

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

File Number:	A1236/16TEY	Zoning:	R (d0.6)(x735) & R2 Z0.6 (waiver)
Owner(s):	PETER ROBERT GRAY	Ward:	Trinity-Spadina (19)
Agent:	CHRISTOPHER WALLACE	Heritage:	Not Applicable
Property Address:	391 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 574 BLK A PT LOT 285		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear ground floor addition and a rear third storey dormer.

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

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

The maximum permitted depth of a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 22.93 m.

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (247.48 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.78 times the area of the lot (319.95 m²).

3. Chapter 10.10.40.10.(1)(A), By-law 569-2013

The maximum permitted building height is 10 m.
The altered semi-detached dwelling will have a height of 11.69 m.

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

The minimum required side lot line setback of a semi-detached dwelling is 0.45 m where the side wall contains no openings.
The altered semi-detached dwelling will be located 0.03 m from the south side lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The altered semi-detached dwelling will be located 0.03 m from the side wall of the south adjacent building.

3. Section 4(2)(a), By-law 438-86

The maximum permitted building height is 10 m.

The altered semi-detached dwelling will have a height of 11.69 m.

4. Section 6(3) Part II 5(II), By-law 438-86

The maximum permitted depth of a semi-detached dwelling is 17 m.

The altered semi-detached dwelling will have a depth of 22.93 m.

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

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (247.48 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.78 times the area of the lot (319.95 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The maximum building depth shall be 22.93 m and be limited to the ground floor.

SIGNATURE PAGE

File Number:	A1236/16TEY	Zoning	R (d0.6)(x735) & R2 Z0.6 (waiver)
Owner(s):	PETER ROBERT GRAY	Ward:	Trinity-Spadina (19)
Agent:	CHRISTOPHER WALLACE	Heritage:	Not Applicable
Property Address:	391 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 574 BLK A PT LOT 285		

DISSENTED

Nancy Oomen (signed)

Worrick Russell

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1237/16TEY	Zoning:	RD & R1B (ZZC)
Owner(s):	ELVIRA NIKOLAYENKO ALEXANDR FRADLIN	Ward:	Beaches-East York (31)
Agent:	ALEXANDR FRADLIN	Heritage:	Not Applicable
Property Address:	94 CEDARCREST BLVD	Community:	Toronto
Legal Description:	PLAN M573 LOT 69		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a rear ground floor addition, a complete second storey addition, a rear basement walkout, and a rear ground floor deck.

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

- Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 7.13 m.
 - Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The permitted maximum height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 7.13 m.
 - Chapter 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 height of the first floor above established grade will be 1.29 m.
 - Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (201.91 m²).
The altered dwelling will have a floor space index of 0.65 times the area of the lot (218.88 m²).
- Section 7.8, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 16.94 m.

2. Section 7.8, By-law 6752

The maximum permitted floor space index is 0.6 times the lot area (201.91 m²).

The floor space index will be 0.65 times the lot area (218.88 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1237/16TEY	Zoning	RD & R1B (ZZC)
Owner(s):	ELVIRA NIKOLAYENKO ALEXANDR FRADLIN	Ward:	Beaches-East York (31)
Agent:	ALEXANDR FRADLIN	Heritage:	Not Applicable
Property Address:	94 CEDARCREST BLVD	Community:	Toronto
Legal Description:	PLAN M573 LOT 69		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1238/16TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RYAN GREGORY WEBB KATHLEEN MARY WEBB	Ward:	Trinity-Spadina (20)
Agent:	ERIC MARTIN	Heritage:	Not Applicable
Property Address:	780 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey row/townhouse by constructing a rear ground floor deck, rear second floor addition and rear third floor dormer.

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

- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.0 m.
The height of the front exterior main walls will be 9.65 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.0 m.
The height of the rear exterior main walls will be 9.65 m.
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 14.49 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (94.42 m²).
The altered dwelling will have a floor space index equal to 0.94 times the area of the lot (148.17 m²).
- Section 6(3) Part I 1(A), By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (94.42 m²).
The altered dwelling will have a floor space index equal to 0.94 times the area of the lot (148.17 m²).

2. **Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback where the side wall contains no openings is 0.45 m.
The altered dwelling will be located 0.28 m to the north side lot line.
3. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted building depth is 14.0 m.
The altered dwelling will have a building depth equal to 14.49 m.
4. **Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted platform projection front the front or rear wall is 2.5 m.
In this case, the uncovered platform will project 3.97 m from the rear wall.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

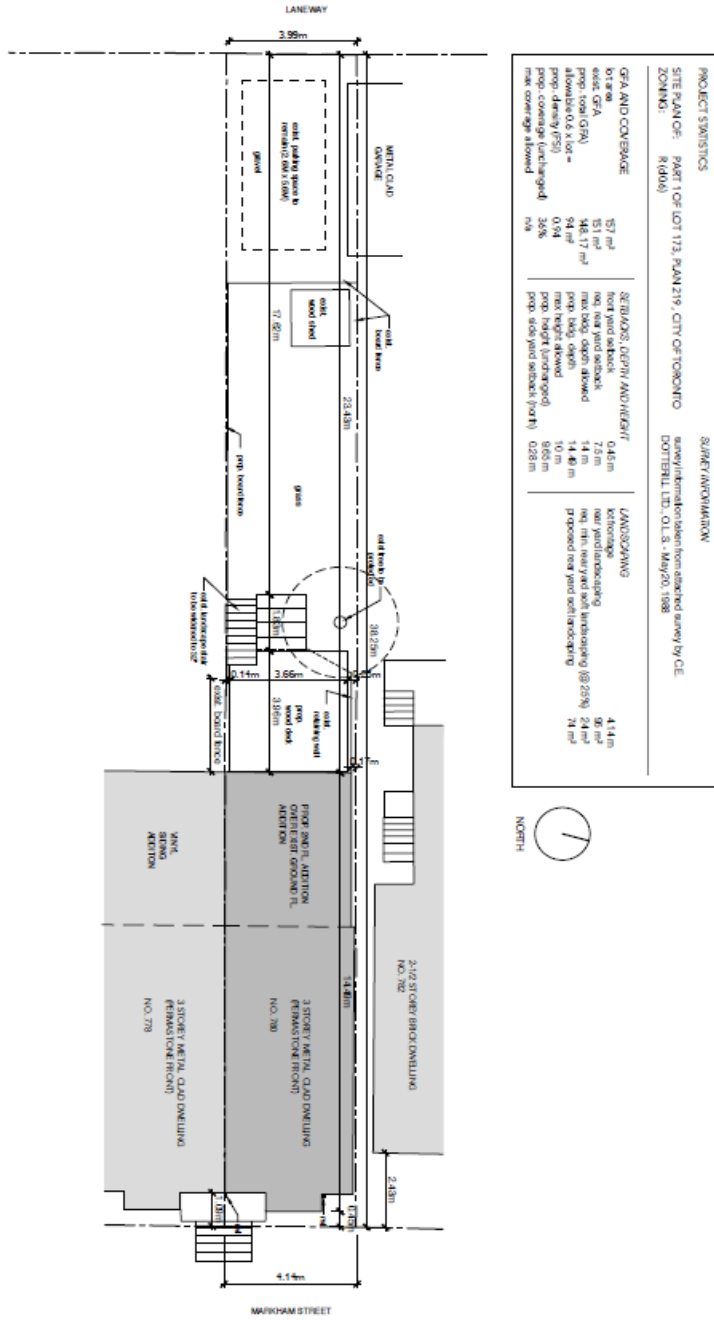
The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to approve 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.

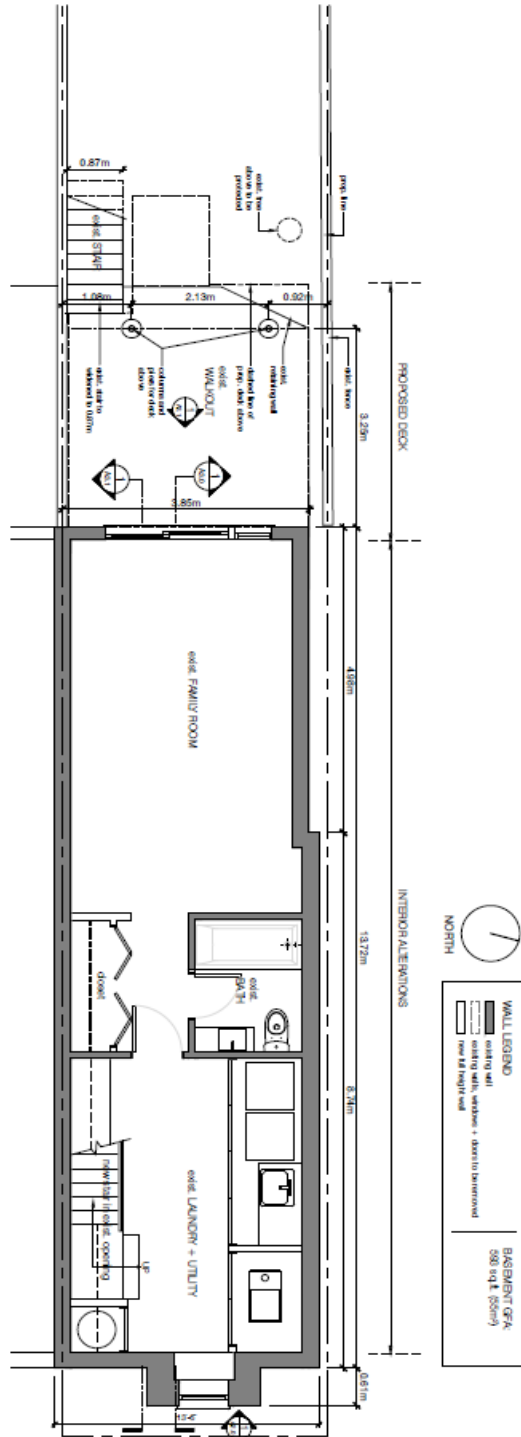
This decision is subject to the following condition(s):

- (1) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) The altered dwelling shall be constructed substantially in accordance with the plans date stamped received by Committee of Adjustment on December 16, 2016. Any variances that may appear on these plans that are not listed in the written decision are not authorized.



PROJECT STATISTICS			
SITE PLAN OF: PART 1 OF LOT 173, PLAN 219, CITY OF TORONTO			
ZONING: R1(d)(a)			
SUBJECT INFORMATION			
survey information taken from abstracted survey by C.E. DOTTRELL LTD., O.L.S., May/20, 1988			
GFA AND COVERAGE			
lot area	57 m ²	SETBACKS (DPTD AND HEIGHT)	
total GFA	511 m ²	front yard setback	0.45m
prop. total GFA	48.77 m ²	req. rear yard setback	7.5 m
allowable GFA x lot =	94 m ²	max. bldg. depth allowed	14 m
prop. density (GFA)	0.84	prop. bldg. depth	14.46 m
prop. density (coverage)	28%	prop. height allowed	11 m
max. coverage (coverage)	35%	prop. height (proposed)	8.65 m
max. coverage (height)	11%	prop. side yard setback (front)	0.28 m
LANDSCAPING			
new yard/landscaping			
req. min. rear yard with landscaping (8/25/8)	24 m ²	proposed new yard with landscaping	74 m ²

RECEIVED
By Committee of Adjustment at 9:20 am, Dec 16, 2016



RECEIVED
By Committee of Adjustment at 9:20 am, Dec 16, 2016

WALL LEGEND

- existing wall
- existing walls, windows + doors to be removed
- new full height wall

BASEMENT GFA
598 sq ft (55sqm)

INTERIOR ALTERATIONS

NORTH

A1.0

project
780 MARKHAM STREET

drawing title
BASEMENT FLOOR PLAN

scale
3/16"=1'-0"

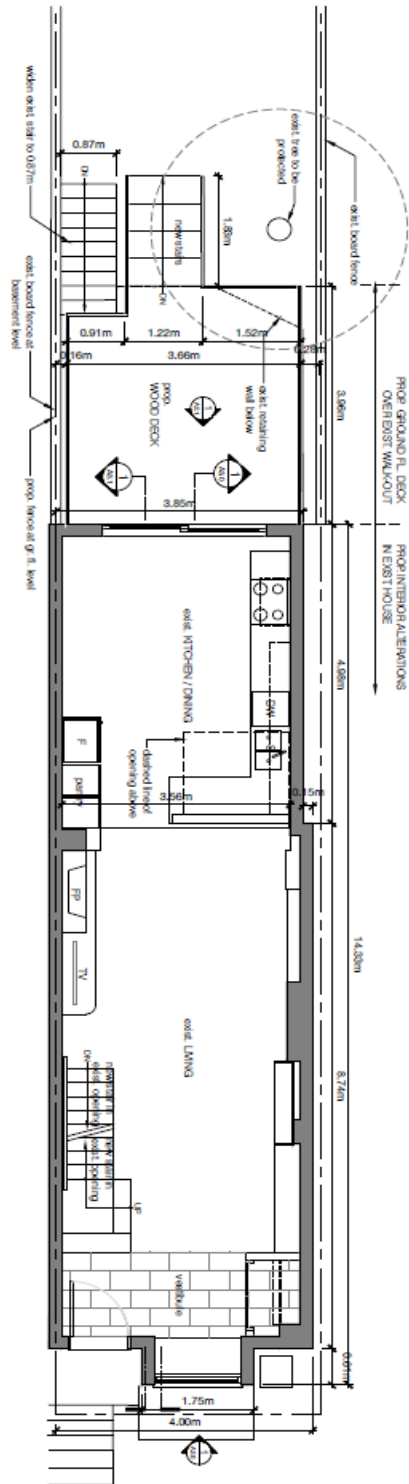
date
12/15/2016

revision date
12/15/2016

note
ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
416-471-2084-4704
5 Leach St. Toronto, ON
M5G 1N9



RECEIVED
By Committee of Adjustment at 8:20 am, Dec 16, 2016

WALL LEGEND

- existing wall
- existing wall, window + door to be removed
- new 4" thick wall
- new 6" thick wall
- new 8" thick wall

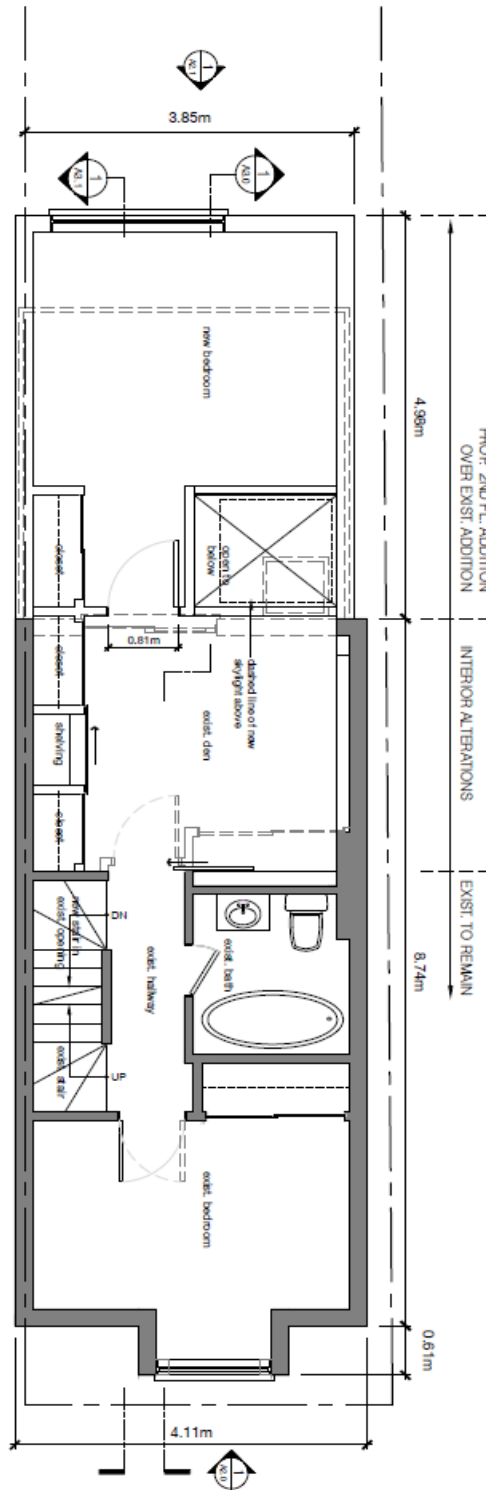
GROUND FLOOR GFA
580 sq ft (600 sq ft)

project
780 MARKHAM STREET
drawing title
GROUND FLOOR PLAN

scale
3/16"=1'-0"
date
12/15/2016
revision date
12/15/2016
note
ISSUE FOR C.O.A. APPLICATION

atelier pool
info@atelierpool.ca
416-471-2084/4704
5 Leach St. Toronto, ON
M5G 1N9

A1.1



RECEIVED
By Committee of Adjustment at 8:20 am, Dec 16, 2016

NORTH

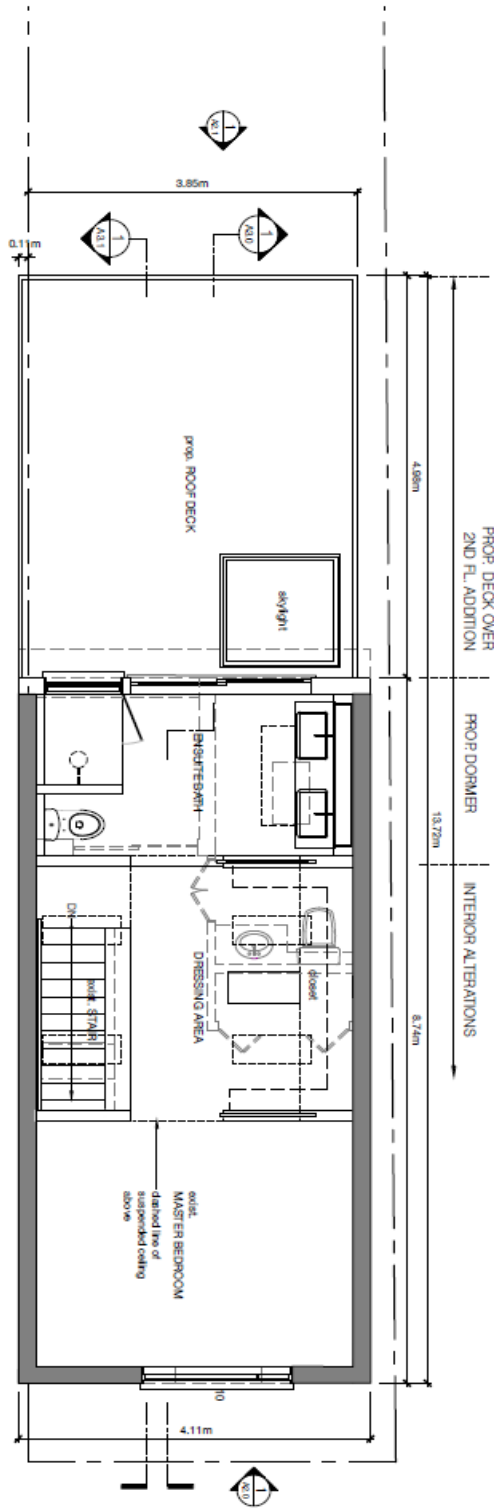
WALL LEGEND	
	existing wall
	existing walls, windows + doors to be removed
	new full height wall
	new partial height wall

SECOND FLOOR GFA:
594 sq. ft. (55m²)

A1.2
project
780 MARKHAM STREET
drawing title
SECOND FLOOR PLAN

scale
1/4"=1'-0"
date
12/15/2016
revision date
12/15/2016
note
ISSUE FOR C.O.A. APPLICATION

atelier pool
info@atelierpool.ca
416-471-2084-2084
5 Leach St. Toronto, ON
M5G 1N9



RECEIVED
By Committee of Adjustment at 8:20 am, Dec 16, 2016



WALL LEGEND

- existing wall
- existing walls, windows + doors to be removed
- new/different wall

THIRD FLOOR GFA:
594 sq ft. (55m²)

A1.3

project
780 MARKHAM STREET

drawing title
THIRD FLOOR PLAN

scale
1/4"=1'-0"

date
12/15/2016

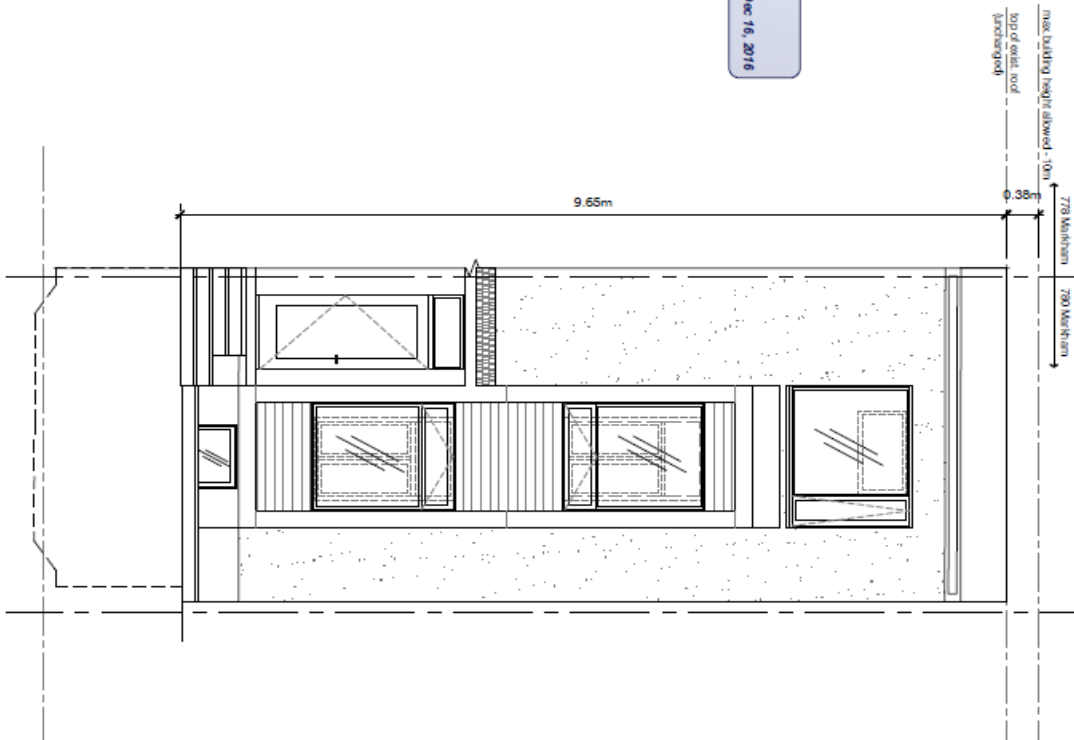
revision date
12/15/2016

note
ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
1-847-208-8704
5 Leslie St. Toronto, ON
M5C 1H8

RECEIVED
By Committee of Adjustment at 9:20 am, Dec 16, 2016



A2.0

project
780 MARKHAM STREET

scale
1/4"=1'-0"

date
12/15/2016

revision date
12/15/2016

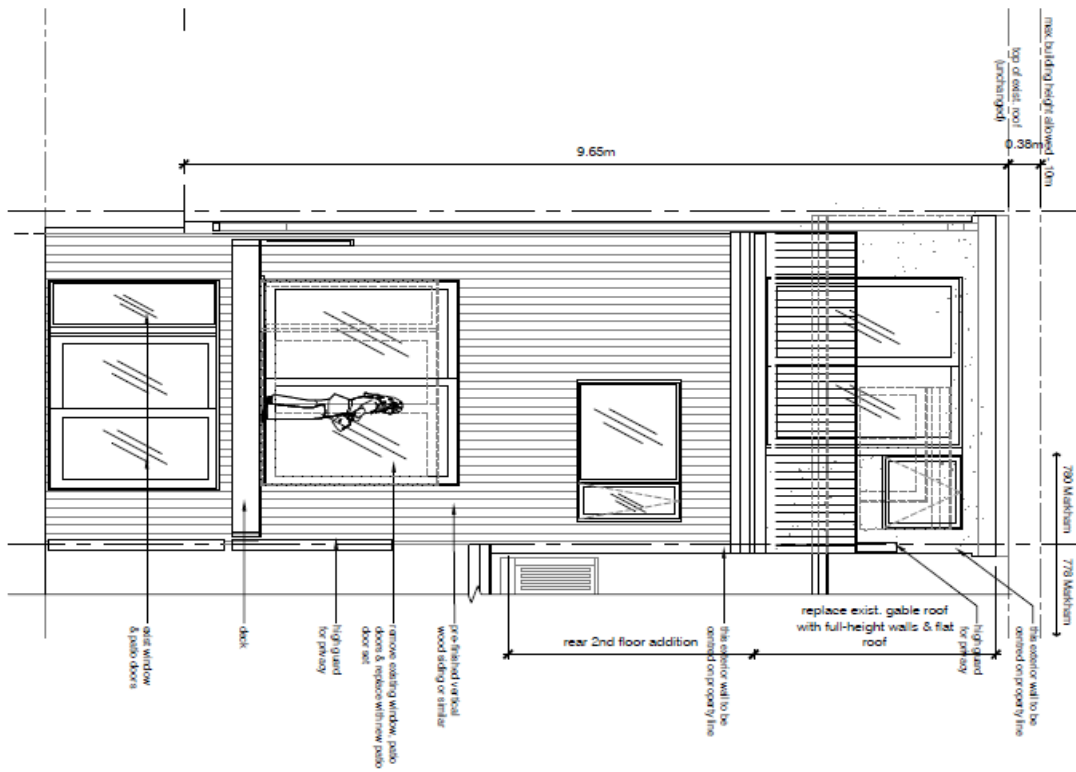
drawing title
EAST BUILDING ELEVATION

note
ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
1-877-328-9704
5 Leach St. Toronto, ON
M5G 1N9

