned

Parts 4, 5 & 6 has a combined lot frontage of 8.33 m and the combined lot area is 419.8 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0932/16EYK.

Parts 4 & 5 has a combined lot area of 41.6 m². It is an existing easement and will be maintained.

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

The Consent Application is Approved on Condition

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

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* , as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0087/16EYK	Zoning	RA & RM2
Owner(s):	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E	Community:	
Legal Description:	PLAN 500 PT LOT F		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 23, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. 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, February 23, 2017

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

File Number:	A0931/16EYK	Zoning	RA & RM2
Owner(s):	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E – PARTS 1, 2 & 3	Community:	
Legal Description:	PLAN 500 PT LOT F		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.1.2.1, By-law 1-83**
The proposed detached house is not permitted in an RM2 zone.
- 2. Section 900.7.10.(777)(F)(i), By-law 569-2013**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
The proposed dwelling will be located 0.45 m from the east side lot line and 0.9 m from the west side lot line.
- 3. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the new dwelling will be located 0 m from the east side lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0087/16EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
4. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. Illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Illustrate proposed grades to demonstrate proposed grades match existing grades; and,
 - c. The applicant is required to contact the Toronto Water Division, North York Civic Centre, 5100 Yonge Street, 2nd Floor for the relocation requirements of the existing fire hydrant within the proposed driveway on the conveyed lot (Parts 4 and 6); and,
 - d. Insert a note on the site plan stating that the fire hydrant will be relocated at no cost to the City; and,
 - e. The applicant is required to redesign the alignment of the driveways for each proposed detached dwelling so that they extend from the garage in a perpendicular fashion, meet the Denison Road East right-of-way at ninety degrees, and do not encroach onto adjacent properties; and,
 - f. Illustrate both of the proposed driveways for each of the proposed detached dwellings as being constructed in accordance with City of Toronto Design Standard No. T-310.050-1; and,

- g. Insert a note on the site plan stating that, "The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and raised concrete curb within the Denison Road East municipal boulevard according to City of Toronto Design Standard No. T-600.11-1"; and,
- h. Insert a note on the site plan stating that, "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The applicant shall also submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirement.

SIGNATURE PAGE

File Number:	A0931/16EYK	Zoning	RA & RM2
Owner:	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E – PARTS 1, 2 & 3	Community:	
Legal Description:	PLAN 500 PT LOT F		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0932/16EYK	Zoning	RA & RM2
Owner(s):	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E – PARTS 4, 5 & 6	Community:	
Legal Description:	PLAN 500 PT LOT F		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.1.2.1, By-law 1-83**
The proposed detached house is not permitted in an RM2 zone.
- 2. Section 900.7.10.(777)(F)(i), By-law 569-2013**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
The proposed dwelling will be located 0.45 m from the west side lot line and 0.86 m from the east side lot line.
- 3. Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
The eaves of the new dwelling will be located 0 m from the west side lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0087/16EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
4. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. Illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Illustrate proposed grades to demonstrate proposed grades match existing grades; and,
 - c. The applicant is required to contact the Toronto Water Division, North York Civic Centre, 5100 Yonge Street, 2nd Floor for the relocation requirements of the existing fire hydrant within the proposed driveway on the conveyed lot (Parts 4 and 6); and,
 - d. Insert a note on the site plan stating that the fire hydrant will be relocated at no cost to the City; and,
 - e. The applicant is required to redesign the alignment of the driveways for each proposed detached dwelling so that they extend from the garage in a perpendicular fashion, meet the Denison Road East right-of-way at ninety degrees, and do not encroach onto adjacent properties; and,
 - f. Illustrate both of the proposed driveways for each of the proposed detached dwellings as being constructed in accordance with City of Toronto Design Standard No. T-310.050-1; and,

- g. Insert a note on the site plan stating that, "The applicant is required to restore any redundant section of the existing driveway that is being closed with sod and raised concrete curb within the Denison Road East municipal boulevard according to City of Toronto Design Standard No. T-600.11-1"; and,
- h. Insert a note on the site plan stating that, "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The applicant shall also submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirement.

SIGNATURE PAGE

File Number:	A0932/16EYK	Zoning	RA & RM2
Owner:	2410142 ONTARIO INC DANIEL PADOVANI	Ward:	York South-Weston (11)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	11 DENISON RD E – PARTS 4, 5 & 6	Community:	
Legal Description:	PLAN 500 PT LOT F		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	B0051/16EYK	Zoning	RD & R4
Owner(s):	JAYVIR MAAN BALBIR MAAN	Ward:	York West (07)
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD	Community:	
Legal Description:	PLAN 2388 PT LOT 59		

Notice was given and the application considered on Thursday, February 23, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 15.9 m and the lot area is 579.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0568/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 14.56 m and the lot area is 481 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0569/16EYK.