RECEIVED
 By Committee of Adjustment at 8:20 am, Dec 16, 2016



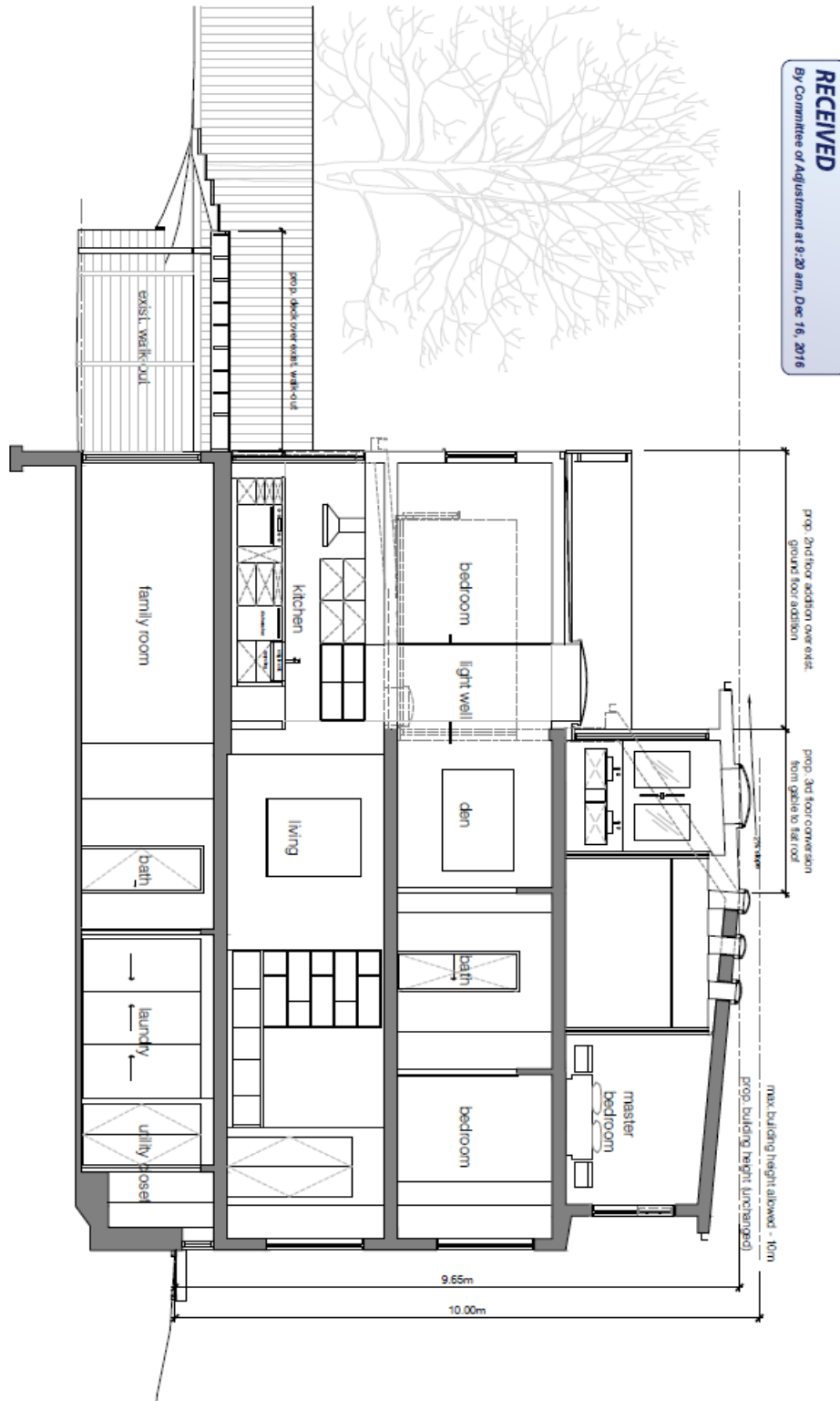
A2.1

project
 780 MARKHAM STREET
 drawing title
 WEST BUILDING ELEVATION

scale
 1/4"=1'-0"
 date
 12/15/2016
 revision date
 12/15/2016
 note
 ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
 1-847-208-8704
 5 Lewis St. Toronto, ON
 M5C 1H8



RECEIVED
By Committee of Adjustment at 9:20 am, Dec 16, 2016

A3.0

project
780 MARKHAM STREET

scale
3/16"=1'-0"

date
12/15/2016

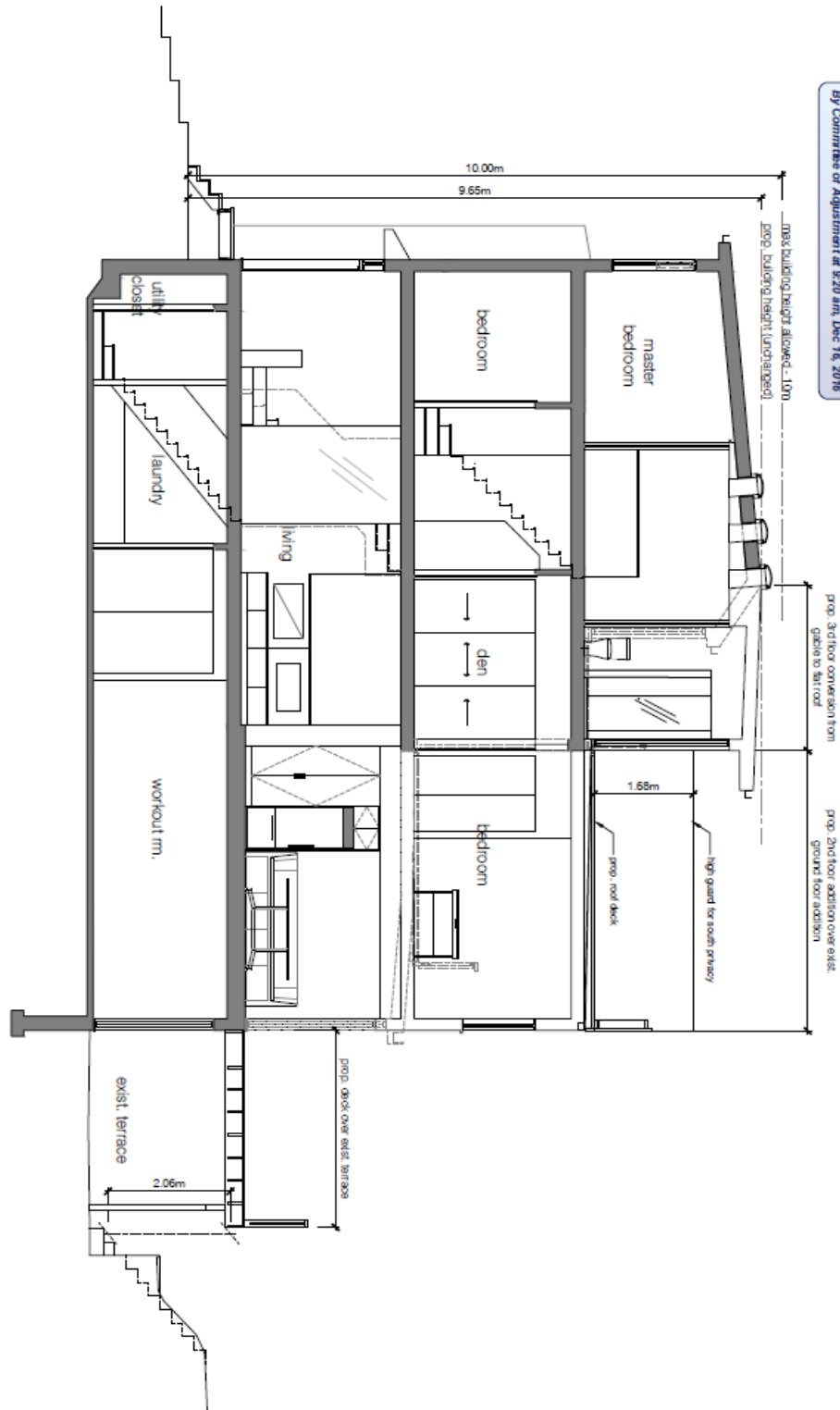
revision date
12/15/2016

drawing title
BUILDING SECTION - VIEW NORTH

note
ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
1-847-208-9704
5 Lewis St. Toronto, ON
M5S 1H8



RECEIVED
By Committee of Adjustment at 5:20 am, Dec 16, 2016

project
780 MARKHAM STREET

scale
3/16"=1'-0"

date
12/15/2016

revision date
12/15/2016

A3.1

drawing title
BUILDING SECTION - VIEW SOUTH

note
ISSUE FOR C.O.A. APPLICATION

atelier pool

info@atelierpool.ca
155-471 208-4704
5 Leach St. Toronto, ON
M5G 1N9

SIGNATURE PAGE

File Number:	A1238/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RYAN GREGORY WEBB KATHLEEN MARY WEBB	Ward:	Trinity-Spadina (20)
Agent:	ERIC MARTIN	Heritage:	Not Applicable
Property Address:	780 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 1		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1239/16TEY	Zoning	R (d1.0)(x821) & R3 Z1.0 (ZZC)
Owner(s):	BKKINYYZ INC	Ward:	Parkdale-High Park (14)
Agent:	PABLITO PAPA	Heritage:	Not Applicable
Property Address:	1313 KING ST W	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 20		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building by converting the existing retail use on the ground floor into an eating establishment/restaurant (greater than 30 seats).

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

- Chapter 10.10.20.10.(1), By-law 569-2013**
An eating establishment is not a permitted use in the Residential Zone.
In this case, the mixed-use building will contain an eating establishment on the ground floor.
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of six parking spaces are required to be provided.
In this case, zero parking spaces will be provided.
- Section 6(1)(A), By-law 438-86**
A restaurant is not a permitted use within a district zoned R3.
In this case, the mixed-use building will contain a restaurant on the ground floor.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

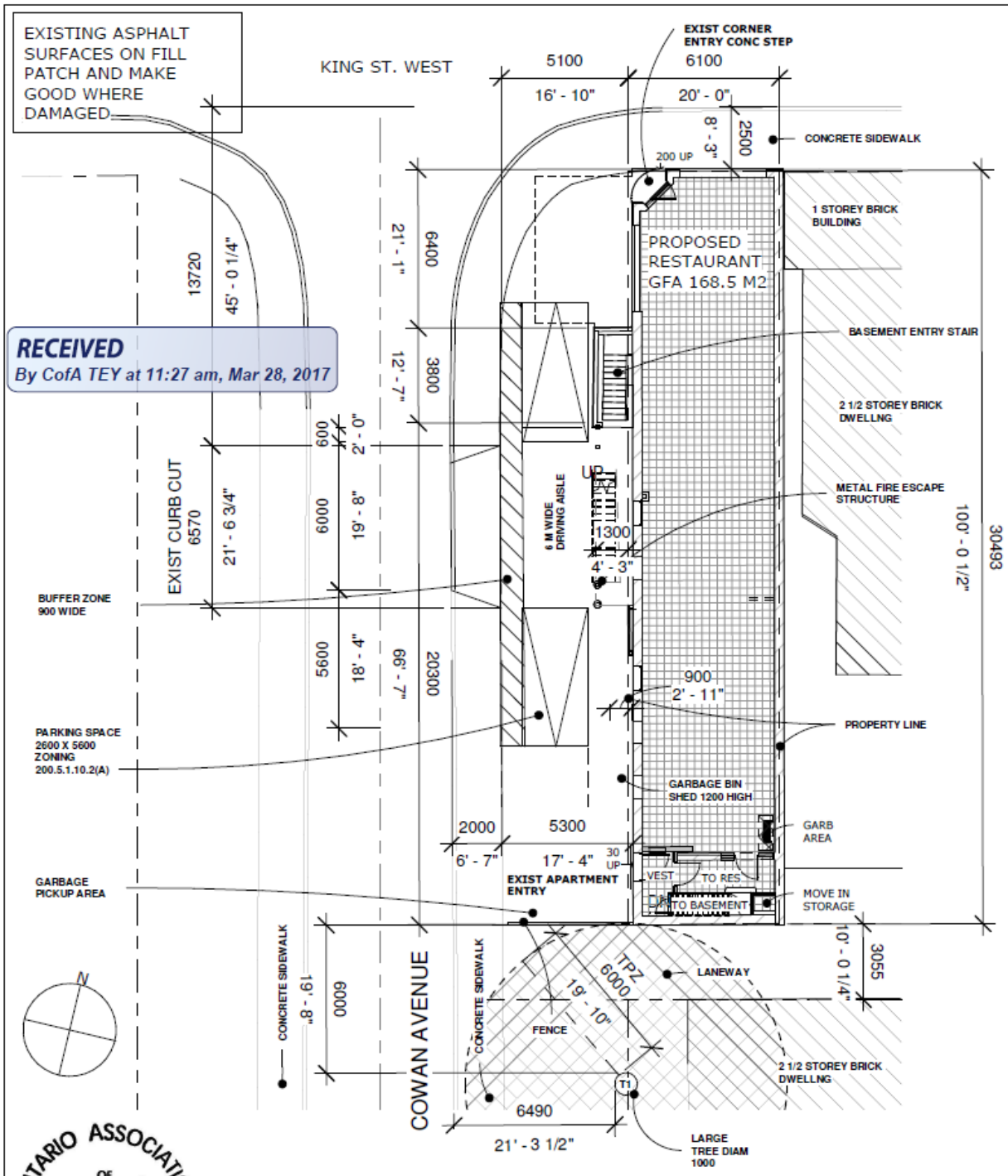
The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to approve 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 additional permissions provided in clause (iv) under the definition of "restaurant" in Zoning By-law 438-86, including: dance floor, stage, teletheatre gambling, disc jockey, sound room and gaming machines shall be prohibited on this site.
- (2) The total floor area of the restaurant space shall not exceed 170 m², and be limited to the ground floor and associated basement portions, substantially in accordance with the Site Plan submitted to the Committee of Adjustment on March 28, 2017.



① SITE PLAN COA
1 : 200

GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO ONTARIO CANADA M5W 2V8
416 982 3060 http://widerange.com

PROJECT		1313 KING ST WEST	
DRAWING TITLE		SITE PLAN	
SCALE	DATE		
1 : 200	13/02/2017		
PROJECT NO	DRAWN BY	CHECK BY	DRAWING NO
14036	GE	GE	CA01

2017-03-24 2:42:41 PM

SIGNATURE PAGE

File Number:	A1239/16TEY	Zoning	R (d1.0)(x821) & R3 Z1.0 (ZZC)
Owner(s):	BKKINYYZ INC	Ward:	Parkdale-High Park (14)
Agent:	PABLITO PAPA	Heritage:	Not Applicable
Property Address:	1313 KING ST W	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 20		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1240/16TEY	Zoning:	R (f9.0; u2; d0.6) & R1S Z0.6 (ZZC)
Owner(s):	ANDREW HANNA SARAH GHOBRIAL	Ward:	St. Paul's (22)
Agent:	PARISA AMIRI	Heritage:	Not Applicable
Property Address:	144 BANFF RD	Community:	Toronto
Legal Description:	PLAN 1544 LOT 42		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached house by constructing a rear two-storey addition.

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

1. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (139.36 m²).
The altered detached dwelling will have a floor space index of 0.79 times the area of the lot (184.35 m²).

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 (139.36 m²).
The altered dwelling will have a residential gross floor area equal to 0.79 times the area of the lot (184.35 m²).

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

The minimum required side lot line setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.
The altered dwelling will be setback 0.82 m from the side wall of the adjacent building to the north at 148 Banff Road.

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

The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling will be located 0.37 m from the north side lot line and 0.88 m from the south side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1240/16TEY	Zoning	R (f9.0; u2; d0.6) & R1S Z0.6 (ZZC)
Owner(s):	ANDREW HANNA SARAH GHOBRIAL	Ward:	St. Paul's (22)
Agent:	PARISA AMIRI	Heritage:	Not Applicable
Property Address:	144 BANFF RD	Community:	Toronto
Legal Description:	PLAN 1544 LOT 42		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1241/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	RAMIN SARAM NEJAD NAMINI	Ward:	Trinity-Spadina (19)
Agent:	HOSSEIN EFTEKHARI	Heritage:	Not Applicable
Property Address:	48 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 7		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a two-storey south side addition, a front second floor balcony, a rear basement walkout, a rear attached garage with green roof, and a rear attached carport.

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

- Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 0 m from the west rear lot line, measured from the attached garage and carport.
- Chapter 10.10.40.70.(4)(A), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The altered dwelling will be located 0.32 m from the north side lot line measured to the rear attached garage, and 0 m from the south side lot line measured to the rear attached carport.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.00 m.
The altered dwelling will have a depth of 25.80 m, measured to the rear wall of the attached garage and carport.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 1.0 times the area of the lot (216.38 m²).
The altered dwelling will have a floor space index equal to 1.37 times the area of the lot (295.67 m²).

5. Chapter 10.5.60.20.(4), By-law 569-2013

The minimum required setback of an ancillary building or structure from the original centreline of a lane is 2.5 m.

The rear attached garage and carport will be located 1.64 m from the original centreline of the lane abutting the west rear lot line.

1. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 0 m from the west rear lot line, measured from the attached garage and carport.

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

The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.

The portion of the altered dwelling, exceeding the 17.0 m depth, will be located 0.32 m from the north side lot line measured to the rear attached garage, and 0 m from the south side lot line measured to the rear attached carport.

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

The maximum permitted depth of a detached dwelling is 17.00 m.

The altered dwelling will have a depth of 25.80 m, measured to the rear wall of the attached garage and carport.

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

The maximum permitted gross floor area of a detached dwelling is 1.0 times the area of the lot (216.38 m²).

The altered dwelling will have a gross floor area equal to 1.37 times the area of the lot (295.67 m²).

5. Section 6(3) Part III 1(A), By-law 438-86

A minimum of 30% of the lot area (64.91 m²) shall be landscaped open space.

In this case, 24% of the lot area (52.19 m²) will be landscaped open space.

6. Section 4(14)(A), By-law 438-86

The minimum required setback from the original centre line of a public lane is 2.5 m.

The altered dwelling will be located 1.64 m from the original centre line of the west rear abutting public lane.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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):

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A1241/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	RAMIN SARAM NEJAD NAMINI	Ward:	Trinity-Spadina (19)
Agent:	HOSSEIN EFTEKHARI	Heritage:	Not Applicable
Property Address:	48 EUCLID AVE	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 7		

DISSENTED

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1242/16TEY	Zoning:	CRE (X74) PA1 & RA (ZZC)
Owner(s):	HALMONT PROPERTIES CORPORATION	Ward:	Trinity-Spadina (20)
Agent:	PETER GROSS	Heritage:	Designated
Property Address:	220 KING ST W	Community:	Toronto
Legal Description:	PLAN 223E PT BLK D RP 63R973 PARTS 1 4 TO 6		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct an accessory structure in the rear patio area in lieu of an existing loading space.

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

- Chapter 220.5.10.11(1), By-law 569-2013**
The minimum required number of loading spaces is one.
In this case, the existing loading space will not be maintained.
- Chapter 50.10.40.80.(1), By-law 569-2013**
The minimum required distance between main walls which face each other or face the main walls of another building on the same lot is 11.0 m.
In this case, the above ground distance between the main walls of the building and the rear ancillary structure will be 2.04 m.
- Section 4(9)(A)(v), By-law 438-86**
The minimum required number of loading spaces is one.
In this case, the existing loading space will not be maintained.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1242/16TEY	Zoning	CRE (X74) PA1 & RA (ZZC)
Owner(s):	HALMONT PROPERTIES CORPORATION	Ward:	Trinity-Spadina (20)
Agent:	PETER GROSS	Heritage:	Designated
Property Address:	220 KING ST W	Community:	Toronto
Legal Description:	PLAN 223E PT BLK D RP 63R973 PARTS 1 4 TO 6		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1243/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (BLD)
Owner(s):	MAHMOOD MORADI CRISTINA ELENA ARDELEANU	Ward:	Beaches-East York (31)
Agent:	MAHMOOD MORADI	Heritage:	Not Applicable
Property Address:	140 GLENWOOD CRES	Community:	East York
Legal Description:	PLAN 3054 LOT 39		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans for a detached dwelling for a second storey addition, a rear two-storey addition and a rear deck by expanding the second floor addition on the north side and rear.

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

- Chapter 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor of a dwelling above established grade is 1.2 m.
In this case, the first floor of the altered dwelling will be located 1.44 m above established grade.
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (223.70 m²).
The altered dwelling will have a floor space index of 0.63 times the area of the lot (233.85 m²).
- Section 7.3.3, By-law 6752**
The maximum permitted floor space index of a dwelling is 0.6 times the area of the lot (223.70 m²).
The altered dwelling will have a floor space index equal to 0.63 times the area of the lot (233.85 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to Ravine and Natural Feature Protection By-law, to the satisfaction of the Supervisor, Ravine and Natural Feature Protection.

SIGNATURE PAGE

File Number:	A1243/16TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (BLD)
Owner(s):	MAHMOOD MORADI CRISTINA ELENA ARDELEANU	Ward:	Beaches-East York (31)
Agent:	MAHMOOD MORADI	Heritage:	Not Applicable
Property Address:	140 GLENWOOD CRES	Community:	East York
Legal Description:	PLAN 3054 LOT 39		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1244/16TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):	LISA CLAIRE CLARKE	Ward:	Beaches-East York (31)
Agent:	MICHAEL TAYLOR	Heritage:	Not Applicable
Property Address:	30 GATWICK AVE	Community:	East York
Legal Description:	PLAN 1770 PT LOT 68		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a complete second storey addition.

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

- Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning, or similar structure above a platform is permitted to encroach into a required building setback to the same extent as the platform it is covering.
The front porch canopy will encroach 0.41 m beyond the porch it is covering.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front porch stairs will be located 0 m from the south front lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0 m from the west side lot line.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (5.09 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 53.5% (3.63 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

5. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.31 m²).
The lot coverage will be equal to 38.3% of the lot area (89.15 m²).
6. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.8 m.
7. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (174.23 m²).
The altered detached dwelling will have a floor space index equal to 1.02 times the area of the lot (235.84 m²).
1. **Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (81.31 m²).
The lot coverage will be equal to 38.3% of the lot area (89.15 m²).
2. **Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered detached dwelling will be located 0.14 m from the west side lot line.
3. **Section 7.5.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.8 m.
4. **Section 5.6(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a permitted building may encroach into any yard, provided such steps or stairs shall be set back a minimum of 1.5 m from any lot line adjacent to a street, and do not contain a landing.
In this case, the front porch stairs will be located 0 m from the south front lot line and contain a landing.
5. **Section 7.5.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.75 times the area of the lot (174.23 m²).
The altered detached dwelling will have a floor space index equal to 1.02 times the area of the lot (235.84 m²).
6. **Section 7.1.6, By-law 6752**
A minimum of 75% (5.09 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 53.5% (3.63 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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 front yard driveway shall be constructed with permeable eco-paving or pavers.

SIGNATURE PAGE

File Number:	A1244/16TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):	LISA CLAIRE CLARKE	Ward:	Beaches-East York (31)
Agent:	MICHAEL TAYLOR	Heritage:	Not Applicable
Property Address:	30 GATWICK AVE	Community:	East York
Legal Description:	PLAN 1770 PT LOT 68		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

- the Committee of Adjustment decision was already appealed before May 3, 2017*; or

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1245/16TEY	Zoning:	MCR T2.0 C1.0 R2.0 By-law 1077-2014)(WAIVER)
Owner(s):	1884 QUEEN DEVELOPMENTS LIMITED	Ward:	Beaches-East York (32)
Agent:	DAVID BRONSKILL	Heritage:	Not Applicable
Property Address:	1884 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 747 PT LOT 3 LOTS 1 & 2		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the redevelopment plan approved under Site Specific By-law 1077-2014 (OMB) for a six-storey mixed-use building by increasing the height of the eastern elevation between the second and third levels.

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

Section 1(e), Site Specific By-law 1077-2014 (OMB)

The maximum permitted height of any building or structure shall not exceed the height in metres specified by the numbers following the symbol H on Map 2.

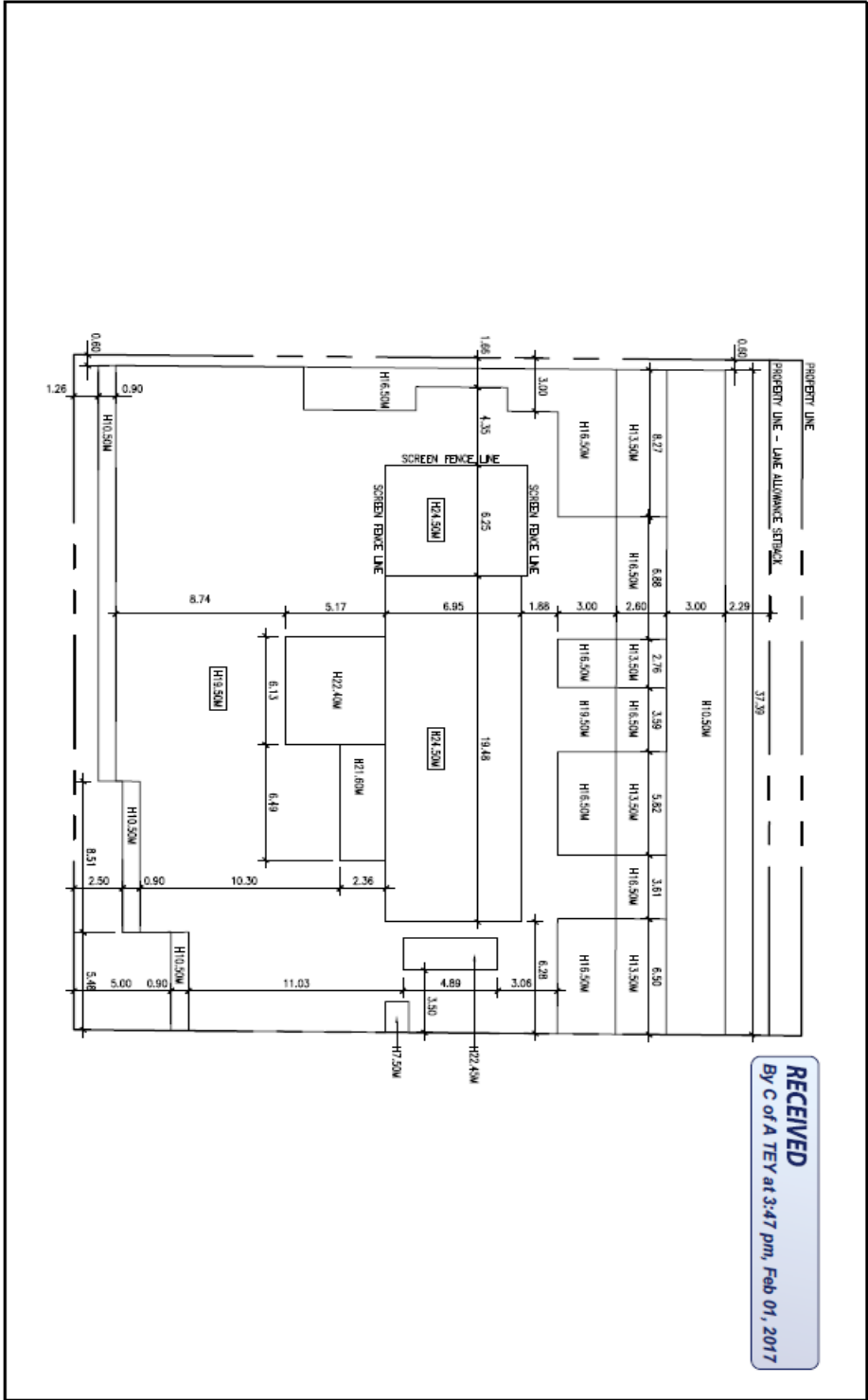
The building height, including mechanical penthouses, mechanical equipment and enclosures, and elevator overrun, but not including those structural elements described in Section 1(f), will be in accordance with the attached Revised Map 2.

Quadrangle Architects Limited
8001 King Street West, Suite 701
Toronto, ON M3J 3H5

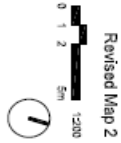


27 January 21

1884 Queen Street East



RECEIVED
By C of A TEY at 3:47 pm, Feb 01, 2017



The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1245/16TEY	Zoning	MCR T2.0 C1.0 R2.0 By-law 1077-2014)(WAIVER)
Owner(s):	1884 QUEEN DEVELOPMENTS LIMITED	Ward:	Beaches-East York (32)
Agent:	DAVID BRONSKILL	Heritage:	Not Applicable
Property Address:	1884 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 747 PT LOT 3 LOTS 1 & 2		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1246/16TEY	Zoning	RD (f15.0;d.6)(x1438) & R1 Z0.6 (ZZC)
Owner(s):	EDWARD SHANNON	Ward:	Toronto Centre-Rosedale (27)
Agent:	JOSEPH CAMPITELLI	Heritage:	Designated
Property Address:	9 LAMPORT AVE	Community:	Toronto
Legal Description:	PLAN 668 PT LOT 2		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear two-storey addition and to convert the attic into habitable space.

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

- 1. Chapter 900.3.10.(1438)(f), By-law 438-86**
In the front or rear yard, a platform with a floor higher than the first floor higher than the first floor of the building above established grade may not encroach into the required setback.
The rear decks will encroach into the required side and rear setback.
- 2. Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (231.11 m²).
The altered dwelling will have a floor space index equal to 0.868 times the area of the lot (334.15 m²).
- 3. Chapter 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.57 m.
The altered dwelling will be located 3.75 m from the south rear lot line.
- 4. Chapter 10.20.40.70.(3)(D), By-law 569-2013**
The minimum required side yard setback is 1.5 m.
The altered dwelling will be located 1.00 m from the east side yard lot line

5. Chapter 10.5.40.60.(1)(D), By-law 569-2013

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach into the required rear yard setback 1.5 m if it is no closer to a side lot line than the required setback. The required side lot line setback for the upper deck is 2.66 m and the required side lot line setback for the lower deck is 1.5 m.

The upper rear platform will encroach 3.7 m into the required south rear yard setback and will be located 1.0 m from the east side lot line.

The lower rear platform will encroach 7.27 m into the required south rear yard setback and will be located 0.61 m from the east side lot line.

6. Chapter 10.5.40.60.(7), By-law 569-2013

Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.3m to a lot line. The eaves will project 1.27 m into the required side yard setback and will be located 0.23 m from the west side lot line.

7. Chapter 10.20.40.50.(1)(A) & (B), By-law 569-2013

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

In this case, the number of platforms located on the rear wall will be two.

The maximum permitted area of each platform at or above the second-storey of a detached house is 4.0 m².

The area of the lower platform will be 14.62 m² and the area of the upper platform will be 5.13 m².

8. Chapter 200.5.1.10.(2)(A)(i) & (A)(ii), By-law 569-2013

An obstructed parking space is required to have a minimum length of 5.6 m.

The parking space will have a length of 4.44 m.

An obstructed space is required to have a minimum width of 2.9 m.

The parking space will have a width of 2.53 m.

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (231.11 m²).

The altered dwelling will have a residential gross floor area equal to 0.861 times the area of the lot (331.79 m²).

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

The minimum required side lot line setback for a portion of the dwelling exceeding a building depth of 17.0 m is 7.5 m.

The portion of the dwelling exceeding a building depth of 17.0 m will be located 5.98 m from the east side lot line and 3.19 m from the west side lot line.

3. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 3.75 m from the south rear lot line.

4. Section 6(3) Part II 8 A, By-law 438-86

Roof eaves or cornices are permitted to project into the required setback to a maximum of 0.45 m.

The eaves will project 0.61 m from the west side lot line.

5. Section 4(17)(a), By-law 438-86

Parking spaces obstructed on two sides, which are accessed by a drive aisle with a width of 6.0 m or more are required to have a minimum width of 3.2 m and a length of 5.6 m.

The parking space inside the garage will have a width of 2.53 m and a length of 4.44 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1246/16TEY	Zoning	RD (f15.0;d.6)(x1438) & R1 Z0.6 (ZZC)
Owner(s):	EDWARD SHANNON	Ward:	Toronto Centre-Rosedale (27)
Agent:	JOSEPH CAMPITELLI	Heritage:	Designated
Property Address:	9 LAMPORT AVE	Community:	Toronto
Legal Description:	PLAN 668 PT LOT 2		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1247/16TEY	Zoning	R(d0.6)(x375) & R2 Z0.6 (ZZC)
Owner(s):	ELLEN KEITH WEIS MICHAEL ROBERT FAWCETT	Ward:	Trinity-Spadina (19)
Agent:	MARY ELLEN LYNCH	Heritage:	Not Applicable
Property Address:	574 MANNING AVE	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 17		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by extending the enclosed front porch, and constructing a rear two-storey addition.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.0 m from the south side lot line.
- 2. Chapter 10.5.40.60.(3)(C), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The exterior stairs will be located 0.35 m from the south side lot line.
- 3. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 18.48 m.
- 4. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (131.38 m²).
The altered detached dwelling will have a floor space index equal to 0.85 times the area of the lot (163.68 m²).

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (131.38 m²).

The altered detached dwelling will have a gross floor area equal to 0.81 times the area of the lot (154.85 m²).

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered detached dwelling will have a depth of 19.7 m.

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

An extension to the enclosure of the whole of a verandah lawfully erected before October 1953 is not permitted.

In this case, the front porch will be extended.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

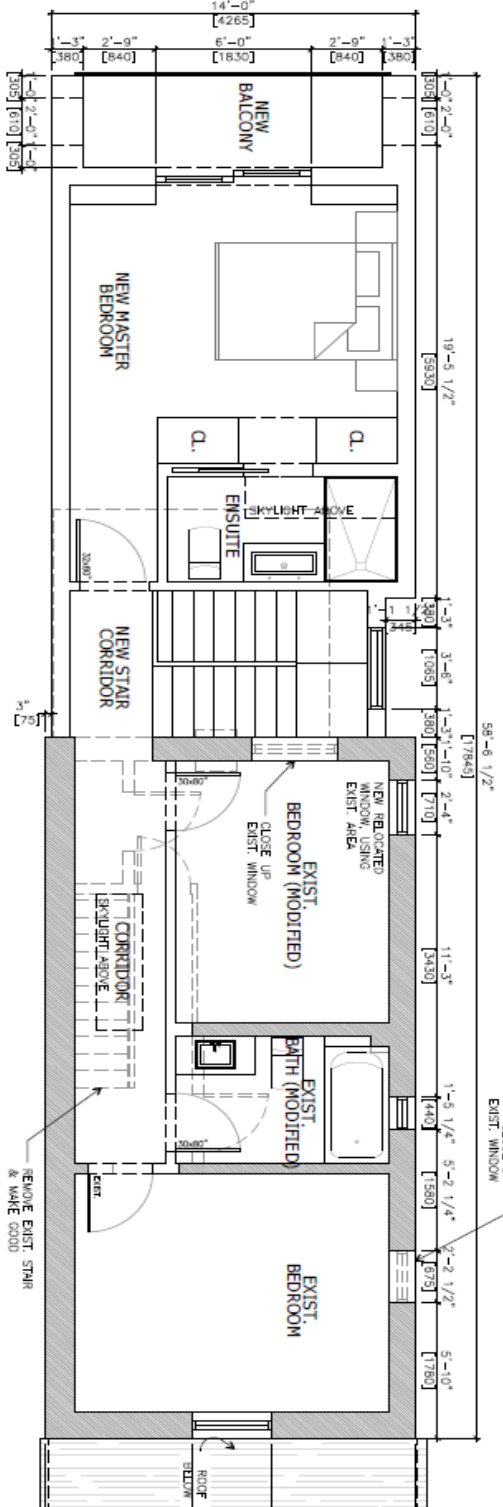
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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 second floor of the proposed dwelling shall have a maximum building depth of 16.93 m exclusive of the rear deck, and 17.85 m inclusive of the rear deck, as illustrated on the second floor plan received by the Committee of Adjustment on February 10, 2017. Any other variances that may appear on the plan but are not listed in the written decision are NOT authorized.

RECEIVED
By Committee of Adjustment at 10:04 am, Feb 10, 2017



LEGEND

- NEW (Solid line)
- EXISTING (Dashed line)
- REMOVAL (Hatched area)

Lynch + Conniso
ARCHITECTS
200 Avenue Road, Suite 414, Toronto, Ontario
M5V 3A8

CONTRACTOR'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO. THIS PLAN IS FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO AND ALL APPLICABLE MUNICIPAL BY-LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TORONTO AND ALL APPLICABLE MUNICIPAL BY-LAWS.



REVISED	DATE	DESCRIPTION

DATE: W08 JAN 27 2017
LOCATION: 514 HURONTARIO AVENUE TORONTO ONTARIO

DATE: AUGUST 2014
PROJECT: INTERIOR ALTERATION
DRAWN: W08
CHK: H08

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

A102
1615

SIGNATURE PAGE

File Number:	A1247/16TEY	Zoning	R(d0.6)(x375) & R2 Z0.6 (ZZC)
Owner(s):	ELLEN KEITH WEIS MICHAEL ROBERT FAWCETT	Ward:	Trinity-Spadina (19)
Agent:	MARY ELLEN LYNCH	Heritage:	Not Applicable
Property Address:	574 MANNING AVE	Community:	Toronto
Legal Description:	PLAN 75 PT LOT 17		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1248/16TEY	Zoning:	CR2.5 (c1.0; r2.0) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	ISLINGTON VILLAGE CORPORATION	Ward:	Trinity-Spadina (19)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	790 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 93		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed use building by converting the residential use on the second floor into a restaurant use.

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

Chapter 40.10.40.40.(1)(B), By-law 569-2013

The maximum permitted non-residential floor space index is 1.0 times the area of the lot (179.86 m²).

The non-residential building will have a floor space index equal to 1.51 times the area of the lot (271.29 m²).

Section 8(3) Part I 2, By-law 438-86

The maximum permitted non-residential gross floor area is 1.0 times the area of the lot (179.86 m²).

The non-residential building will have a non-residential gross floor area equal to 1.51 times the area of the lot (271.29 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1248/16TEY	Zoning	CR2.5 (c1.0; r2.0) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	ISLINGTON VILLAGE CORPORATION	Ward:	Trinity-Spadina (19)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	790 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN 74 PT LOT 93		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **Tuesday, April 25, 2017**

LAST DATE OF APPEAL: **Tuesday, May 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1249/16TEY	Zoning:	CR2.5 (c2.5; r1.0)SS2(x1163) & C (ZZC)
Owner(s):	ELEFThERIA TASIOS TERRENCE PETROPOULOS	Ward:	Toronto-Danforth (29)
Agent:	BRIAN LONG	Heritage:	Not Applicable
Property Address:	891 PAPE AVE	Community:	Toronto
Legal Description:	PLAN 825 LOTS 11 AND 12		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey commercial building containing a restaurant by constructing a front and south side addition.

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

1. Chapter 40.10.40.70.(2)(A), By-law 569-2013

A minimum of 75% of the main wall of the building facing a front lot line must be located at or between the front lot line and a maximum of 3.0 m from the front lot line.

In this case, 0% of the main wall is located at or between the front lot line and a maximum of 3.0 m from the lot line.

2. Chapter 40.10.80.10.(1), By-law 569-2013

A surface parking space may not be located in the front yard.

In this case, four revised surface parking spaces will be located in the front yard.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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):

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A1249/16TEY	Zoning	CR2.5 (c2.5; r1.0)SS2(x1163) & C (ZZC)
Owner(s):	ELEFThERIA TASIOS TERRENCE PETROPOULOS	Ward:	Toronto-Danforth (29)
Agent:	BRIAN LONG	Heritage:	Not Applicable
Property Address:	891 PAPE AVE	Community:	Toronto
Legal Description:	PLAN 825 LOTS 11 AND 12		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1252/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	CAMILLE ANDREA ISAACS	Ward:	Toronto-Danforth (29)
Agent:	NIKOLINA LAZIC	Heritage:	Not Applicable
Property Address:	13 PEPLER AVE	Community:	East York
Legal Description:	PLAN M513 PT LOT 50		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second storey addition.

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

- 1. Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0.02 m from the north side lot line.
- 2. Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.77 m.
- 3. Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (86.87 m²).
The lot coverage will be equal to 37.26% of the lot area (92.49 m²).
- 1. Section 7.4.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The altered detached dwelling will have a height of 8.77 m.
- 2. Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The altered detached dwelling will be located 3.63 m from the front lot line.

3. Section 7.4.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (86.87 m²).
The lot coverage will be equal to 37.41% of the lot area (92.85 m²).

4. Section 7.4.3, By-law 6752

The minimum required side yard setback is 0.6 m.
The altered detached dwelling will be located 0.20 m from the north side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1252/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	CAMILLE ANDREA ISAACS	Ward:	Toronto-Danforth (29)
Agent:	NIKOLINA LAZIC	Heritage:	Not Applicable
Property Address:	13 PEPLER AVE	Community:	East York
Legal Description:	PLAN M513 PT LOT 50		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1253/16TEY	Zoning:	RS & R2A (ZZC)
Owner(s):	ANNA MARIA CARE JASON BEAULIEU	Ward:	Toronto-Danforth (29)
Agent:	NIKOLINA LAZIC	Heritage:	Not Applicable
Property Address:	74 KIMBOURNE AVE	Community:	Toronto
Legal Description:	PLAN 3800 LOT 38		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 1½- storey detached dwelling by expanding the second floor.

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

- Chapter 10.5.40.70.(1) (B), By-law 569-2013**
The minimum required front yard setback is 4.80 m.
The front yard setback will be 3.89 m.
- Chapter 10.5.40.60.(5) (A), By-law 569-2013**
An architectural feature on a building may encroach into a required building setback a maximum of 0.6 m if it is no closer to a lot line than 0.3 m.
In this case, the proposed architectural feature encroaches 1.30 m into the required front yard setback and it will be 3.5m from the front lot line.
- Section 7.8, By-law 6752**
The minimum required front yard setback is 6.0 m.
The front yard setback will be 3.89 m.
- Section 5.6, By-law 6752**
The minimum required front yard setback is 6.0 m. The proposed architectural feature adjacent to the front porch is not permitted to encroach into the front yard setback.
It encroaches 1.30m into the existing front yard setback.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.
- (2) Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove City owned trees under Municipal Chapter 813 Article II, Street trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A1253/16TEY	Zoning	RS & R2A (ZZC)
Owner(s):	ANNA MARIA CARE JASON BEAULIEU	Ward:	Toronto-Danforth (29)
Agent:	NIKOLINA LAZIC	Heritage:	Not Applicable
Property Address:	74 KIMBOURNE AVE	Community:	Toronto
Legal Description:	PLAN 3800 LOT 38		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1254/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	EVA NOVOTNY	Ward:	St. Paul's (21)
Agent:	EVA NOVOTNY	Heritage:	Not Applicable
Property Address:	85 ELLSWORTH AVE	Community:	Toronto
Legal Description:	PLAN 1306 W PT LOT 39		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear ground floor deck and rear garage.

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

- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
The minimum required rear yard soft landscaping area is 50% (36.80 m²).
The rear yard soft landscaping area will be equal to 44% (32.41 m²).
- Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building or structure is 4.0 m.
The ancillary structure will have a height of 4.6 m.
- Chapter 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear lot line setback is 1.0 m.
In this case, the rear lot line setback will be 0.1 m.
- Section 4(2)D, By-law 438-86**
The maximum permitted height of an accessory building or structure is 4.0 m.
The accessory structure will have a height of 4.6 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1254/16TEY	Zoning	R (d0.6) & R2 Z0.6 (BLD)
Owner(s):	EVA NOVOTNY	Ward:	St. Paul's (21)
Agent:	EVA NOVOTNY	Heritage:	Not Applicable
Property Address:	85 ELLSWORTH AVE	Community:	Toronto
Legal Description:	PLAN 1306 W PT LOT 39		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1255/16TEY	Zoning	CR (c2.0; r1.5) & CR T2.0 C2.0 R1.5 (ZZC)
Owner(s):	FATEMEH LOTFI KAYVAN LOTFI	Ward:	Trinity-Spadina (20)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	307 AUGUSTA AVE	Community:	Toronto
Legal Description:	PLAN D71 PT LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit an outdoor patio in the rear yard of the existing eating establishment.

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

- Chapter 40.10.20.100.(21)(B), By-law 569-2013**
An outdoor patio is a permitted use provided that it is not greater than 30 m².
In this case, the rear outdoor patio will have an area of 61.04 m².
 - Chapter 40.10.20.100.(21)(D), By-law 569-2013**
An outdoor patio is a permitted use provided that it is set back at least 30 m from a lot in the Residential Zone category.
In this case, the rear outdoor patio will be located 0 m from a lot in the Residential Zone category.
 - Chapter 40.10.20.100.(21)(F), By-law 569-2013**
An outdoor patio is a permitted use provided that if it is in the rear yard of a lot which abuts a lot in the Residential Zone category or Residential Apartment Zone category it must have a fence installed along the portion of the outdoor patio parallel to the rear lot line.
In this case, the rear outdoor patio abuts a lot in the Residential Zone category and a fence will not be installed parallel to the rear lot line.
- Section 8(2) 7 (a)(i), By-law 438-86**
A patio located in the rear yard of a building must be separated from a lot in a residential district by not less than 10 m.
In this case, the rear outdoor patio will be located 0 m from a lot in a residential district.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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 operating hours for the outdoor patio shall be restricted to 11:00 a.m. to 11:00 p.m.
- (2) No music, artificial or amplified sound shall be played on, or projected into, the patio area.
- (3) Should the one-storey building on the adjacent property to the east be demolished, a 1.8 m privacy fence shall be constructed along the east edge of the patio.

SIGNATURE PAGE

File Number:	A1255/16TEY	Zoning	CR (c2.0; r1.5) & CR T2.0 C2.0 R1.5 (ZZC)
Owner(s):	FATEMEH LOTFI KAYVAN LOTFI	Ward:	Trinity-Spadina (20)
Agent:	EDWARD LEE	Heritage:	Not Applicable
Property Address:	307 AUGUSTA AVE	Community:	Toronto
Legal Description:	PLAN D71 PT LOT 6		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1256/16TEY	Zoning	R(f4.5; d1.0) & R3 Z1.0 (Waiver)
Owner(s):	STEPHEN DENNING MICHAEL JEWETT	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL JEWETT	Heritage:	Not Applicable
Property Address:	12 A KENSINGTON AVE	Community:	Toronto
Legal Description:	PLAN D10 N PT LOT 4		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a three-storey residential triplex.

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

- Chapter 10.5.30.21.(3)(A), By-law 569-2013**
Only a detached house may be constructed on a lawfully existing vacant lot provided the minimum lot frontage is 6.0 m.
In this case, a triplex building type will be permitted on a lot that does not face a street, has no front line or lot frontage.
- Chapter 10.5.30.11.(3), By-law 569-2013**
On vacant lot, only a detached house building type may be constructed.
In this case, a triplex building type will be constructed.
- Chapter 10.10.40.40(1)(A), By-law 569-2013**
The maximum permitted floor space index is 1.0 times the area of the lot (274.5 m²).
The triplex will have a floor space index equal to 1.43 times the area of the lot (393.56 m²).
- Chapter 10.10.40.70.(3)(B)(iii), By-law 569-2013**
A minimum required side yard setback for a triplex is 1.2 m.
In this case, the triplex will be located 0.0 m from the south side lot line and 0.45 m from the north side lot line.

5. **Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of three parking spaces are required to be provided.
In this case, no parking space will be provided.
6. **Chapter 5.10.30.1.(1)(A), By-law 569-2013**
No land may be used and no building or structure may be erected or used on the land unless the land abuts an existing street, or is connected to an existing street by a street or streets, constructed to the minimum base curb and base asphalt or concrete.
In this case, the residential use will be on land that does not abut a street and is not connected to a street by a street.
7. **Chapter 5.10.30.1.(2) , By-law 569-2013**
A building or structure may not be erected or used on any lot that does not abut a street.
In this case, the triplex is on land that will not abut a street.
1. **Section 4(11)(A), By-law 438-86**
The minimum required lot frontage where a residential lot fronts onto or abuts a highway assumed for public highway purposes is 3.5 m.
In this case, the residential building will be on a lot which does not front on or abut a highway assumed for public highway purposes and does not have a front lot line.
2. **Section 4(4)(b), By-law 438-86**
A minimum of three parking spaces are required to be provided.
In this case, no parking space will be provided.
3. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (274.5 m²).
The triplex will have a residential gross floor area equal to 1.43 times the area of the lot (393.56 m²).
4. **Section 6(3) Part II 3.E(I), By-law 438-86**
The minimum required side lot line setback of a triplex is 0.45 m and where the side walls contain no openings.
The triplex will be located 0.0 m from the south side lot line.
5. **Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required lot frontage is 6.0 m.
In this case, the lot will have not front a street or have a lot frontage.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A1256/16TEY	Zoning	R(f4.5; d1.0) & R3 Z1.0 (Waiver)
Owner(s):	STEPHEN DENNING MICHAEL JEWETT	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL JEWETT	Heritage:	Not Applicable
Property Address:	12 A KENSINGTON AVE	Community:	Toronto
Legal Description:	PLAN D10 N PT LOT 4		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1257/16TEY	Zoning:	R2 Z2.0 & Site-specific By-law 123-2016 (Waiver)
Owner(s):	BIRCHMOUNT CO-OPERATIVE DEV CORP	Ward:	Beaches-East York (32)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	14 TRENT AVE	Community:	Toronto
Legal Description:	PLAN 674 LOTS 82 TO 85 PLAN 578E PT BLK A		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan approved under Site-specific By-law 123-2016 to construct a new 12-storey residential apartment building with 276 dwelling units and 222 parking spaces. A concurrent site plan application under file number 2013 262621 STE 32 SA is also being processed.