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

The Consent Application is Approved on Condition

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

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* , as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0051/16EYK	Zoning	RD & R4
Owner(s):	JAYVIR MAAN	Ward:	York West (07)
	BALBIR MAAN		
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD	Community:	
Legal Description:	PLAN 2388 PT LOT 59		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 23, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0568/16EYK	Zoning	RD & R4
Owner(s):	JAYVIR MAAN BALBIR MAAN	Ward:	York West (07)
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD – PART 1	Community:	
Legal Description:	PLAN 2388 PT LOT 59		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The proposed lot width will be 14.24 m.
2. **Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8 m.
The proposed dwelling will have a length of 20.17 m.
3. **Section 10.20.40.30(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The proposed dwelling will have a depth of 21.5 m.
4. **Section 13.2.6, by-law 7625**
The maximum permitted building height is 8.8 m.
The proposed dwelling will have a height of 9.28 m.
5. **Section 10.10.80.40.(2), By-law 569-2013**
A building on a corner lot is required to gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking will be from the front street (Rowntree Mill Road).

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0051/16EYK**.
2. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 2.1 Submit a revised Site Plan adding the following notations:
 - a. "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveways and sidewalk/curb construction within the municipal boulevard".
 - b. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services (i.e. curb cuts permits, etc.)."

SIGNATURE PAGE

File Number:	A0568/16EYK	Zoning	RD & R4
Owner:	JAYVIR MAAN BALBIR MAAN	Ward:	York West (07)
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD – PART 1	Community:	
Legal Description:	PLAN 2388 PT LOT 59		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0569/16EYK	Zoning	RD & R4
Owner(s):	JAYVIR MAAN BALBIR MAAN	Ward:	York West (07)
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD – PART 2	Community:	
Legal Description:	PLAN 2388 PT LOT 59		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 13.2.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage will be 14.56 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 13.2.2, By-law 7625**
The minimum required lot area is 550 m².
The lot area will be 480.85 m²
- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area (144.26 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 32.4% of the lot area (156 m²).
Section 13.2.4, By-law 7625
The proposed dwelling will have a lot coverage of 32.9% of the lot area.
- Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The proposed lot width will be 13.04 m.

5. **Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.32 m.
Section 13.2.3(a), By-law 7625
The minimum required front yard setback is 6.5 m.
Section 10.20.40.70.(1), By-law 569-201 & Section 13.2.3(a), By-law 7625
The proposed dwelling will be located 6.06 m from the front lot line.
6. **Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8 m.
The proposed dwelling will have a length of 20 m.
7. **Section 13.2.6, By-law 7625**
The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 9.28 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 applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0051/16EYK**.
2. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 2.1 Submit a revised Site Plan adding the following notations:
 - a. "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveways and sidewalk/curb construction within the municipal boulevard".
 - b. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services (i.e. curb cuts permits, etc.)."

SIGNATURE PAGE

File Number:	A0569/16EYK	Zoning	RD & R4
Owner:	JAYVIR MAAN	Ward:	York West (07)
	BALBIR MAAN		
Agent:	PAUL MARQUES ARCHITECT	Heritage:	Not Applicable
Property Address:	88 ROWNTREE MILL RD –	Community:	
	PART 2		
Legal Description:	PLAN 2388 PT LOT 59		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	B0072/16EYK	Zoning	RD & R4
Owner(s):	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Notice was given and the application considered on Thursday, February 23, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 2

Address to be assigned

The lot frontage is 10.06 m and the lot area is 629.4 m². The existing detached dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0759/16EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 10.06 m and the lot area is 629.4 m². The vacant lot will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0758/16EYK.

Dedication - Part 3

Part 3 will have an area of 29 m² and will be dedicated to the city for road widening.