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

Section 2(d)(ii), Site-specific By-law 123-2016

Stair enclosures are not listed as elements permitted to be located above the height limits shown on Map 2. The new residential building will include stair enclosures on the roof of the building that will have a height of 3.7 m above the height limit of 36.55 m as shown on Map 2.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1257/16TEY	Zoning	R2 Z2.0 & Site-specific By-law 123-2016 (Waiver)
Owner(s):	BIRCHMOUNT CO-OPERATIVE DEV CORP	Ward:	Beaches-East York (32)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	14 TRENT AVE	Community:	Toronto
Legal Description:	PLAN 674 LOTS 82 TO 85 PLAN 578E PT BLK A		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1258/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
Owner(s):	2518109 ONTARIO INC	Ward:	Davenport (18)
Agent:	RICHARD DE OLIVEIRA	Heritage:	Not Applicable
Property Address:	33 EDWIN AVE	Community:	Toronto
Legal Description:	PLAN M1 PT LOT 87		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by converting the attic to habitable space with a side addition and constructing a rear two-storey addition, rear second and third storey decks, a new front porch, a front basement walkout, a secondary suite and a rear two-car detached garage.

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

1. Chapter 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached garage will have a floor area of 48 m².

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (228 m²).

The altered detached dwelling will have a floor space index equal to 0.73 times the area of the lot (277.4 m²).

3. Chapter 150.10.40.1.(3)(A), By-law 569-2013

A secondary suite is a permitted use provided that an exterior alteration to a building to accommodate a secondary suite does not alter a main wall or roof that faces a street.

The addition to the building will alter a main wall and roof that faces the street.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (228 m²).

The altered detached dwelling will have a gross floor area equal to 0.73 times the area of the lot (277.4 m²).

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

The minimum required side lot line setback for the portion of a detached dwelling exceeding a depth of 17 m is 7.5 m.

The portion of the altered detached dwelling exceeding a depth of 17 m will be located 0.33 m from the north side lot line and 1.28 m from the south side lot line.

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

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (57 m²).

The additions to the existing detached dwelling will have an area equal to 0.16 times the area of the lot (59.9 m²).

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

A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of the conversion.

In this case, substantial change will occur in the appearance of the dwelling as the result of the conversion.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1258/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
Owner(s):	2518109 ONTARIO INC	Ward:	Davenport (18)
Agent:	RICHARD DE OLIVEIRA	Heritage:	Not Applicable
Property Address:	33 EDWIN AVE	Community:	Toronto
Legal Description:	PLAN M1 PT LOT 87		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1259/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	LAURA LYNN COUVRETTE RYAN COUVRETTE	Ward:	Trinity-Spadina (19)
Agent:	MAXINE SHABSOVE	Heritage:	Not Applicable
Property Address:	217 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK D PT LOT 7		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a third storey addition and a rear third floor deck.

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

1. Chapter 10.10.40.80.(1)(A), By-law 569-2013

The minimum required distance between main walls for a townhouse is 2.00 m where there are no openings to dwelling units in those main walls.
The distance between main walls will be 0.00 m.

2. Chapter 10.10.40.10.(2)(B), By-law 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.68 m.

3. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a townhouse is 1.0 times the area of the lot (170.40 m²).
The altered townhouse will have a floor space index equal to 1.09 times the area of the lot (185.40 m²).

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

The minimum required side lot line setback of a rowhouse is 0.45 m where the side wall contains no openings.
The altered rowhouse will be located 0.0 m from the north side lot line and 0.22 m from the south side lot line.

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

The minimum required setback from the side wall of an adjacent building that does not contain any openings is 0.9 m.

The altered rowhouse will be located 0.0 m from the side wall of the north adjacent building and 0.88 m from the side wall of the south adjacent building.

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

The maximum permitted gross floor area of a rowhouse is 1.0 times the area of the lot (170.40 m²).

The altered rowhouse will have a gross floor area equal to 1.09 times the area of the lot (185.40 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve this variance application for the following reasons:

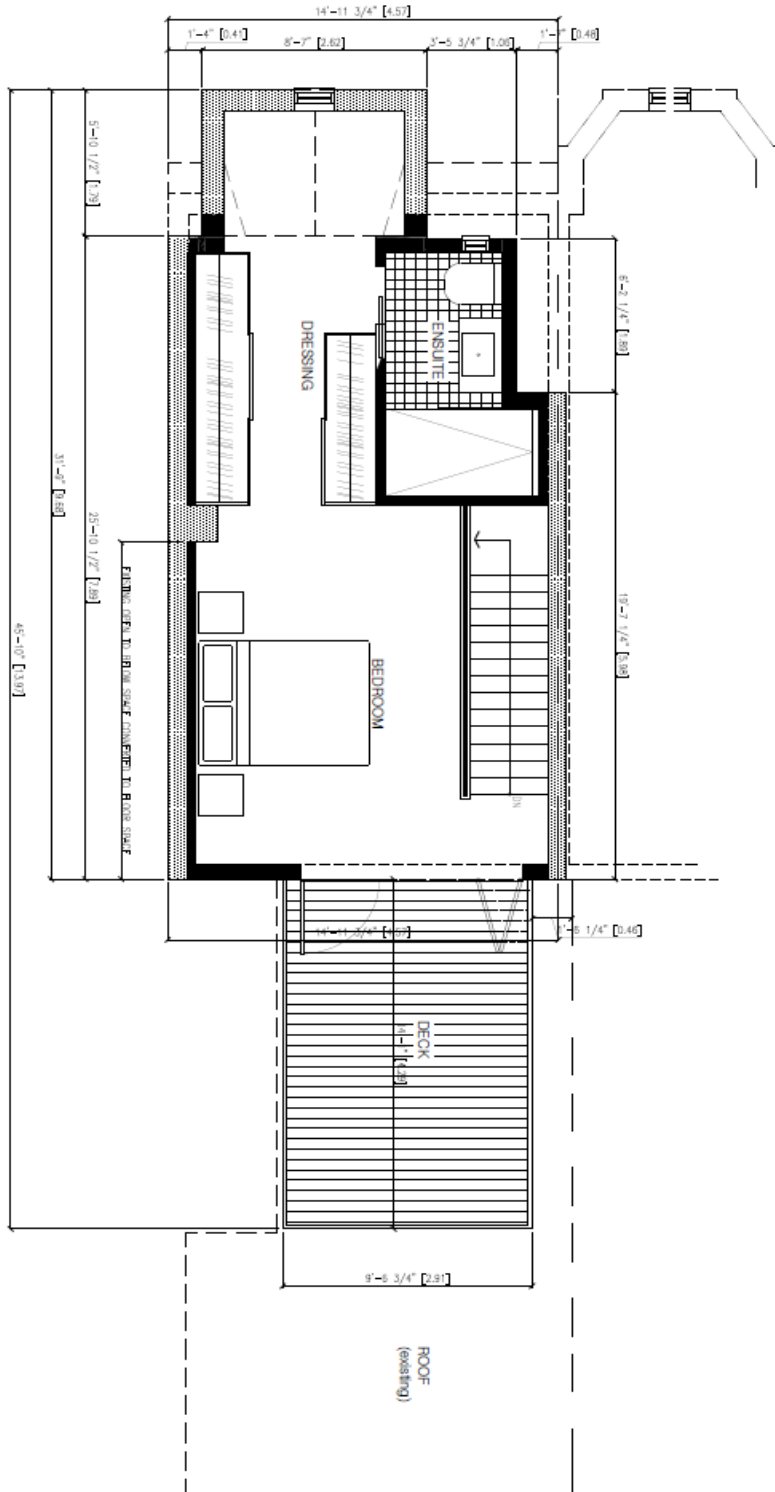
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

- (1) The rear third storey deck shall be constructed with permanent opaque screening or fencing, located on the north and south edges to a minimum height of 1.5 m from the floor of the deck.
- (2) The third floor of the proposed dwelling shall have a maximum building depth of 9.68 m exclusive of the rear deck, and 13.97 m inclusive of the rear deck, as illustrated on the third floor plan received by the Committee of Adjustment on December 21, 2016. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

elevation **A**rchitects
Third Floor Plan
1/4"=1'-0"

217 Shaw Street
16 Dec. 2016



RECEIVED
By Committee of Adjustment at 12:38 pm, Dec 21, 2016

SIGNATURE PAGE

File Number:	A1259/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (ZZC)
Owner(s):	LAURA LYNN COUVRETTE RYAN COUVRETTE	Ward:	Trinity-Spadina (19)
Agent:	MAXINE SHABSOVE	Heritage:	Not Applicable
Property Address:	217 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK D PT LOT 7		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1260/16TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	TREVOR ROTCHELL MICHELLE PETERS	Ward:	Beaches-East York (32)
Agent:	MAXINE SHABSOVE	Heritage:	Not Applicable
Property Address:	128 ELMER AVE	Community:	Toronto
Legal Description:	PLAN E563 PT LOTS 46 & 47		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing: a third-storey addition, two-storey rear addition, rear ground floor deck, rear basement walkout stairs and front porch.

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

- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing both side lot lines is 9.53 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (167.23 m²).
The altered dwelling will have a floor space index equal to 0.88 times the area of the lot (244.74 m²).
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.74 m.
The altered dwelling will be located **3.81 m** from the front lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the eaves will be located 0.0 m to the north lot line.
- 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 (167.23 m²).
The altered dwelling will have a gross floor area equal to 0.88 times the area of the lot (244.74 m²).

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

The minimum required front yard setback is 4.74 m.

The altered dwelling will be located **3.81 m** from the front lot line.

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

The minimum required setback from the portion of the side wall of an adjacent building that contains openings is 1.2 m.

The altered dwelling will be located 0.89 m to the adjacent building on the north side.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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 length of the building, exclusive of the rear ground floor deck, rear basement walkout stairs, and the front porch, shall not exceed 17 m.

SIGNATURE PAGE

File Number:	A1260/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	TREVOR ROTCHELL MICHELLE PETERS	Ward:	Beaches-East York (32)
Agent:	MAXINE SHABSOVE	Heritage:	Not Applicable
Property Address:	128 ELMER AVE	Community:	Toronto
Legal Description:	PLAN E563 PT LOTS 46 & 47		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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

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

File Number:	A1261/16TEY	Zoning	R(d0.6)(x322) & R1 Z0.6 (ZZC)
Owner(s):	JULIA WARRENDER ALEC DINESCU	Ward:	Toronto-Danforth (29)
Agent:	ALEC DINESCU	Heritage:	Not Applicable
Property Address:	82 LANGFORD AVE	Community:	Toronto
Legal Description:	PLAN 948 PT LOT 24		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling by constructing a third floor and enclosing the front porch.

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

- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 8.87 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 8.87 m.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves are 0.05 m from the south lot line, and 0.0 m from the north lot line, and appear to be encroaching onto the adjacent property to the north.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (100.33 m²).
The floor space index will be 0.94 times the area of the lot (156.65 m²).
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping (13.04 m²).
The front yard soft landscaping area will be 29.7% (5.17 m²).

6. **Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.16 m.
The front yard setback will be 3.47 m.
1. **Section 6(3) Part II 3.C(II), By-law 438-86**
A semi-detached house is required to have a minimum side lot line setback of 0.90 m where the side wall contains openings.
The south side lot line setback will be 0.158 m.
2. **Section 6(3) Part III 3(d)(i)(D), By-law 569-2013**
A minimum of 75% of the front yard not covered by a permitted driveway must be soft landscaping (13.04 m²).
The soft landscaping of the front yard not covered by a permitted driveway will be 29.7% (5.17 m²).
3. **Section 6(3) Part I 1, By-law 569-2013**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (100.33 m²).
The residential gross floor area of the building will be 0.94 times the area of the lot (156.65 m²).
4. **Section 6(3) Part II 3.C(I), By-law 438-86**
The by-law requires a semi-detached house to have a side lot line setback of 0.45 m where the side wall contains no openings.
The proposed side lot line setback is 0 m on the north side.
5. **Section 6(3) Part II 3(I), By-law 438-86**
The by-law requires a building to be located no closer than 0.90 m to the side wall of an adjacent building that contains no openings.
The proposed building is located 0.0 m from the adjacent building to the north.
6. **Section 6(3) Part II 2(II), By-law 438-86**
The by-law requires a building on an inside lot to have a minimum front lot line setback of 5.16 m.
The proposed front lot line setback is 3.47 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

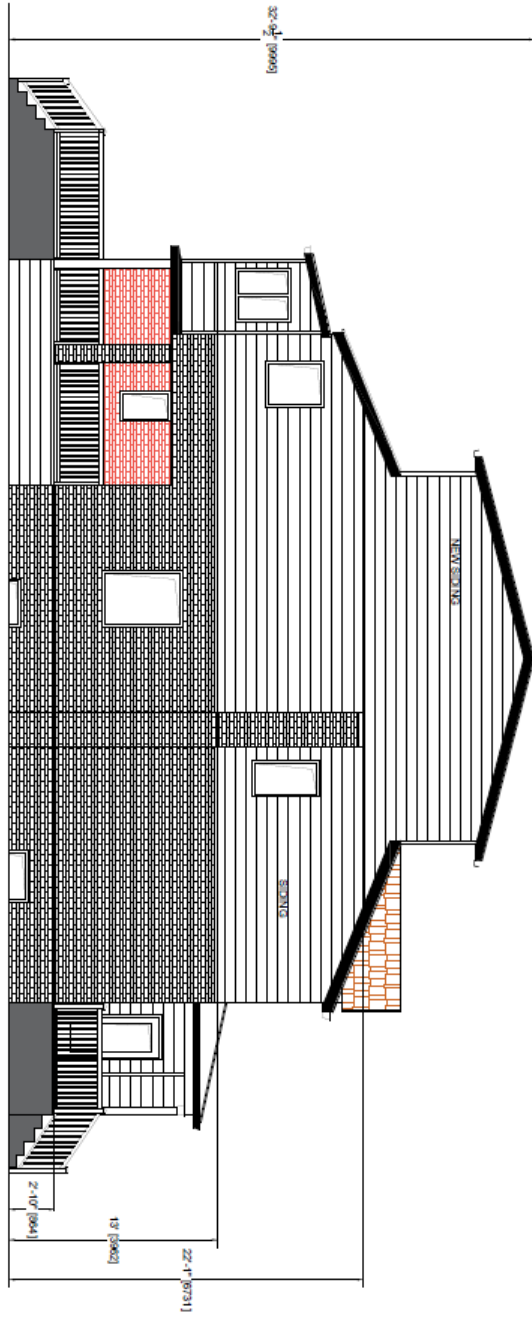
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- 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 enclosed front porch, requiring the front yard setback variance, shall remain one storey in height as shown on the 'New Side Elevation' Drawing A91 as received by the Committee of Adjustment on December 21, 2016. Any other variances that may appear on the plan but are not listed in the written decision are NOT authorized.

RECEIVED
By Committee of Adjustment at 12:45 pm, Dec 21, 2016



REVISIONS	
SCALE: 1/32" = 1/4"	DATE ISSUED:
RESIDENCE 82 LANING-ORND AVE TORONTO	
New Side Elevation	
A-9 1	
30 OCTOBER 2016	

SIGNATURE PAGE

File Number:	A1261/16TEY	Zoning	R(d0.6)(x322) & R1 Z0.6 (ZZC)
Owner(s):	JULIA WARRENDER ALEC DINESCU	Ward:	Toronto-Danforth (29)
Agent:	ALEC DINESCU	Heritage:	Not Applicable
Property Address:	82 LANGFORD AVE	Community:	Toronto
Legal Description:	PLAN 948 PT LOT 24		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1264/16TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
Owner(s):	SONAL GANDHI RICHARD GRAHAM ZOPPI	Ward:	Davenport (18)
Agent:	JOSEPH SIATECKI	Heritage:	Not Applicable
Property Address:	54 PAULINE AVE	Community:	Toronto
Legal Description:	PLAN D1330 PT LOT 13		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey semi-detached dwelling by constructing a rear third-storey addition.

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

- Chapter 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 9.5 m.
The height of the side exterior main walls facing a side lot line will be 9.87 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (125.66 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.14 times the area of the lot (239.53 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (125.66 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 1.14 times the area of the lot (239.53 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1264/16TEY	Zoning	R (d0.6)(x740) & R2 Z0.6 (ZZC)
Owner(s):	SONAL GANDHI RICHARD GRAHAM ZOPPI	Ward:	Davenport (18)
Agent:	JOSEPH SIATECKI	Heritage:	Not Applicable
Property Address:	54 PAULINE AVE	Community:	Toronto
Legal Description:	PLAN D1330 PT LOT 13		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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

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

File Number:	A1265/16TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ANDREI GOUSKOV	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	86 GREENSIDES AVE (UNIT A)	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing 2 1/2- storey building into a semi-detached dwelling and to a construct a third-storey addition, a rear two-storey addition, a rear deck and rooftop terrace. The consent to sever the property was approved under Committee of Adjustment Decision B0052/16TEY.

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

- Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 180.0 m².
By virtue of Committee of Adjustment Decision A0560/15TEY the minimum permitted lot area is 165.55 m².
The lot will have an area of 165.48 m².
- Chapter 10.10.40.10.(A)(1), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The converted dwelling will have a building height of 10.41 m.
- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main wall will be 8.97 m.

Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls is **9.5 m**.

Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.41 m.

4. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (99.29 m²).
The converted dwelling will have a floor space index equal to 1.03 times the area of the lot (170.7 m²).

5. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 4.27 m.
The converted dwelling will be located 3.66 m from the front lot line.

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (99.29 m²).
The converted dwelling will have a residential gross floor area equal to 1.03 times the area of the lot (170.7 m²).

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

The minimum required front yard setback for a building on an inside lot is 4.27 m.
The converted dwelling on an inside lot will be located 3.66 m from the front lot line.

3. Section 4(2), By-law 438-86

The maximum permitted building height is 10.0 m.
The converted dwelling will have a building height of 12.12 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

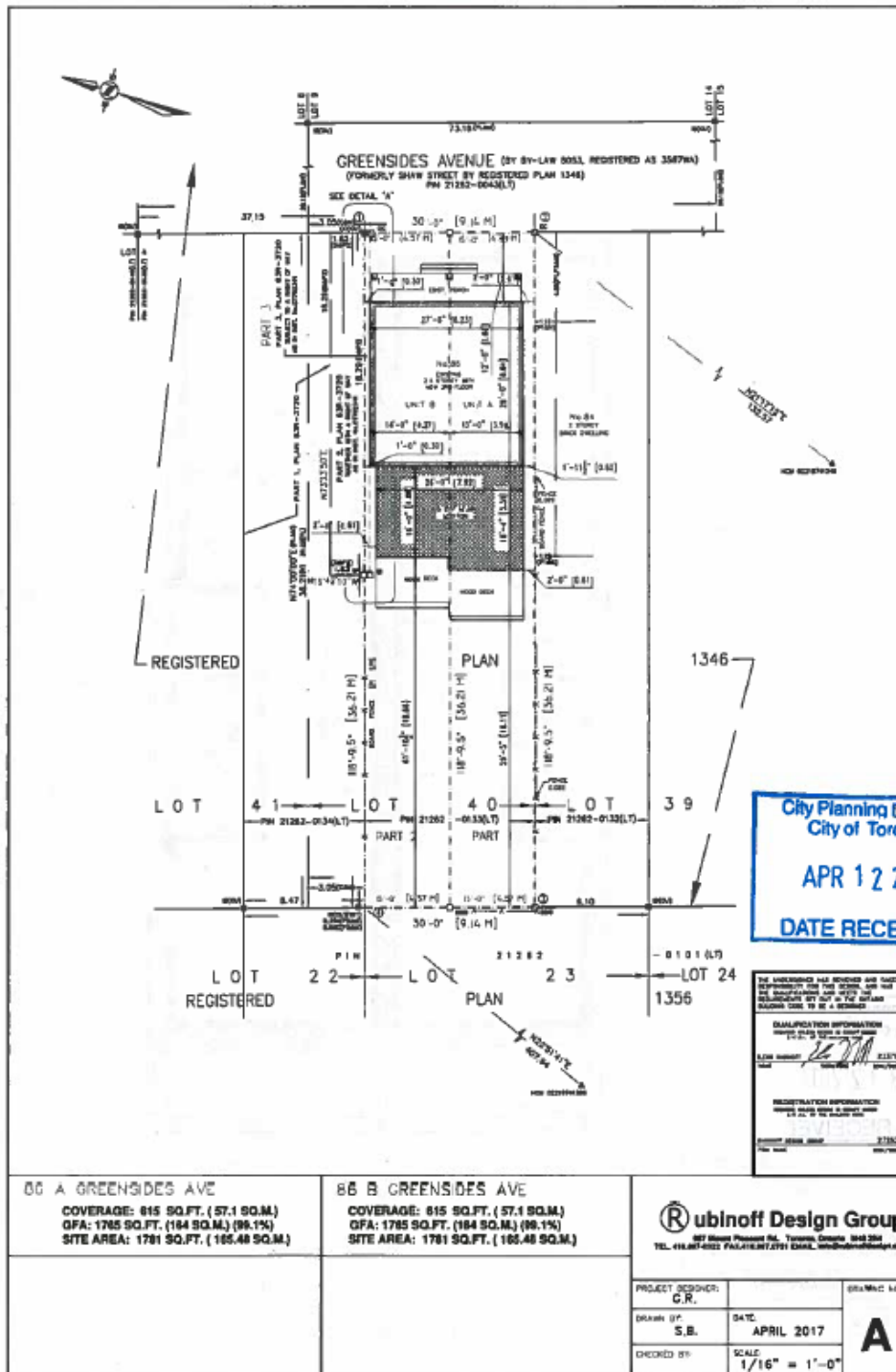
The Minor Variance Application is Approved on Condition

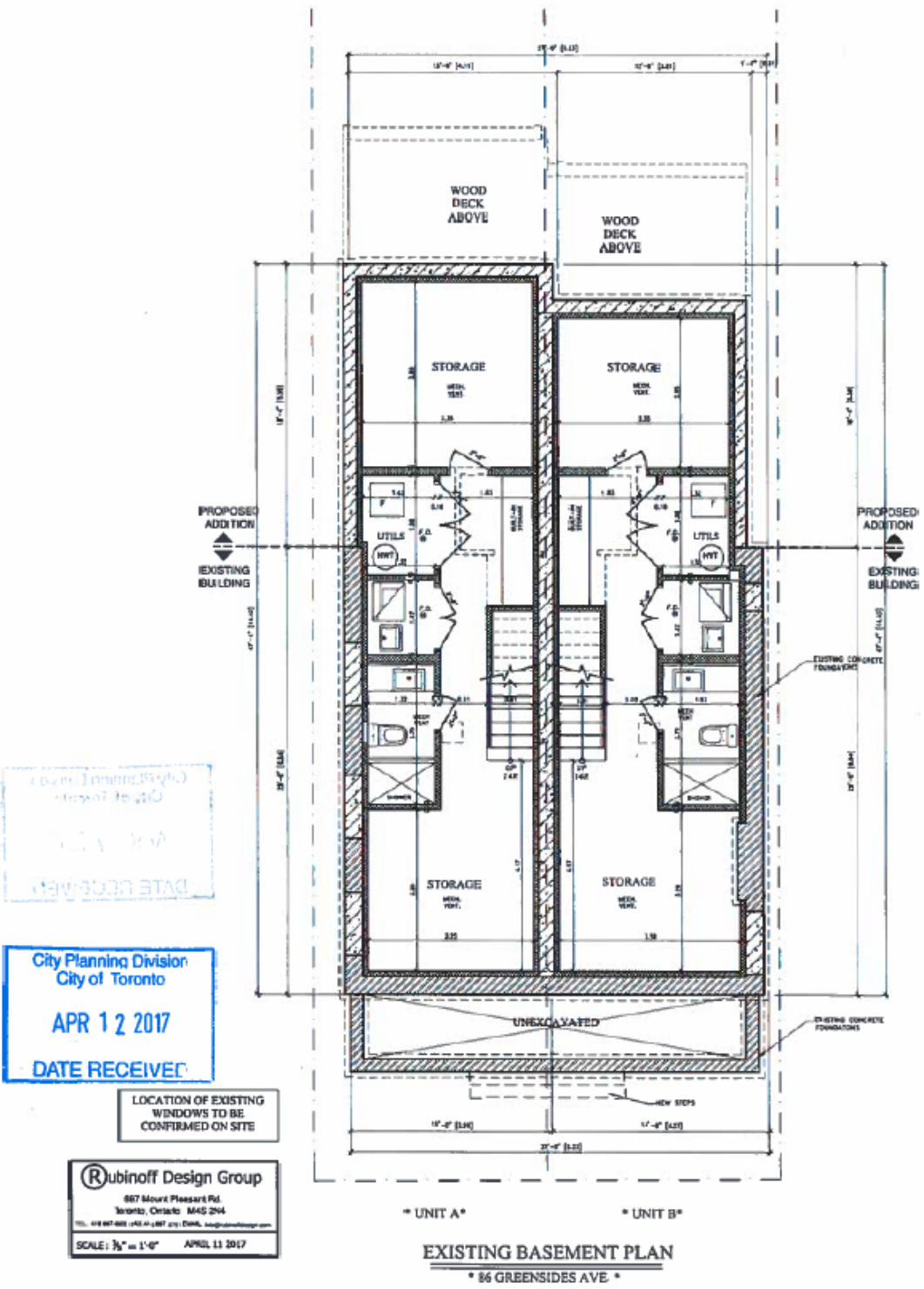
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

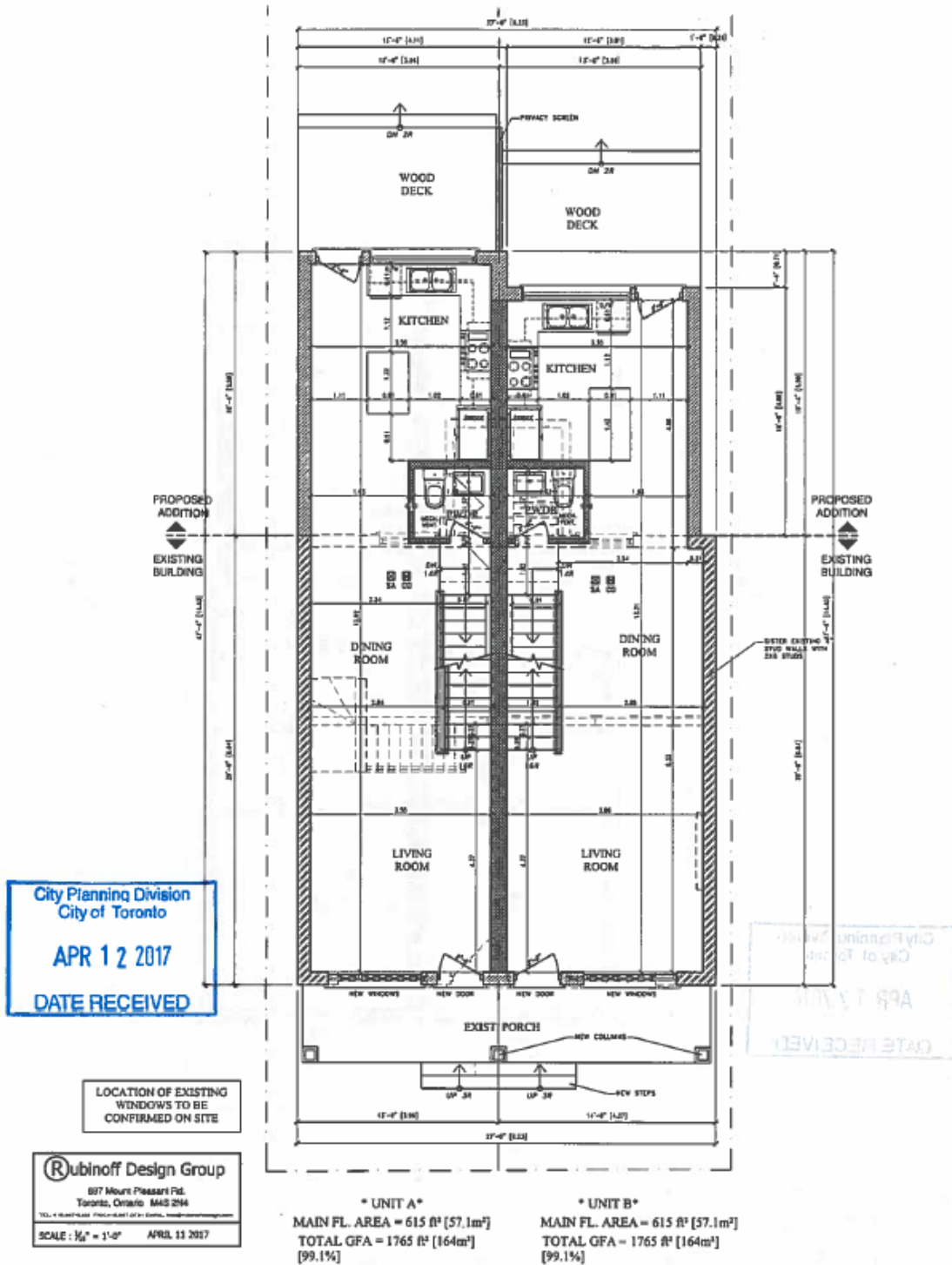
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

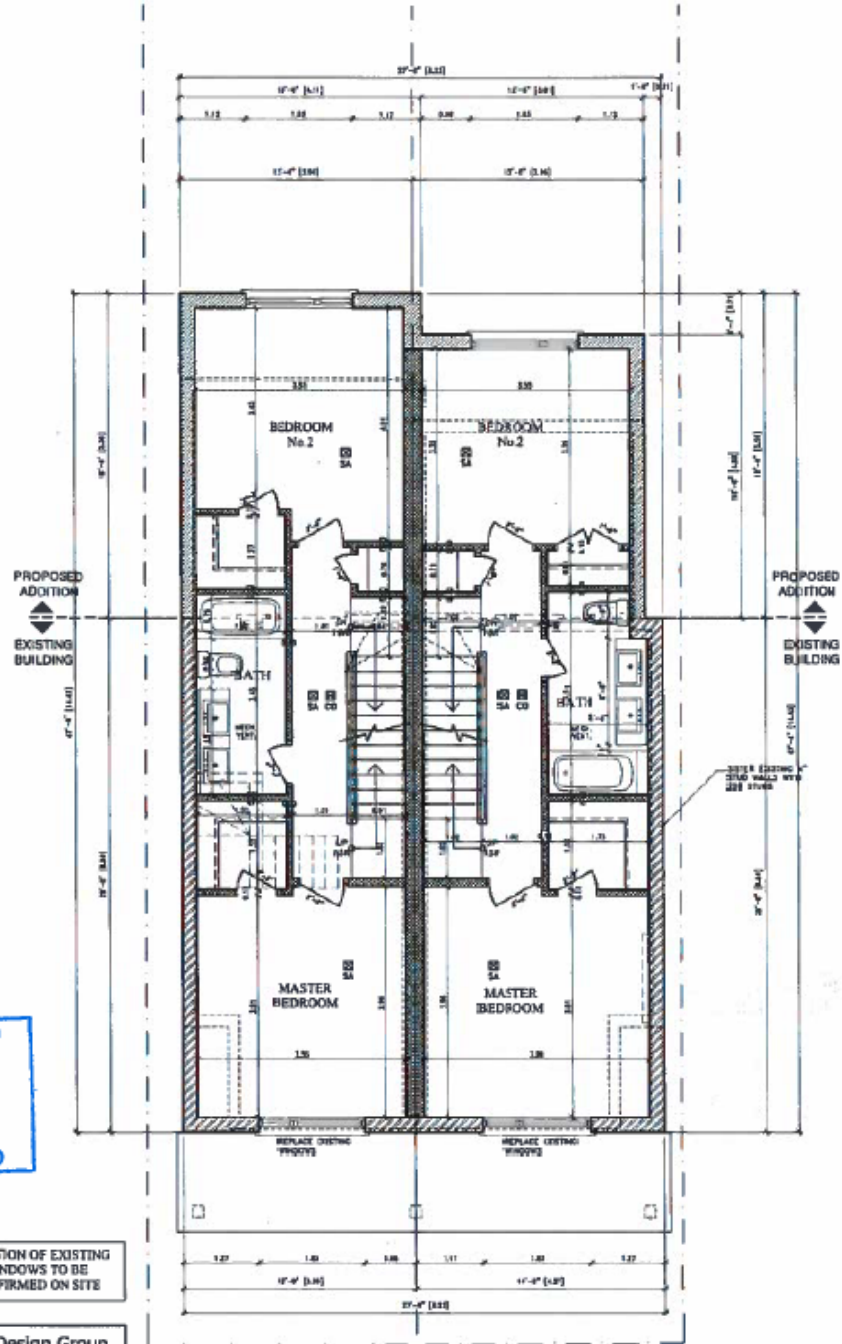
This decision is subject to the following condition(s):

The dwelling shall be altered substantially in accordance with the plans date stamped received by Community Planning on April 12, 2017. Any variances that may appear on these plans that are NOT listed in the written decision are not authorized.









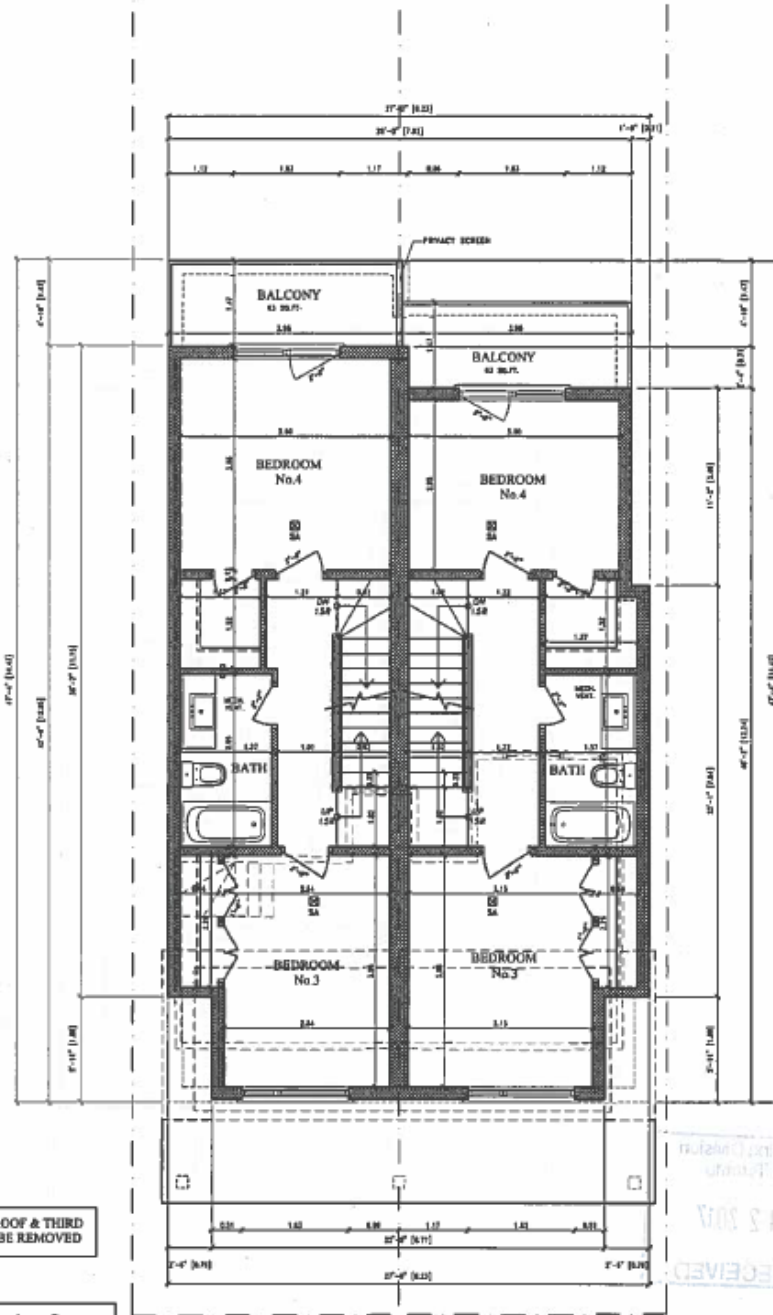
City Planning Division
City of Toronto
APR 12 2017
DATE RECEIVED

LOCATION OF EXISTING
WINDOWS TO BE
CONFIRMED ON SITE

Rubloff Design Group
887 Mount Pleasant Rd.
Toronto, Ontario M4S 2M4
TEL: (416) 837-0282 FAX: (416) 837-0285 info@rubloffdesigngroup.com
SCALE: $\frac{3}{8}$ " = 1'-0" APRIL 11 2017

* UNIT A* * UNIT B*
2ND FL. AREA = 615 ft² (57.1m²) 2ND FL. AREA = 615 ft² (57.1m²)

SECOND FLOOR PLAN
* 86 GREENSIDES AVE. *



City Planning Division
City of Toronto

APR 12 2017
DATE RECEIVED

EXISTING ROOF & THIRD
FLOOR TO BE REMOVED

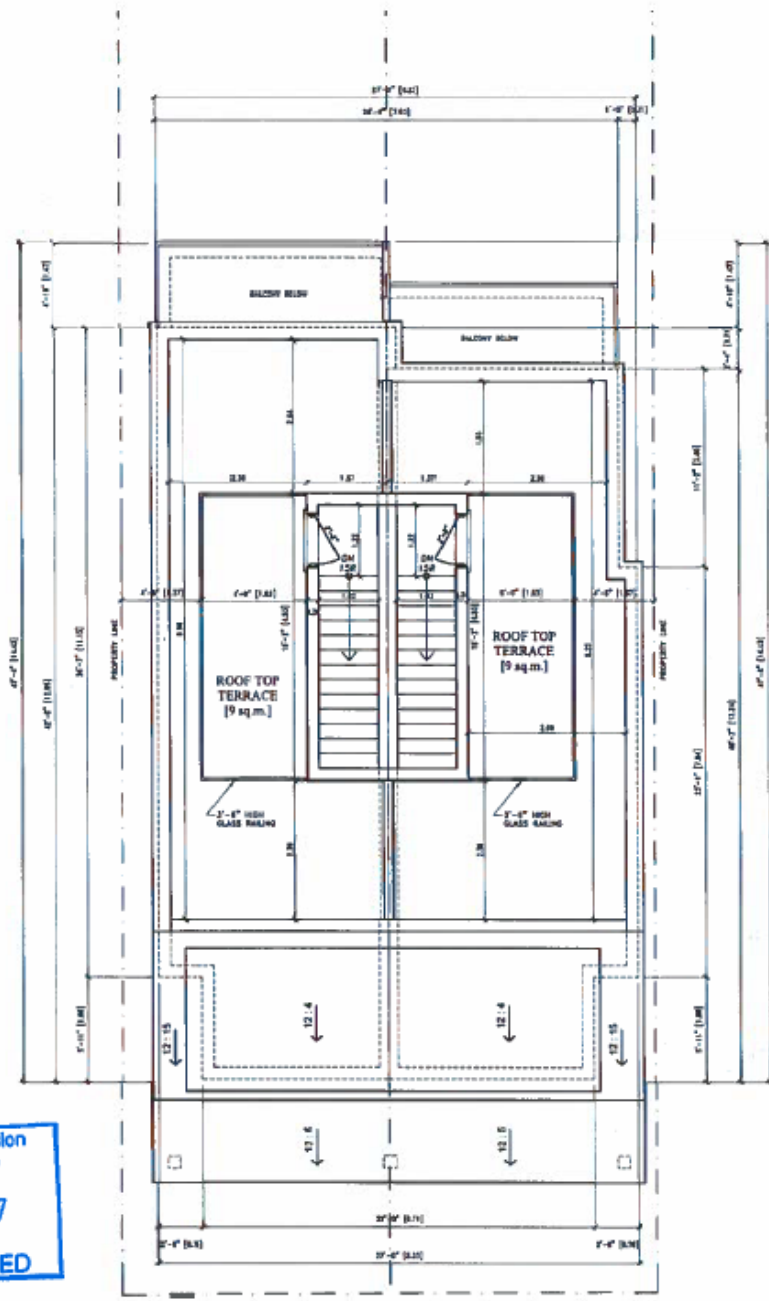
Rubinoff Design Group
837 Mount Pleasant Pl.
Toronto, Ontario M4S 2P4
TEL: 416-977-8022 FAX: 416-977-8100 WWW: www.rubinoffdesign.com
SCALE: 3/8" = 1'-0" APRIL 11 2017

* UNIT A* * UNIT B*
3RD FL. AREA = 535 ft² [m²] 2ND FL. AREA = 535 ft² [m²]

THIRD FLOOR PLAN

• 86 GREENSIDES AVE. •

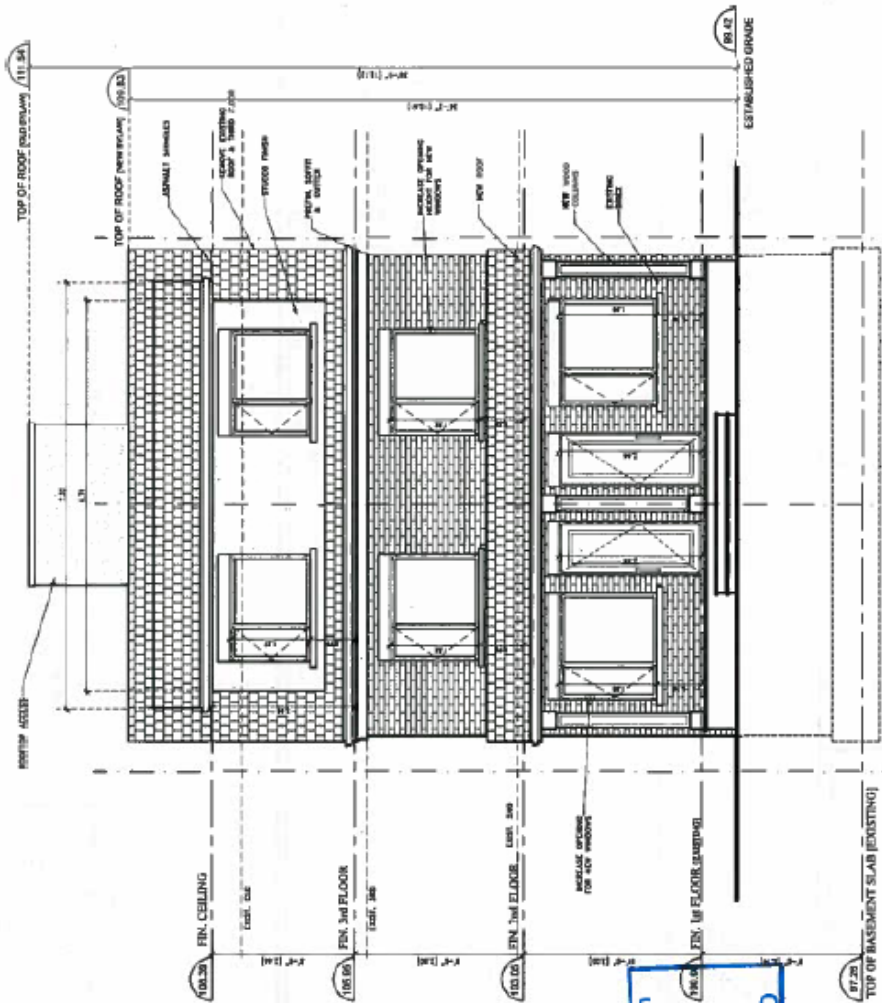
City Planning Division
City of Toronto
APR 12 2017
DATE RECEIVED



City Planning Division
 City of Toronto
 APR 12 2017
 DATE RECEIVED

Rubinoff Design Group
 857 Mount Pleasant Rd.
 Toronto, Ontario M4S 2H4
 TEL: (416) 461-7777 FAX: (416) 461-7771 EMAIL: info@rubinoffdesign.com
 SCALE: 3/8" = 1'-0" APRIL 11 2017

ROOF PLAN
 * 96 GREENSIDES AVE. *

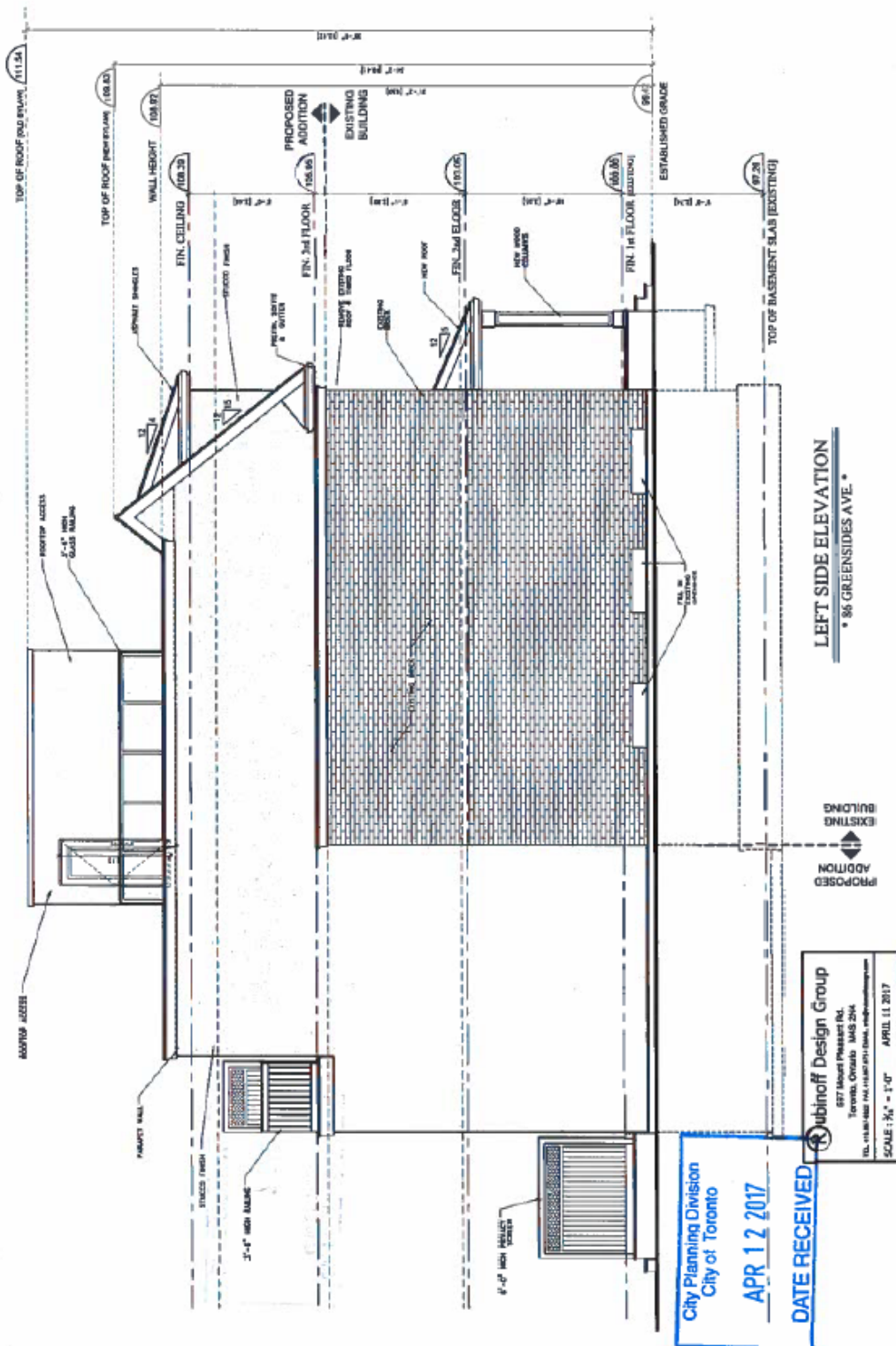


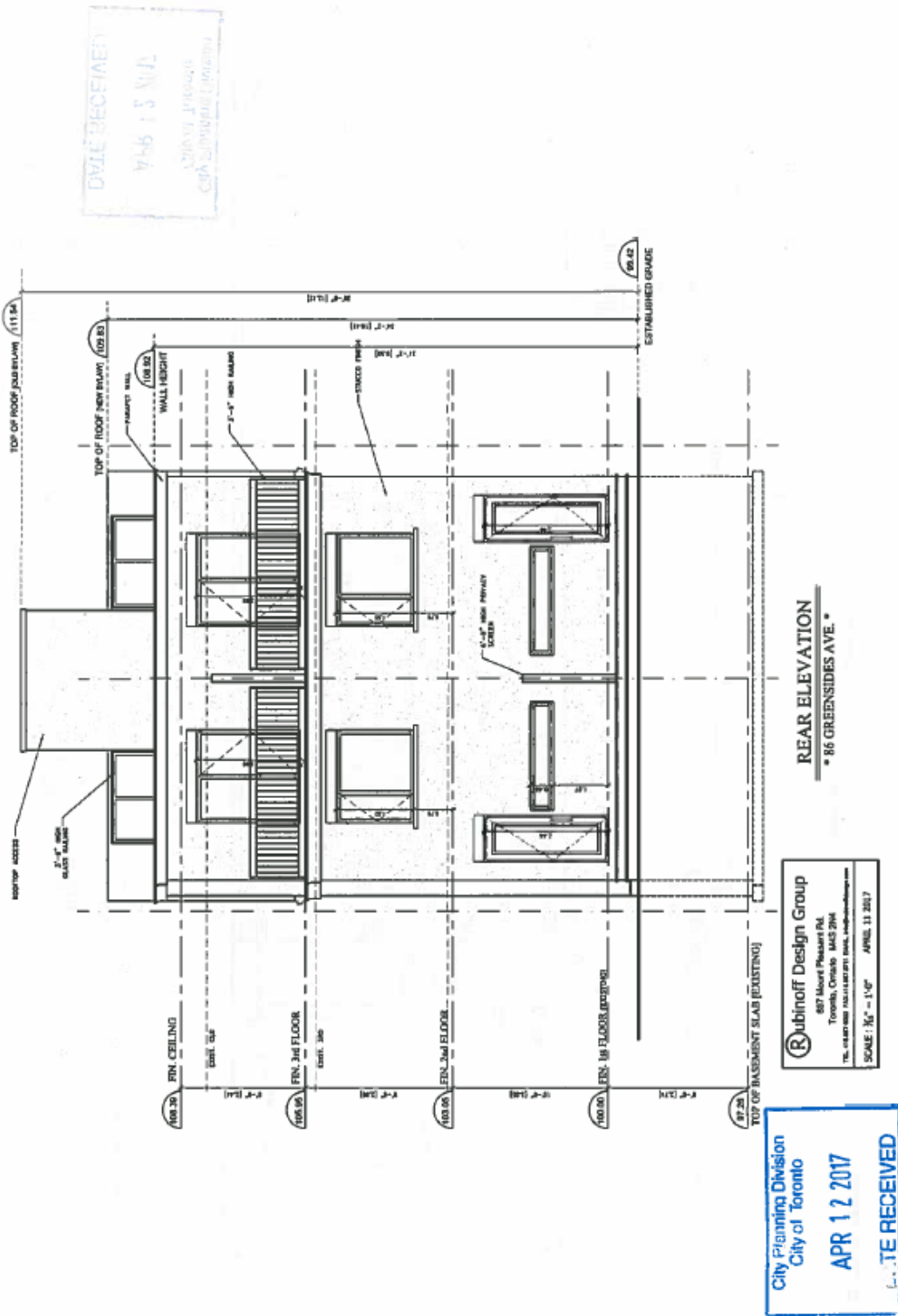
FRONT ELEVATION
 • 86 GREENSIDES AVE. •

Rubinoff Design Group
 857 Mount Pleasant Rd.
 Toronto, Ontario M4C 2M4
 Tel: (416) 461-1111 Fax: (416) 461-1112 www.rubinoffdesign.com
 SCALE: 1/8" = 1'-0" APRIL 11, 2017