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

The Consent Application is Approved on Condition

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

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
7. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 7.1 The applicant must convey the required 1.44-metre widening along the Falstaff Avenue frontage of the subject property;
 - 7.2 With the exception of utility poles, the applicant must ensure that the required conveyance(s) is free of all encumbrances and is subject to a right-of-way for access purposes in favour of the grantor until such time as the required land(s) are laid out and dedicated as public highway(s);
 - 7.3 The applicant is financially responsible for all costs associated with preparing and registering the reference plans. We advise the applicant to contact Mr. J. House, Supervisor of Property Records, at (416) 392-8338 to obtain an exact description of the required conveyance(s).
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 and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* , as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0072/16EYK	Zoning	RD & R4
Owner(s):	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 23, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. 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, February 23, 2017

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

File Number:	A0758/16EYK	Zoning	RD & R4
Owner(s):	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE – PART 1	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 13.2.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage will be 10.06 m.
2. **Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The lot width will be 10.06 m.
3. **Section 900.3.10.(5)(A), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
Section 13.2.3(b), By-law 7625
The minimum required side yard setback is 1.5 m.
Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625
The proposed dwelling will be located 1.22 m from the east and west side lot lines.
4. **Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.41 m.
5. **Section 10.20.40.10.(6) By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor height of the proposed dwelling will be 2.56 m above established grade.

6. Section 6(30)a, By-law 7625

The maximum permitted height of the finished first floor is 1.5 m.
The finished first floor height of the proposed dwelling will be 2.75 m.

7. Section 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the exterior main walls is 7.5 m.
The exterior main walls of the proposed dwelling will have height of 7.89 m.

8. Section 13.2.6, By-law 7625

The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 9.04 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 applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0072/16EYK**.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

File Number:	A0758/16EYK	Zoning	RD & R4
Owner:	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE – PART 1	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A0759/16EYK	Zoning	RD & R4
Owner(s):	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE – PART 2	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 13.2.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage will be 10.06 m.
2. **Section 6(8), By-law 7625**
The minimum required lot width is 15 m.
The lot width will be 10.06 m.
3. **Section 900.3.10.(5)(A), By-law 569-2013**
The minimum required side yard setback is 1.8 m.
Section 13.2.3(b), By-law 7625
The minimum required side yard setback is 1.5 m.
Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625
The proposed dwelling will be located 1.22 m from the east and west side lot lines.
4. **Section 13.2.5A, By-law 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed dwelling will have a length of 17.41 m.
5. **Section 10.20.40.10.(6) By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor height of the proposed dwelling will be 2.47 m above established grade.

6. Section 6(30)a, By-law 7625

The maximum permitted height of the finished first floor is 1.5 m.
The finished first floor height of the proposed dwelling will be 2.51 m.

7. Section 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the exterior main walls is 7.5 m.
The exterior main walls of the proposed dwelling will have height of 8.05 m.

8. Section 13.2.6, By-law 7625

The maximum permitted dwelling height is 8.8 m.
The proposed dwelling will have a height of 8.92 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 applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0072/16EYK**.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

File Number:	A0759/16EYK	Zoning	RD & R4
Owner:	DONGXIA HE	Ward:	York South-Weston (12)
Agent:	GOLDBERG GROUP	Heritage:	Not Applicable
Property Address:	95 FALSTAFF AVE – PART 2	Community:	
Legal Description:	PLAN M558 PT LOT 10		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A6/16EYK	Zoning	RD & R1
Owner(s):	NEVA LOUISA VEHOVEC ROBBIE MCMILLIAN	Ward:	York South-Weston (11)
Agent:	FRANCO ROMANO	Heritage:	Not Applicable
Property Address:	117 ROSEMOUNT AVE	Community:	
Legal Description:	PLAN 182 PT LOT 298 PT LOT 299 PT LOT 301 PT LOT 302 RP 64R8215 PART 1		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing five-unit residential dwelling.

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

Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83 and By-law 3623-97

A total of 5 parking spaces are required for the site.

A total of 2 parking spaces are provided.

REQUESTED PERMISSION UNDER SUBSECTION 45(2)(A)(i)&(ii) OF THE PLANNING ACT:

A 3 unit residential dwelling is permitted as a legal non-conforming use on the lot, which is in an RD and R1 Zone. The existing 5 unit residential dwelling represents an expansion of a legal non-conforming use. Any alterations or additions to a building or structure or change in use of a building or structure, requires the permission of the Committee of Adjustment.

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/Permission 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.
- The Committee of Adjustment considers that the application has met the requirements of subsection 45(2)(a)(i) and (ii) of the Planning Act.

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

The existing couch house/ accessory structure shall not be used for habitable purposes.