COPIES RECEIVED
 3/15/17 3:30 PM
 City of Toronto
 City Planning Department

City Planning Division
 City of Toronto
 APR 12 2017
 DATE RECEIVED



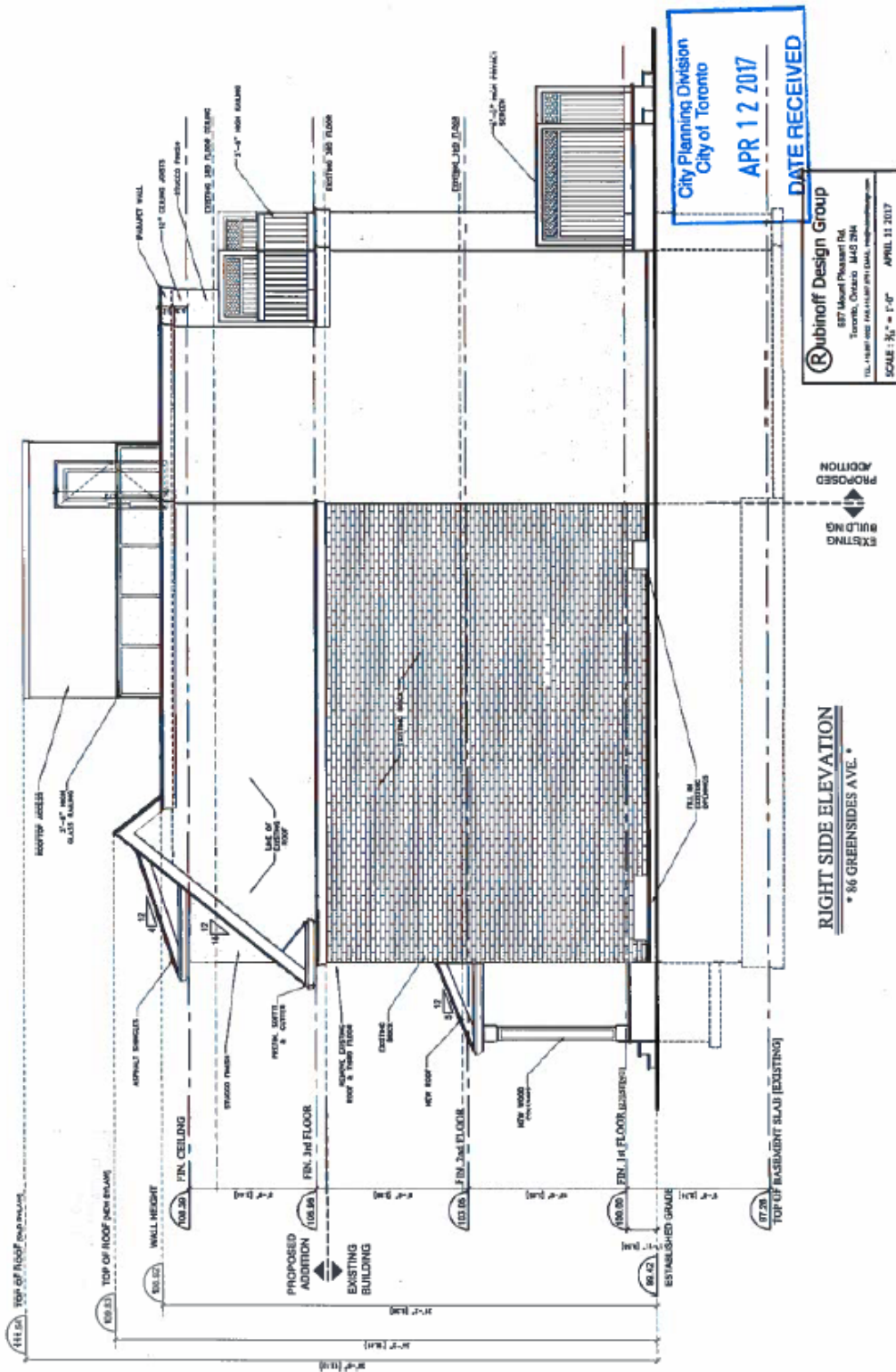


DVALE RECEIVED
 MAY 13 2014
 City of Toronto
 Planning Division

REAR ELEVATION
 86 GREENSIDES AVE.

Rubincoff Design Group
 887 Mount Pleasant Rd.
 Toronto, Ontario M4S 2M4
 TEL: (416) 461-1234 FAX: (416) 461-1235
 SCALE: 1/8" = 1'-0" APRIL 11 2017

City Planning Division
 City of Toronto
 APR 12 2017
 L...TE RECEIVED



SIGNATURE PAGE

File Number:	A1265/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	ANDREI GOUSKOV	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	86 GREENSIDES AVE- UNIT A	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1266/16TEY	Zoning	R(d0.6) 7 R2 Z0.6 (ZZC)
Owner(s):	ANDREI GOUSKOV	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	86 GREENSIDES AVE (UNIT B)	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing 2 1/2- storey building into a semi-detached dwelling and to a construct a third-storey addition, a rear two-storey addition, a rear deck and rooftop terrace. The consent to sever the property was approved under Committee of Adjustment Decision B0052/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 180.0 m².
By virtue of Committee of Adjustment Decision A0561/15TEY the minimum permitted lot area is 165.55 m².
The lot will have an area of 165.48 m².
- 2. Chapter 10.10.40.10.(A)(1), By-law 569-2013**
The maximum permitted height of a building or structure is 10.0 m.
The converted dwelling will have a building height of 10.41 m.
- 3. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main wall will be 8.97 m.

Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013
The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls is **9.5 m**.

Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 10.41 m.

4. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (99.29 m²).
The converted dwelling will have a floor space index equal to 1.03 times the area of the lot (170.7 m²).

5. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 4.27 m.
The converted dwelling will be located 3.66 m from the front lot line.

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (99.29 m²).
The converted dwelling will have a residential gross floor area equal to 1.03 times the area of the lot (170.7 m²).

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

The minimum required front yard setback for a building on an inside lot is 4.27 m.
The converted dwelling on an inside lot will be located 3.66 m from the front lot line.

3. Section 4(2), By-law 438-86

The maximum permitted building height is 10.0 m.
The converted dwelling will have a building height of 12.12 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

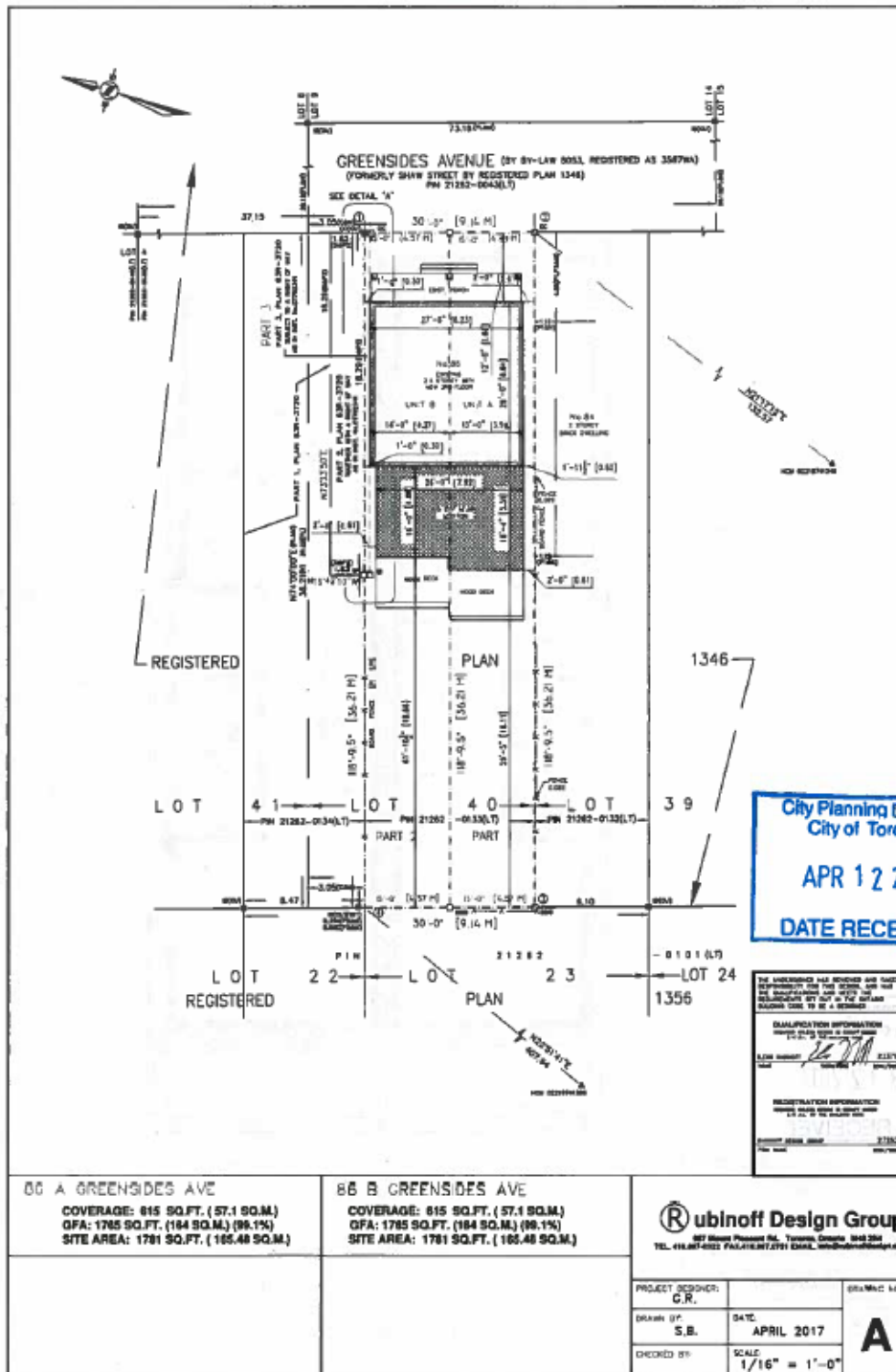
The Minor Variance Application is Approved on Condition

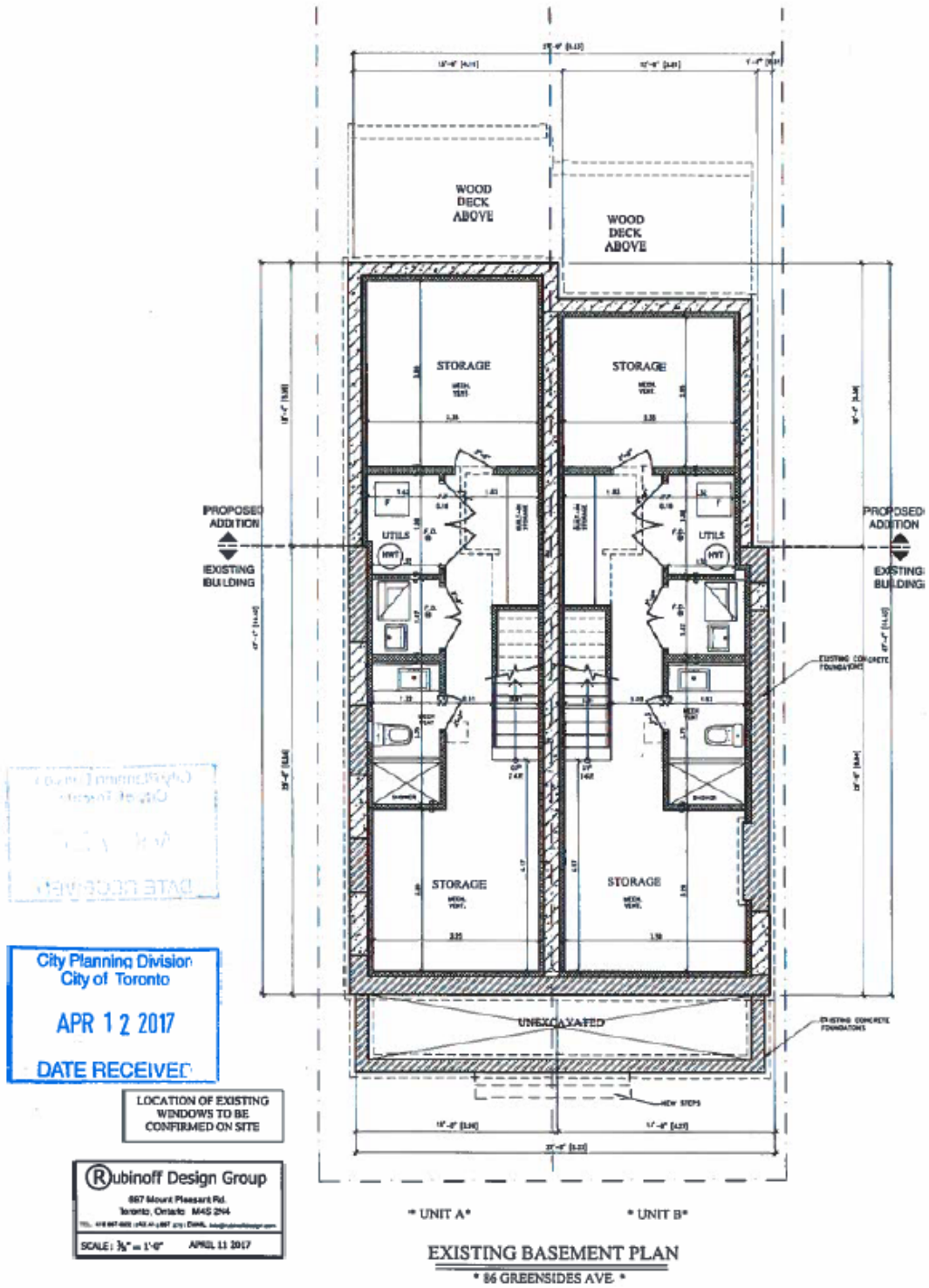
It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

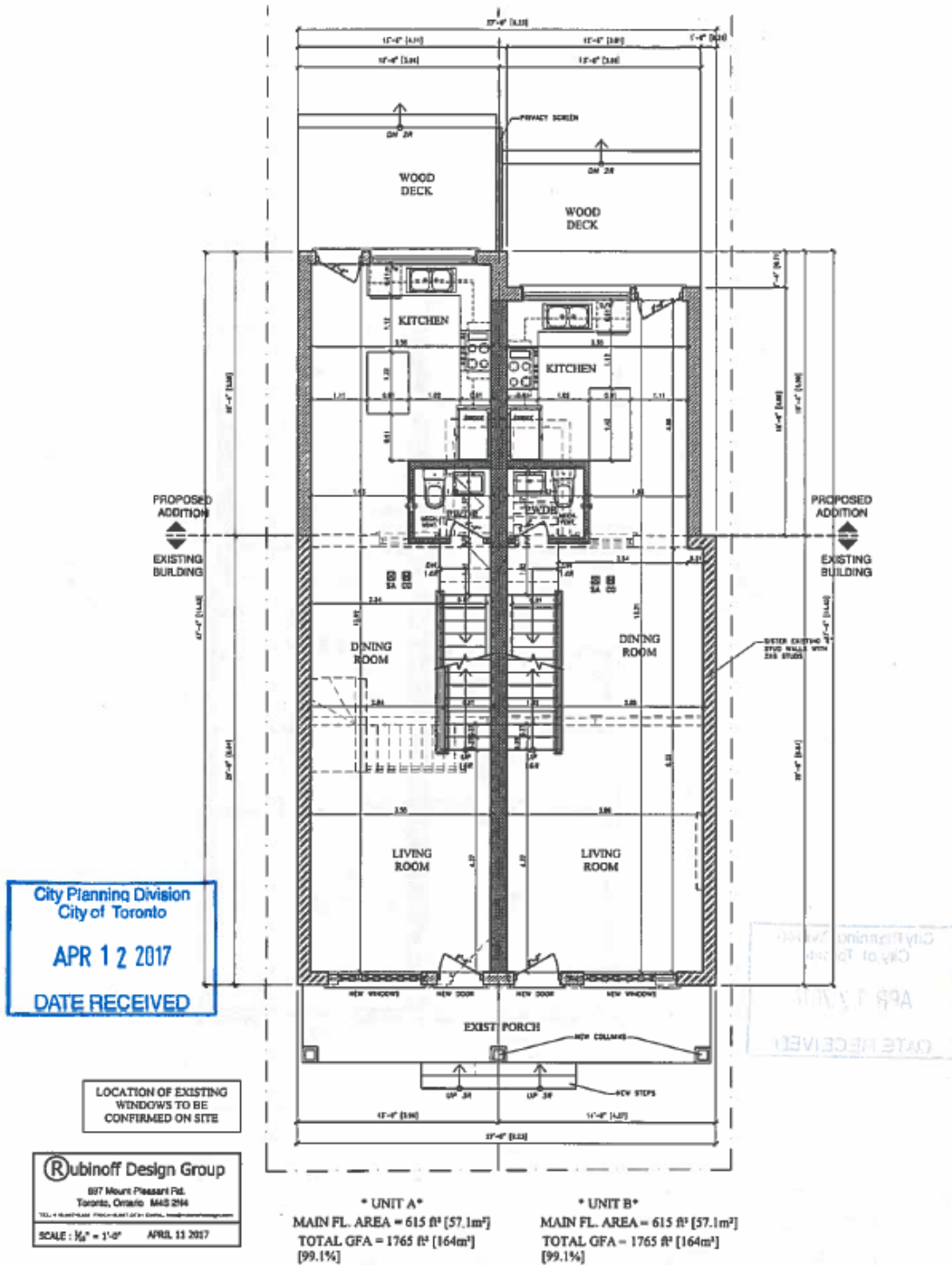
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

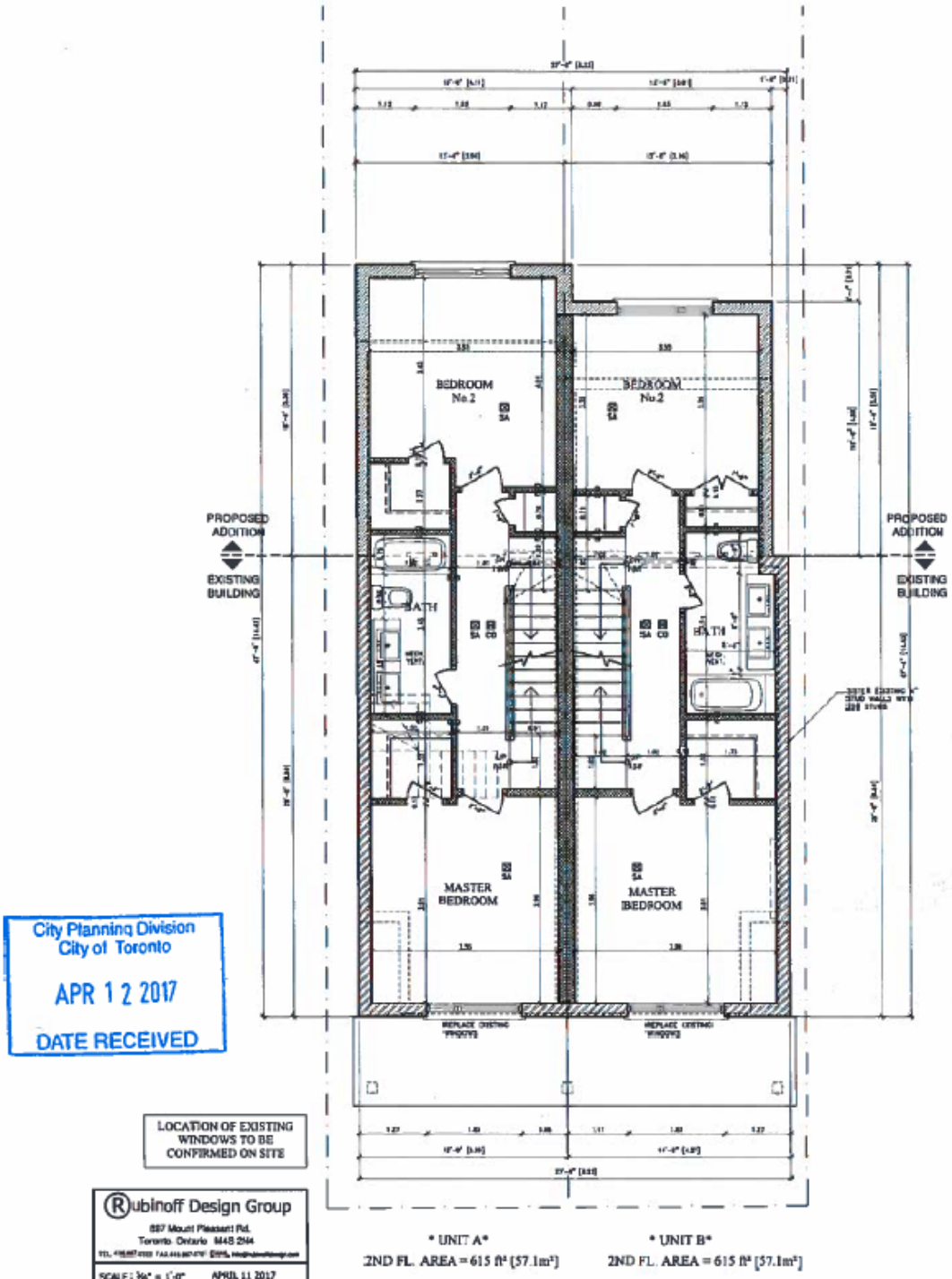
This decision is subject to the following condition(s):

The dwelling shall be altered substantially in accordance with the plans date stamped received by Community Planning on April 12, 2017. Any variances that may appear on these plans that are NOT listed in the written decision are not authorized.