SIGNATURE PAGE

File Number:	A6/16EYK	Zoning	RD & R1
Owner:	NEVA LOUISA VEHOVEC ROBBIE MCMILLIAN	Ward:	York South-Weston (11)
Agent:	FRANCO ROMANO	Heritage:	Not Applicable
Property Address:	117 ROSEMOUNT AVE	Community:	
Legal Description:	PLAN 182 PT LOT 298 PT LOT 299 PT LOT 301 PT LOT 302 RP 64R8215 PART 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, February 23, 2017

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

File Number:	A49/16EYK	Zoning:	RM
Owner(s):	BRIAN STEVENSON SHANNON STEVENSON	Ward:	Parkdale-High Park (13)
Agent:	SHANNON STEVENSON	Heritage:	Not Applicable
Property Address:	206 HUMBERCREST BLVD	Community:	
Legal Description:	PLAN 2491 LOT 6		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third storey addition with a rear balcony. A previous Committee of Adjustment decision (File Number: A375/03HY) approved variances related to floor space index and side yard setback.

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

- Section 10.80.40.10.(1)(A), By-law 569-2013 and Section 350-31.A.(8)**
The maximum permitted building height is 11 m.
The altered dwelling will have a height of 11.18 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted side exterior main wall height is 8.5 m facing a side lot line.
The altered dwelling will have a side exterior main wall height of 9.6 m facing the north side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
The proposed third storey rear balcony will have an area of 5.86 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:

1. Prior to the issuance of a demolition and/or building permit, the applicant must obtain a Permit or Clearance under Chapter 658 – Ravine and Natural Feature Protection. Permit issuance will be subject to conditions such as implementation of tree and sediment protection requirements, ravine restoration and/or planting of replacement trees. A security deposit may be required to secure the implementation of the required compensation planting.
2. Prior to the issuance of a demolition and/or building permit, all trees not approved for removal must be protected according to the “City of Toronto Tree Protection Policy and Specifications for Construction near Trees” (<http://www.toronto.ca/trees/pdfs/TreeProtSpecs.pdf>) and to the satisfaction of Urban Forestry RNFP. The tree protection measures must be installed on site and approved by Urban Forestry RNFP prior to beginning any demolition or construction activities on the subject property.
3. Prior to the issuance of a demolition and/or building permit the applicant must install sediment control fencing to the satisfaction of RNFP. The installed sediment control fencing would have to remain in place and in good condition during construction and must not be altered or moved until authorised by RNFP.

SIGNATURE PAGE

File Number:	A49/16EYK	Zoning	RM
Owner:	BRIAN STEVENSON	Ward:	Parkdale-High Park (13)
	SHANNON STEVENSON		
Agent:	SHANNON STEVENSON	Heritage:	Not Applicable
Property Address:	206 HUMBERCREST BLVD	Community:	
Legal Description:	PLAN 2491 LOT 6		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 23, 2017

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

File Number:	A0731/16EYK	Zoning	R & R2 Z0.6
Owner(s):	GEORGIOS KOSTOPOULOS	Ward:	Davenport (17)
Agent:	ANDRE GRISIOLA	Heritage:	Not Applicable
Property Address:	126 CALEDONIA RD	Community:	
Legal Description:	PLAN 886 BLK G PT LOT 26		

Notice was given and a Public Hearing was held on Thursday, February 23, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a detached garage in the rear yard.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (132.04 m²).
The new dwelling will have a floor space index of 0.95 times the area of the lot (211.13 m²).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.37 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth, where the side wall contains openings.
The new dwelling will be located 0.37 m from the north side lot line.
- Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback is 7.5 m from the side lot line for that portion of the building exceeding 17 m in depth.
The new dwelling will be located 0.37 m from the north side lot line and 0.88 m from the south side lot line.
- Section 10.10.40.10.(1)(A), By-law 569-2013 and Section 4(2)(A), By-law 438-86**
The maximum permitted building height is 10 m.
Section 10.10.40.10.(1)(A), By-law 569-2013
The new dwelling will have a height of 10.29 m.
Section 4(2)(A), By-law 438-86
The new dwelling will have a height of 10.7 m.
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The new dwelling will have a side exterior main wall height of 9.72 m facing a side lot line.

7. **Section 10.10.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The new dwelling will have a first floor height of 1.5 m above established grade.
8. **Section 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth is 17 m.
The new dwelling will have a depth of 21.54 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):

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

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SIGNATURE PAGE

File Number:	A0731/16EYK	Zoning	R & R2 Z0.6
Owner:	GEORGIOS KOSTOPOULOS	Ward:	Davenport (17)
Agent:	ANDRE GRISIOLA	Heritage:	Not Applicable
Property Address:	126 CALEDONIA RD	Community:	
Legal Description:	PLAN 886 BLK G PT LOT 26		

Allan Smithies (signed)

Dominic Gulli (signed)

Megan McIver (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 3, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 15, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
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