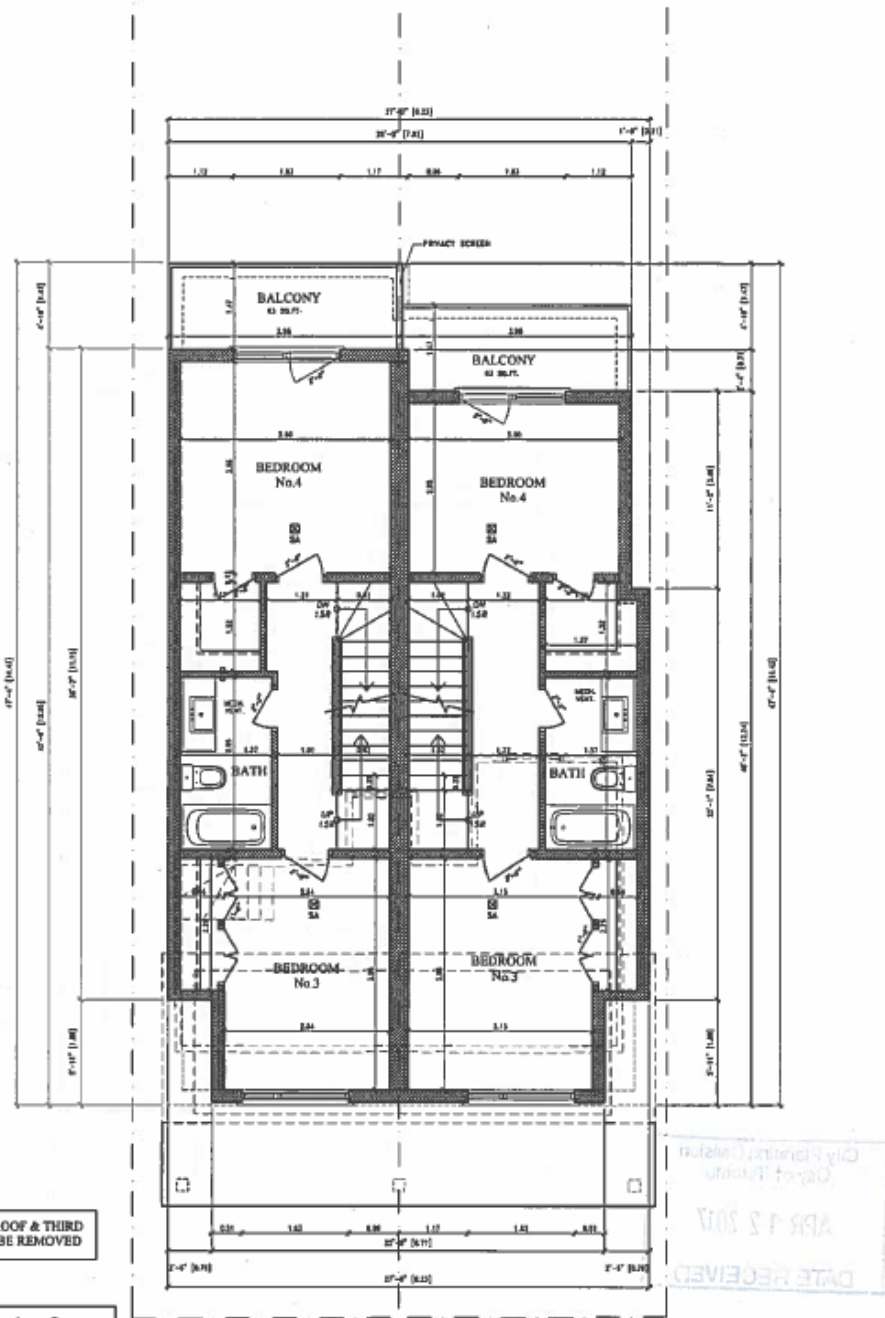
City Planning Division
City of Toronto
APR 12 2017
DATE RECEIVED

LOCATION OF EXISTING
WINDOWS TO BE
CONFIRMED ON SITE

Rubloff Design Group
887 Mount Pleasant Rd.
Toronto, Ontario M4S 2M4
TEL: 416.887.4288 FAX: 416.887.4747 E:info@rubloffdesign.com
SCALE: 3/8" = 1'-0" APRIL 11 2017

* UNIT A* * UNIT B*
2ND FL. AREA = 615 ft² (57.1m²) 2ND FL. AREA = 615 ft² (57.1m²)

SECOND FLOOR PLAN
* 86 GREENSIDES AVE. *



City Planning Division
City of Toronto
APR 12 2017
DATE RECEIVED

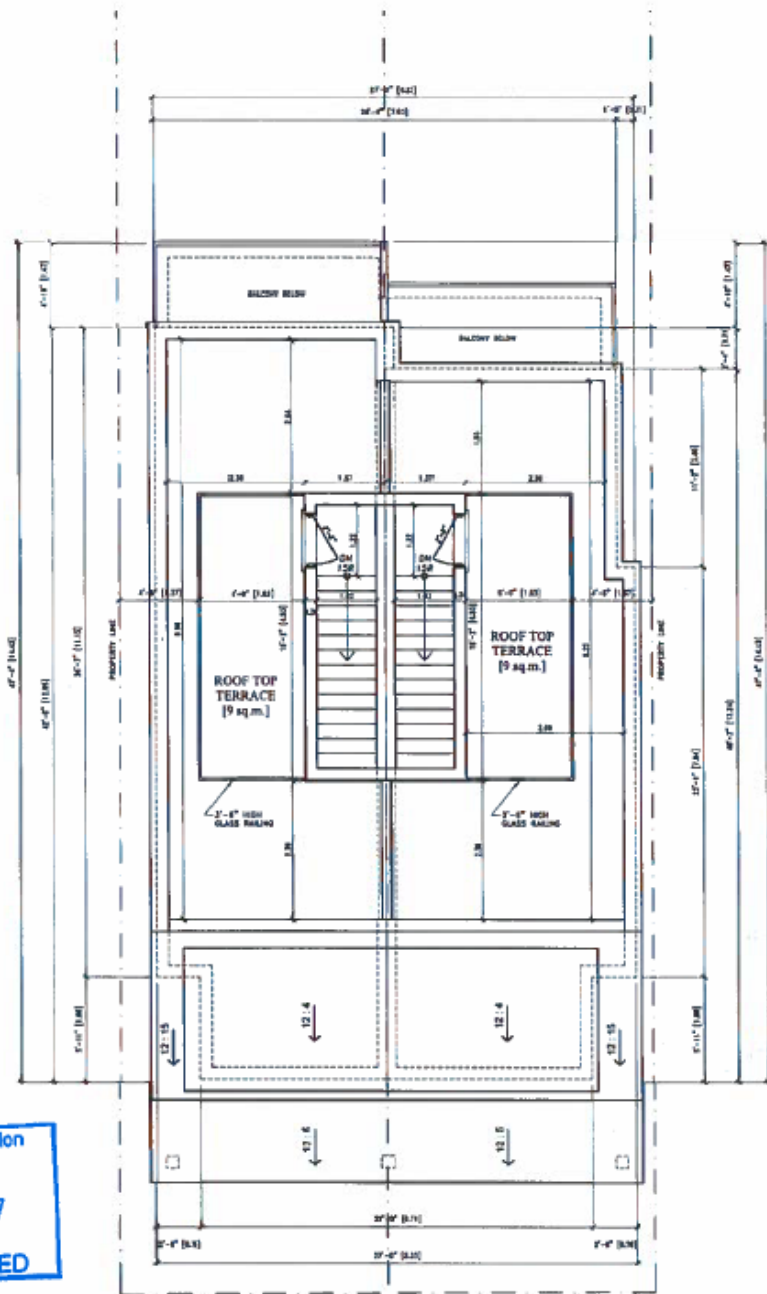
EXISTING ROOF & THIRD
FLOOR TO BE REMOVED

Rubinfoff Design Group
837 Mount Pleasant Rd.
Toronto, Ontario M4S 2N4
TEL: 416.977.8022 FAX: 416.977.0101 WWW: rubinfoffdesign.com
SCALE: 3/8" = 1'-0" APRIL 11 2017

City Planning Division
City of Toronto
APR 12 2017
DATE RECEIVED

* UNIT A* * UNIT B*
3RD FL. AREA = 535 ft² [m²] 2ND FL. AREA = 535 ft² [m²]

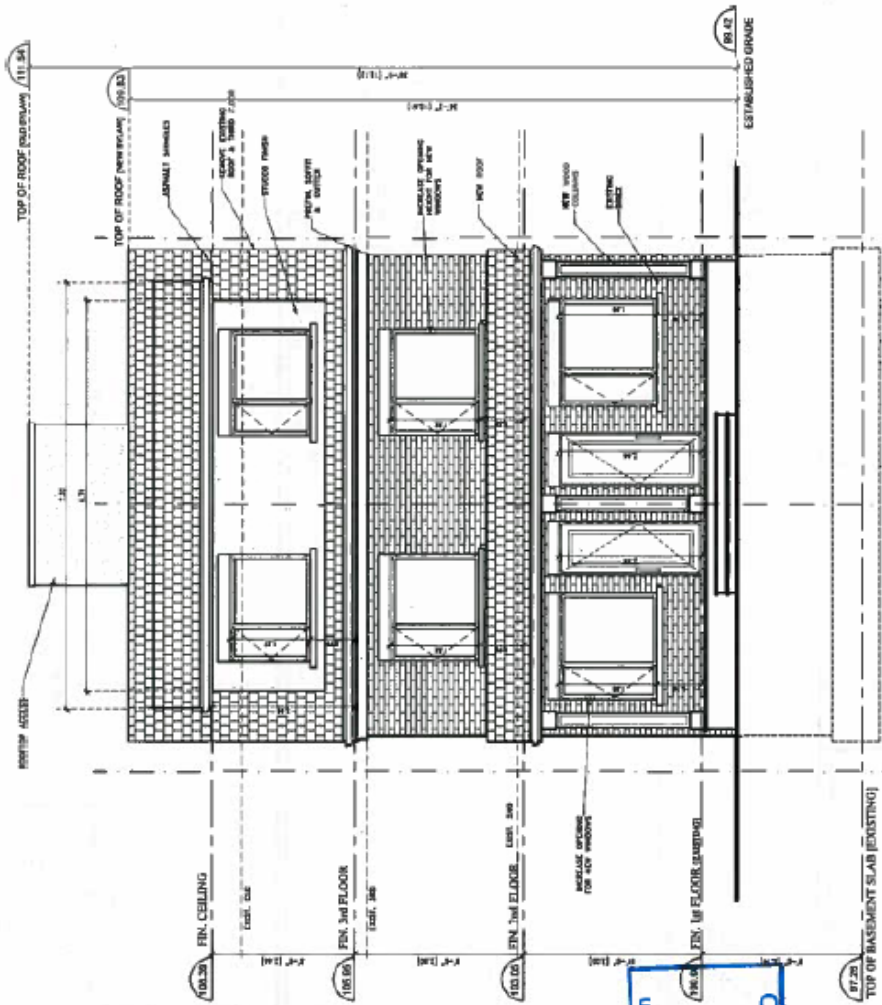
THIRD FLOOR PLAN
• 86 GREENSIDES AVE. •



City Planning Division
 City of Toronto
 APR 12 2017
 DATE RECEIVED

Rubinoff Design Group
 857 Mount Pleasant Rd.
 Toronto, Ontario M4S 2N4
 TEL: (416) 461-7777 FAX: (416) 461-7771 EMAIL: info@rubinoffdesign.com
 SCALE: 3/8" = 1'-0" APRIL 11 2017

ROOF PLAN
 * 96 GREENSIDES AVE. *

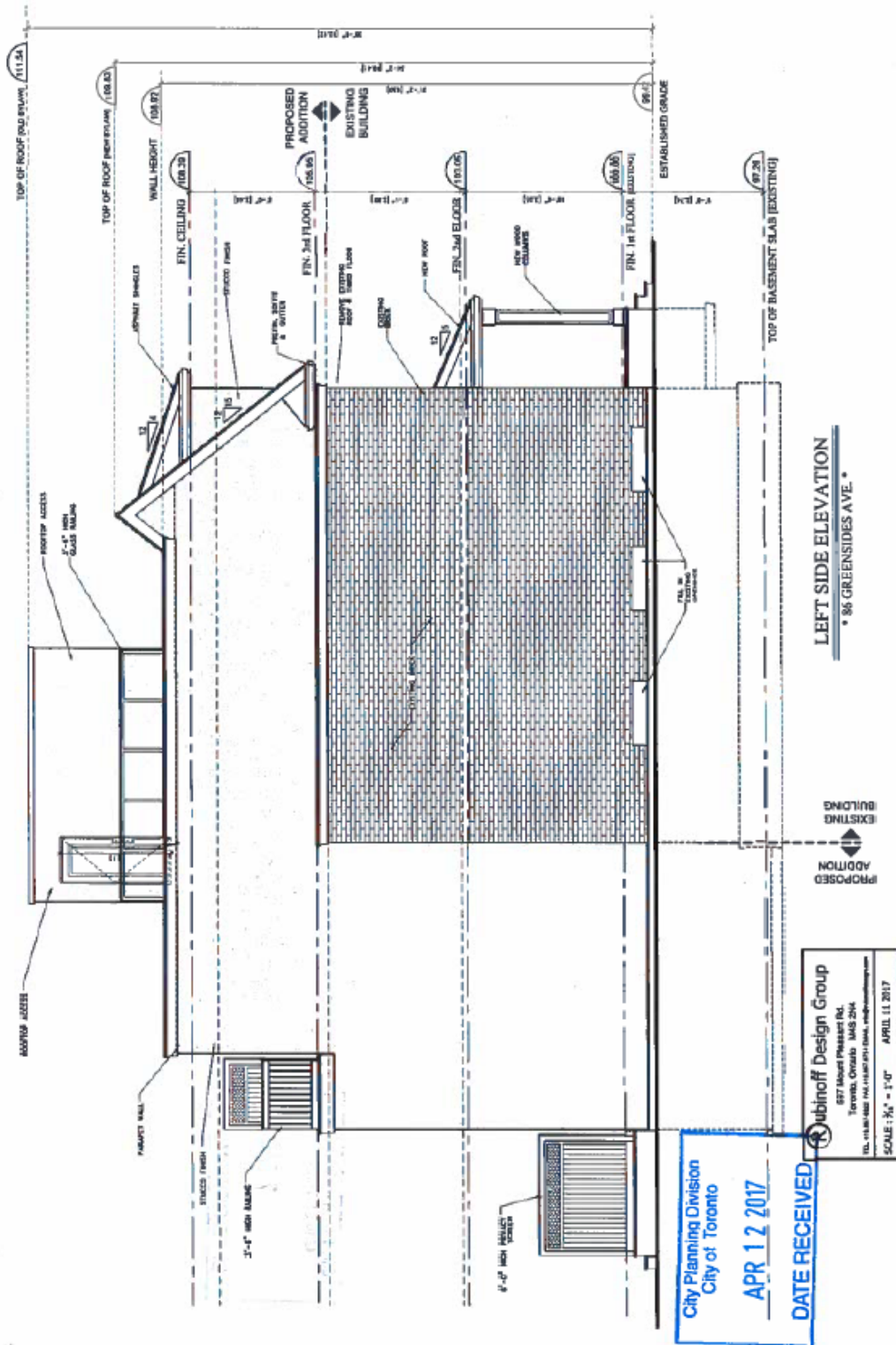


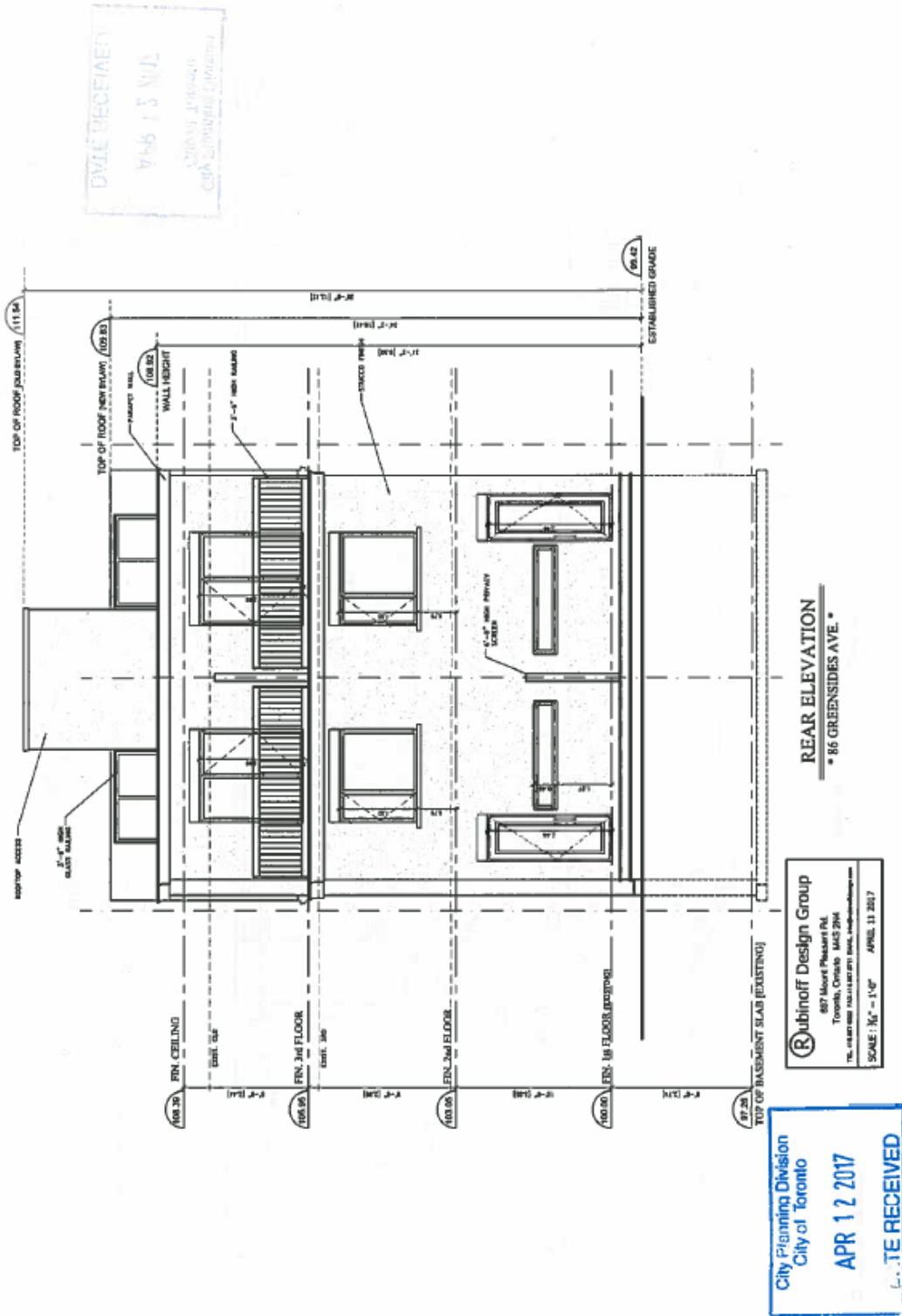
FRONT ELEVATION
 • 86 GREENSIDES AVE. •

Rubinoff Design Group
 857 Mount Pleasant Rd.
 Toronto, Ontario M4C 2M4
 Tel: (416) 461-7000 Fax: (416) 461-7001 www.rubinoffdesign.com
 SCALE: 1/8" = 1'-0" APRIL 11, 2017

COPIES RECEIVED
 16/05/17 3:53 PM
 City of Toronto
 City Planning Department

City Planning Division
 City of Toronto
 APR 12 2017
 DATE RECEIVED



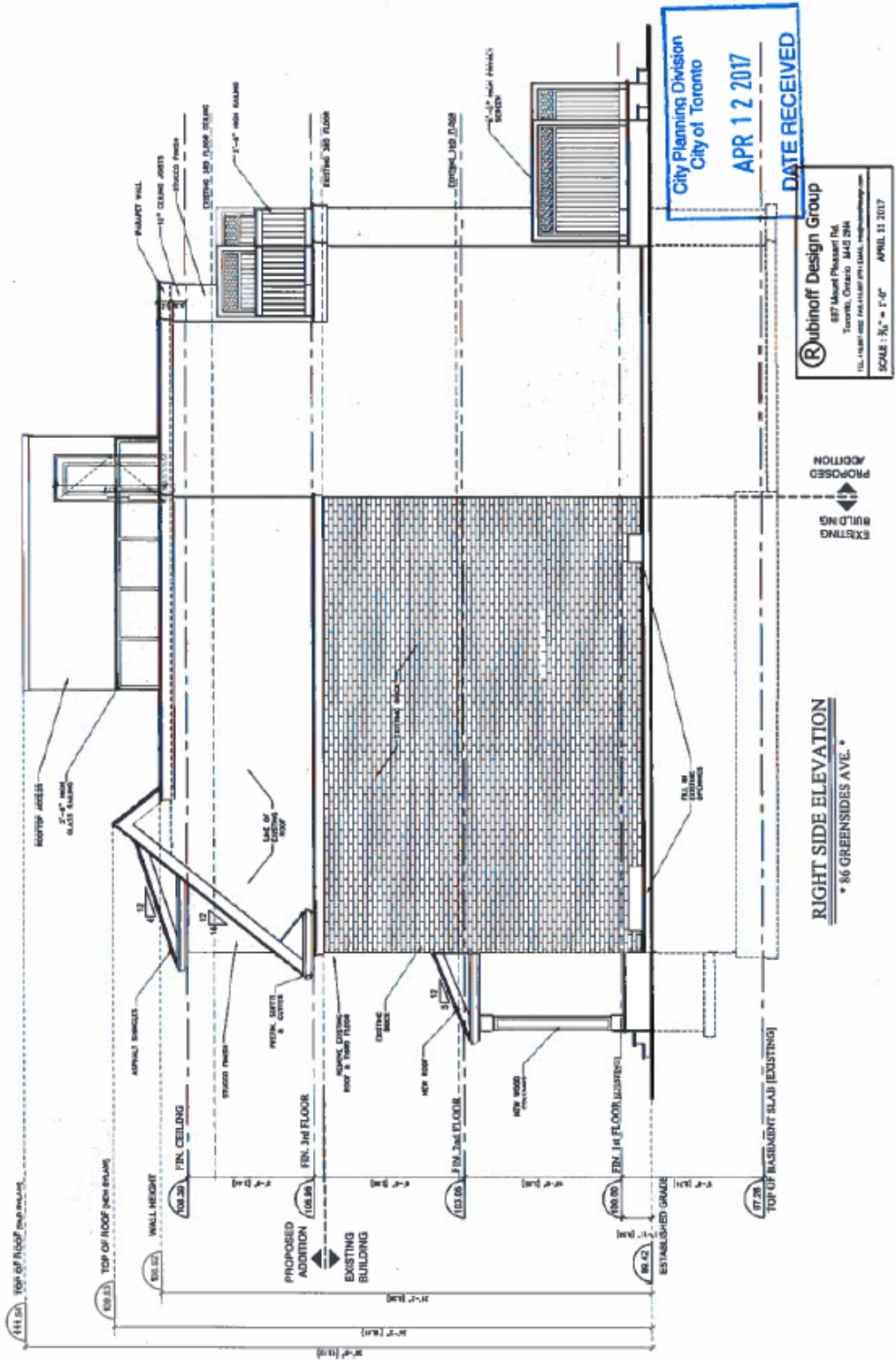


DVALE RECEIVED
MAY 13 2017
APPROVED FOR THE CITY OF TORONTO

City Planning Division
City of Toronto
APR 12 2017
C. . . TE RECEIVED

Rubincoff Design Group
887 Mount Pleasant Rd.
Toronto, Ontario M4S 2M4
TEL: (416) 461-1111 FAX: (416) 461-1112
SCALE: 1/8" = 1'-0" APRIL 11 2017

REAR ELEVATION
86 GREENSIDES AVE.



SIGNATURE PAGE

File Number:	A1266/16TEY	Zoning	R(d0.6) 7 R2 Z0.6 (ZZC)
Owner(s):	ANDREI GOUSKOV	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	86 GREENSIDES AVE (UNIT B)	Community:	Toronto
Legal Description:	PLAN 1346 S PT LOT 40		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1267/16TEY	Zoning:	CR 2.0 (c0.5; r2.0) SS2 (x2242) (ZZC)
Owner(s):	FARDIN CHADORSHABCHI	Ward:	Trinity-Spadina (19)
Agent:	FARDIN CHADORSHABCHI	Heritage:	Not Applicable
Property Address:	206 BATHURST ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse building containing one live/work unit by constructing a third storey addition with a mezzanine and a secondary suite.

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

- Chapter 40.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted combined floor space index is 2.0 times the area of the lot (275.18 m²).
The altered building will have a combined floor space index equal to 2.15 times the area of the lot (295.95 m²).
- Chapter 40.10.40.40.(1)(C), By-law 569-2013**
The maximum permitted residential floor space index is 2.0 times the area of the lot (275.18 m²).
The altered building will have a residential floor space index equal to 2.15 times the area of the lot (295.95 m²).
- Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
- Chapter 40.10.40.60.(3)(A), By-law 569-2013**
Exterior stairs providing access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.3 m.
The exterior stair tower will be located 0.0 m from the north side lot line.

5. Chapter 40.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The altered building will be located 4.95 m from the rear lot line.

6. Chapter 150.10.20.1.(1), By-law 569-2013

A secondary suite is a permitted use provided that it is located only in a detached house, a semi-detached house and a townhouse if it is in the R zone.

The secondary suite will be located in a townhouse in a CR zone.

1. Section 8(3) Part I 1, By-law 438-86

The maximum permitted combined gross floor area is 2.0 times the area of the lot (275.18 m²).

The altered building will have a combined gross floor area equal to 2.15 times the area of the lot (295.95 m²).

2. Section 8(3) Part I 3(A), By-law 438-86

The maximum permitted residential gross floor area is 2.0 times the area of the lot (275.18 m²).

The altered building will have a residential gross floor area equal to 2.15 times the area of the lot (295.95 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1267/16TEY	Zoning	CR 2.0 (c0.5; r2.0) SS2 (x2242) (ZZC)
Owner(s):	FARDIN CHADORSHABCHI	Ward:	Trinity-Spadina (19)
Agent:	FARDIN CHADORSHABCHI	Heritage:	Not Applicable
Property Address:	206 BATHURST ST	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LOT 19		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1268/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	EVANGELOS VLAHOS	Ward:	Toronto-Danforth (29)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	939 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN 709 PT LOT 29		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached triplex with rear first and second floor balconies.

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

- Section 5.10.20.1(2), By-law 569-2013**
Uses that are ancillary to a permitted use on the same lot, are permitted if they comply with the regulations in which the lot is located.
In this case, the private garden in the north side yard is ancillary to a use on the adjacent lot at 941 Logan Avenue.
- Chapter 10.10.40.30.(1)(B), By-law 569-2013**
The maximum permitted depth of a triplex is 14.0 m.
The new triplex will have a depth of 17.2 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a triplex is 0.6 times the area of the lot (163.82 m²).
The new triplex will have a floor space index equal to 0.69 times the area of the lot (187.82 m²).
- Chapter 10.10.40.70.(3)(B)(ii), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new triplex will be located 0.45 m from the north side lot line.
- Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 2.6 m.
The parking space will measure 2.27 m in width.

1. **Section 4(17)(a), By-law 438-86**
Required parking spaces must have a minimum width of 2.6 m.
One parking space will measure 2.27 m in width.
2. **Section 6(1)(e), By-law 438-86**
Accessory uses to a permitted use are permitted on the same lot.
In this case, the private garden in the north side yard is accessory to a use on the adjacent lot at 941 Logan Avenue.
3. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a triplex is 0.6 times the area of the lot (163.82 m²).
The new triplex will have a gross floor area equal to 1.03 times the area of the lot (281.73 m²).
4. **Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a triplex is 14.0 m.
The new triplex will have a depth of 18.72 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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 submit a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application or elsewhere in the community if there is no space, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A1268/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	EVANGELOS VLAHOS	Ward:	Toronto-Danforth (29)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	939 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN 709 PT LOT 29		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1269/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	ANGELA VLAHOS ARAM GREGORY HAMPARIAN	Ward:	Toronto-Danforth (29)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	941 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN 709 N PT LOT 29		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling and a rear detached garage.

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

- Section 5.10.20.1(2), By-law 569-2013**
Uses that are ancillary to a permitted use on the same lot, are permitted if they comply with the regulations in which the lot is located.
In this case, a private garden is an ancillary use located in the north side yard of the adjacent lot at 939 Logan Avenue.
- Chapter 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 height of the side exterior main walls facing a side lot line will be 10 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (167.24 m²).
The new detached dwelling will have a floor space index equal to 0.95 times the area of the lot (265.44 m²).
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.45 m from the south side lot line.

1. Section 6(1)(e), By-law 438-86

Accessory uses to a permitted use are permitted on the same lot.

In this case, a private garden is an accessory use located in the north side yard of the adjacent lot at 939 Logan Avenue.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (167.24 m²).

The new detached dwelling will have a gross floor area equal to 0.95 times the area of the lot (265.44 m²).

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

The minimum required setback from the side wall of an adjacent building that contains openings is 1.2 m.

The new detached dwelling will be located 1.15 m from the side wall of the north adjacent building at 943 Logan Avenue.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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):

Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned trees under Municipal Chapter 813 Article III, Private trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.

SIGNATURE PAGE

File Number:	A1269/16TEY	Zoning	R(d0.6)(x312) & R2 Z0.6 (ZZC)
Owner(s):	ANGELA VLAHOS ARAM GREGORY HAMPARIAN	Ward:	Toronto-Danforth (29)
Agent:	CARY LINDEN	Heritage:	Not Applicable
Property Address:	941 LOGAN AVE	Community:	Toronto
Legal Description:	PLAN 709 N PT LOT 29		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1272/16TEY	Zoning:	R &R3 (BLD)
Owner(s):	DAVID MARSAN MARILYN BOUTIN	Ward:	Toronto-Danforth (30)
Agent:	ADAM BRANDER	Heritage:	Not Applicable
Property Address:	50 PAPE AVE	Community:	Toronto
Legal Description:	PLAN D209 PT LOTS 14 & 15		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey duplex by converting it into a triplex. No construction is proposed.

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

1. Chapter 150.10.40.40.(3), By-law 569-2013

A secondary suite is a permitted use provided that if there is more than one secondary suite, the average interior floor area for the dwelling unit and every secondary suite is at least 65.0 m². In this case, the average interior floor area will be 58.71 m².

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

A converted house is a permitted use provided the whole of the building or structure as it stands before conversion is at least five years old. In this case, portions of the building are less than five years old.

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

A converted house is a permitted use provided the average interior floor area of the dwelling units in a building being altered, converted or used as a converted house containing more than two dwelling units is not less than 65 m².

In this case, the average interior floor area of the dwelling units will be 58.71 m².

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1272/16TEY	Zoning	R &R3 (BLD)
Owner(s):	DAVID MARSAN MARILYN BOUTIN	Ward:	Toronto-Danforth (30)
Agent:	ADAM BRANDER	Heritage:	Not Applicable
Property Address:	50 PAPE AVE	Community:	Toronto
Legal Description:	PLAN D209 PT LOTS 14 & 15		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1273/16TEY	Zoning	R(f7.5; d0.6)(x750) & R2 Z0.6 (BLD)
Owner(s):	DEBORAH JUNE YELLAND	Ward:	Beaches-East York (32)
Agent:	MARILYN YPES	Heritage:	Not Applicable
Property Address:	64 BURGESS AVE	Community:	Toronto
Legal Description:	PLAN 686 PT LOT 28 RP 63R2183 PART 10		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a rear one-storey addition.

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

- Chapter 10.5.40.60.(7)(A), By-law 569-2013**
The minimum required side yard setback for a dormer projection is 0.26 m.
The west side dormer will be located 0 m from the west side lot line.
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will encroach 0.08 m, and be located 0.22 m from the west side lot line, and 0.25 m from the east side lot line.
The roof eaves above the bay window addition will be located 0 m from the west side lot line.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 17.53 m.
- Chapter 10.5.40.60.(2)(B)(ii), By-law 569-2013**
A bay window may encroach provided it is no closer to a side lot line than 0.6 m.
The west side bay window addition will be located 0.02 m from the west side lot line.

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

Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.

The altered dwelling will have a depth of 17.53 m.

2. Section 6(3) Part II 8 A, By-law 438-86

The maximum permitted projection of the bay window into the required setbacks is 0.75 m.

The west side bay window addition will project into the west side yard setback.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1273/16TEY	Zoning	R(f7.5; d0.6)(x750) & R2 Z0.6 (BLD)
Owner(s):	DEBORAH JUNE YELLAND	Ward:	Beaches-East York (32)
Agent:	MARILYN YPES	Heritage:	Not Applicable
Property Address:	64 BURGESS AVE	Community:	Toronto
Legal Description:	PLAN 686 PT LOT 28 RP 63R2183 PART 10		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1274/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
Owner(s):	PERCY ELLIS HOLDINGS INC.	Ward:	Davenport (18)
Agent:	ADAM BRANDER	Heritage:	Not Applicable
Property Address:	336 CAMPBELL AVE	Community:	Toronto
Legal Description:	PLAN M13 PT LOT 58		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling containing two dwelling units by constructing a third dwelling unit.

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

1. Chapter 150.10.40.40.(3), By-law 569-2013

The average floor area of the dwelling units in a building containing more than two dwelling units shall not be less than 65 m².

In this case, the average floor area of the three dwelling units in the building will be 48 m².

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

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (151.92 m²).

The altered semi-detached dwelling will have a gross floor area equal to 0.68 times the area of the lot (171.3 m²).

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

A converted house is a permitted use provided the average of the floor areas of the dwelling units, if more than two, is not less than 65 m².

In this case, the average floor area of the three dwelling units in the building will be 48 m².

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1274/16TEY	Zoning	R (d0.6)(x751) & R2 Z0.6 (BLD)
Owner(s):	PERCY ELLIS HOLDINGS INC.	Ward:	Davenport (18)
Agent:	ADAM BRANDER	Heritage:	Not Applicable
Property Address:	336 CAMPBELL AVE	Community:	Toronto
Legal Description:	PLAN M13 PT LOT 58		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1275/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
Owner(s):	SHELLEY KANITZ	Ward:	Toronto-Danforth (29)
Agent:	SHELLEY KANITZ	Heritage:	Not Applicable
Property Address:	94 KINGS PARK BLVD	Community:	East York
Legal Description:	PLAN M484 PT LOT 794 PT LOT 795		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing one-storey detached dwelling by constructing a second and third floor addition above the existing dwelling, a rear two-storey addition, and a rear detached garage.

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

- Chapter 10.5.100.1.(1), By-law 569-2013**
The minimum required driveway width adjacent to the rear addition is 2.6 m.
In this case, the driveway width adjacent to the rear addition will be 2.1 m.
- Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.3 m from the west side lot line for the first storey and 0.29 m from the west side lot line for the second and third storeys.
- Section 7.1.4, By-law 6752**
The minimum required driveway width for a driveway that passes through the front lot line and has a parking space at the rear of the dwelling is 2.60 m.
In this case, the driveway width will be 2.1 m.
- Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.45 m.
The altered detached dwelling will be located 0.29 m from the west side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1275/16TEY	Zoning	RS (f10.5; a325; d0.75) & R2A (ZZC)
Owner(s):	SHELLEY KANITZ	Ward:	Toronto-Danforth (29)
Agent:	SHELLEY KANITZ	Heritage:	Not Applicable
Property Address:	94 KINGS PARK BLVD	Community:	East York
Legal Description:	PLAN M484 PT LOT 794 PT LOT 795		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1277/16TEY	Zoning:	RM & R2 (ZZC)
Owner(s):	JEFFREY FINE	Ward:	St. Paul's (21)
Agent:	WILLIAM TESSLER	Heritage:	Not Applicable
Property Address:	185 ATLAS AVE	Community:	Toronto
Legal Description:	PLAN 2169 N PT LOT 68		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third floor addition, a rear three storey addition and a rear deck at ground level.

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

- 1. Chapter 10.80.40.10. (2), By-Law 569-2013**
The maximum permitted height of specified pairs of main walls is 8.5m
In this case, the addition will have main walls with a height of 10.25m
 - 2. Chapter 10.80.40.40. (1), By-Law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area (127.57 m²).
In this case, the proposed addition will have a floor space index of 1.01 times the lot area (161.4 m²).
 - 3. Chapter 10.5.40.71(1), By-law 569-2013**
The minimum required front yard setback is 4.05 m
The front yard setback will be 3.22 m
 - 4. Chapter 10.80.40.70(3) By-Law 569-2013**
The required side yard setback is 1.20 m
The proposed addition will have a side yard setback of 0.12 m on the north side & 0.47 m on the south side.
- 1. Section 3. (a) By-Law 3623-97**
The minimum required side yard setback is 0.5 m on one side and 1.20 m on the other side.
The north side yard setback will be 0.12 m and the south side setback will be 0.47 m.
 - 2. Section 3. (a) , By-Law 3623-97**
The maximum permitted floor space index is 0.8 times the lot area (127.57 m²).

The addition will have a floor space index of 1.15 times the lot area (182.71 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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:	A1277/16TEY	Zoning	RM & R2 (ZZC)
Owner(s):	JEFFREY FINE	Ward:	St. Paul's (21)
Agent:	WILLIAM TESSLER	Heritage:	Not Applicable
Property Address:	185 ATLAS AVE	Community:	Toronto
Legal Description:	PLAN 2169 N PT LOT 68		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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

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

File Number:	A1278/16TEY	Zoning	MCR T3.0 C2.0 R2.5 (Waiver)
Owner(s):	2292446 ONTARIO LIMITED	Ward:	St. Paul's (22)
Agent:	BARRY GULA	Heritage:	Not Applicable
Property Address:	2131 YONGE ST	Community:	Toronto
Legal Description:	PLAN 800 LOTS 1 TO 4 PT LOT 5 AND PLAN 866 LOTS 6 TO 10 AND 12 PT LOTS 14 AND 16		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To modify the redevelopment plan approved under site-specific by-law 891-2016 (OMB) for a 29-storey mixed-use tower with a 13-storey podium containing 624 dwelling units and two levels of retail and commercial use by increasing the permitted combined gross floor area and to increase the maximum permitted number of storeys on the revised map 2.

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

1. Section 2(e) of By-law No. 891-2016(OMB)

No portion of the mixed-use building, above finished ground level may be located otherwise than wholly within the heavy lines on Map 2 attached hereto and forming part of this By-law. The Revised Map 2 adjusts the heavy lines of the 14.50 m height cell to include a new Notch area at the southwest corner (See attached Revised Map 2, **dated February 14, 2017.**)

2. Section 2(b) of By-law No. 891-2016(OMB)

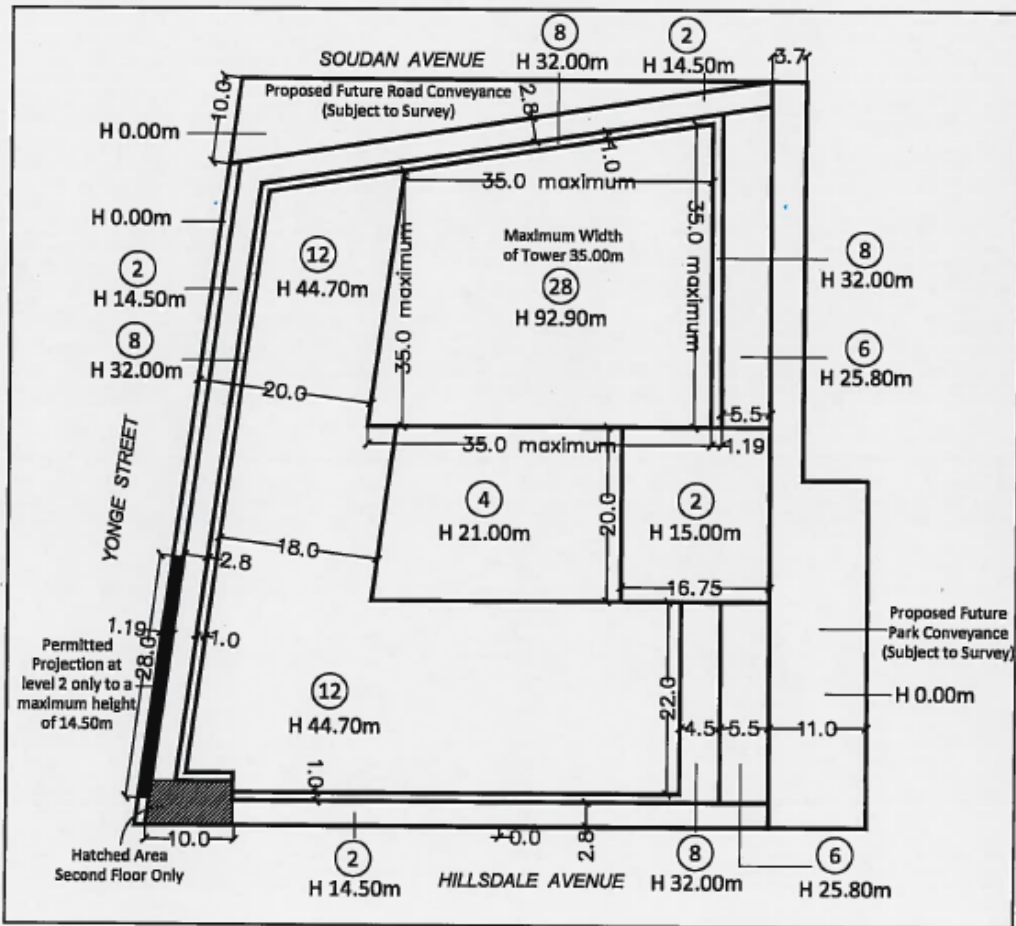
The total combined residential gross floor area and non-residential gross floor area of the building may not exceed 51,075 m².

The building will have a total combined residential gross floor area and non-residential gross floor area of **51,235 m²**.

#36

RECEIVED
APR 19 2017
COMMITTEE OF ADJUSTMENT

Revised MAP 2 - Committee of Adjustment Application For Minor Variance



NOTE : All dimensions are shown in metres.

Denotes the number of storeys

2131 Yonge Street, Toronto

Revised MAP 2 - Feb 14, 2017

File #10



The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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 28-storey mixed use development with 12-storey podium be constructed substantially in accordance with the drawings dated stamped received by the Committee of Adjustment on March 27, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
- (2) The additional 160 m² of gross floor area shall not be used for residential purposes.
- (3) The uses at the mezzanine level above the ground floor shall be limited to bicycle parking, mechanical, and a refrigeration room.

A1278/16TEY

**RECEIVED FOR COA
ARCHITECTURAL CONSULTANTS**

COVER SHEET

1. The drawings are made to the satisfaction of the architect. They are not to be taken as a warranty or a guarantee of any kind. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

2. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

3. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

4. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

5. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

6. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

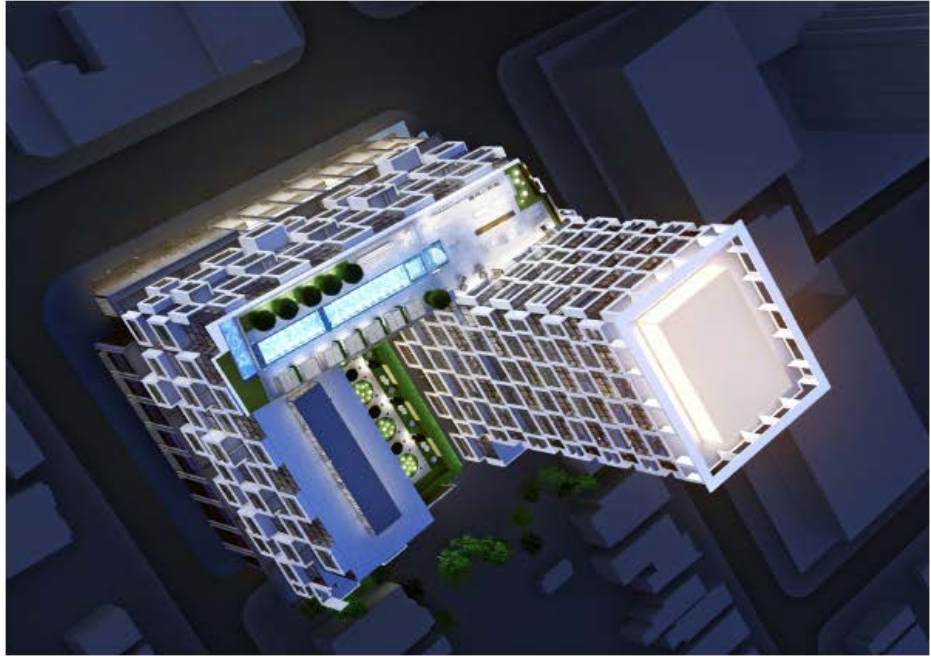
7. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

8. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

9. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

10. The drawings are to be read and interpreted as a whole. No part shall be taken out of context or misused in any way. The architect shall not be liable for any consequences arising from the use of the drawings for purposes other than those intended.

NO.	DESCRIPTION
1	PRELIMINARY CONCEPT PLAN
2	PRELIMINARY CONCEPT PLAN
3	PRELIMINARY CONCEPT PLAN
4	PRELIMINARY CONCEPT PLAN
5	PRELIMINARY CONCEPT PLAN
6	PRELIMINARY CONCEPT PLAN
7	PRELIMINARY CONCEPT PLAN
8	PRELIMINARY CONCEPT PLAN
9	PRELIMINARY CONCEPT PLAN
10	PRELIMINARY CONCEPT PLAN



2131 YONGE DEVELOPMENTS
DRP LIMITED
 12000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1V 5G6
 TEL: (416) 291-6200

PROJECT OFFICE:
ARCHITECTURAL CONSULTANTS
 445 BATHURST STREET
 TORONTO, ONTARIO M5T 1S6
 TEL: (416) 591-7200

PROJECT OFFICE:
ARCHITECTURAL CONSULTANTS
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1V 5G6
 TEL: (416) 291-6200

2131 YONGE STREET

Structural:
 Golder Associates Inc. and Partners
 11250 Avenue Road
 Markham, ON L3R 9V7
 MTD 10410

Mechanical & Electrical:
 Howe Verdi Engineering Group Ltd
 200 McCowen Street
 Brampton, ON N6C 5L6
 LBN1050

Interior Design:
 Golder Associates Inc.
 1200 Sheppard Avenue East
 Suite 100
 Scarborough, ON M1V 5G6
 MLD1175

Landscaping:
 Landscaping & Gardens Inc.
 3000 Steeles Avenue East
 Unit 103
 Scarborough, ON M1V 4T5
 MCJ1200

Civil Engineering:
 Golder Associates Inc.
 1200 Sheppard Avenue East
 Suite 100
 Scarborough, ON M1V 5G6
 LBN1050

A.1 SITE PLAN
 A.1.1 Site Plan
 A.1.2 Site Plan
 A.1.3 Site Plan
 A.1.4 Site Plan
 A.1.5 Site Plan
 A.1.6 Site Plan
 A.1.7 Site Plan
 A.1.8 Site Plan
 A.1.9 Site Plan
 A.1.10 Site Plan
 A.1.11 Site Plan
 A.1.12 Site Plan
 A.1.13 Site Plan
 A.1.14 Site Plan
 A.1.15 Site Plan
 A.1.16 Site Plan
 A.1.17 Site Plan
 A.1.18 Site Plan
 A.1.19 Site Plan
 A.1.20 Site Plan
 A.1.21 Site Plan
 A.1.22 Site Plan
 A.1.23 Site Plan
 A.1.24 Site Plan
 A.1.25 Site Plan
 A.1.26 Site Plan
 A.1.27 Site Plan
 A.1.28 Site Plan
 A.1.29 Site Plan
 A.1.30 Site Plan
 A.1.31 Site Plan
 A.1.32 Site Plan
 A.1.33 Site Plan
 A.1.34 Site Plan
 A.1.35 Site Plan
 A.1.36 Site Plan
 A.1.37 Site Plan
 A.1.38 Site Plan
 A.1.39 Site Plan
 A.1.40 Site Plan
 A.1.41 Site Plan
 A.1.42 Site Plan
 A.1.43 Site Plan
 A.1.44 Site Plan
 A.1.45 Site Plan
 A.1.46 Site Plan
 A.1.47 Site Plan
 A.1.48 Site Plan
 A.1.49 Site Plan
 A.1.50 Site Plan

A.2 GENERAL NOTES
 A.2.1 General Note
 A.2.2 General Note
 A.2.3 General Note
 A.2.4 General Note
 A.2.5 General Note
 A.2.6 General Note
 A.2.7 General Note
 A.2.8 General Note
 A.2.9 General Note
 A.2.10 General Note
 A.2.11 General Note
 A.2.12 General Note
 A.2.13 General Note
 A.2.14 General Note
 A.2.15 General Note
 A.2.16 General Note
 A.2.17 General Note
 A.2.18 General Note
 A.2.19 General Note
 A.2.20 General Note
 A.2.21 General Note
 A.2.22 General Note
 A.2.23 General Note
 A.2.24 General Note
 A.2.25 General Note
 A.2.26 General Note
 A.2.27 General Note
 A.2.28 General Note
 A.2.29 General Note
 A.2.30 General Note
 A.2.31 General Note
 A.2.32 General Note
 A.2.33 General Note
 A.2.34 General Note
 A.2.35 General Note
 A.2.36 General Note
 A.2.37 General Note
 A.2.38 General Note
 A.2.39 General Note
 A.2.40 General Note
 A.2.41 General Note
 A.2.42 General Note
 A.2.43 General Note
 A.2.44 General Note
 A.2.45 General Note
 A.2.46 General Note
 A.2.47 General Note
 A.2.48 General Note
 A.2.49 General Note
 A.2.50 General Note

A.3 LEGAL NOTES
 A.3.1 Legal Note
 A.3.2 Legal Note
 A.3.3 Legal Note
 A.3.4 Legal Note
 A.3.5 Legal Note
 A.3.6 Legal Note
 A.3.7 Legal Note
 A.3.8 Legal Note
 A.3.9 Legal Note
 A.3.10 Legal Note
 A.3.11 Legal Note
 A.3.12 Legal Note
 A.3.13 Legal Note
 A.3.14 Legal Note
 A.3.15 Legal Note
 A.3.16 Legal Note
 A.3.17 Legal Note
 A.3.18 Legal Note
 A.3.19 Legal Note
 A.3.20 Legal Note
 A.3.21 Legal Note
 A.3.22 Legal Note
 A.3.23 Legal Note
 A.3.24 Legal Note
 A.3.25 Legal Note
 A.3.26 Legal Note
 A.3.27 Legal Note
 A.3.28 Legal Note
 A.3.29 Legal Note
 A.3.30 Legal Note
 A.3.31 Legal Note
 A.3.32 Legal Note
 A.3.33 Legal Note
 A.3.34 Legal Note
 A.3.35 Legal Note
 A.3.36 Legal Note
 A.3.37 Legal Note
 A.3.38 Legal Note
 A.3.39 Legal Note
 A.3.40 Legal Note
 A.3.41 Legal Note
 A.3.42 Legal Note
 A.3.43 Legal Note
 A.3.44 Legal Note
 A.3.45 Legal Note
 A.3.46 Legal Note
 A.3.47 Legal Note
 A.3.48 Legal Note
 A.3.49 Legal Note
 A.3.50 Legal Note

aa

ARCHITECTURAL CONSULTANTS

1200 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1V 5G6
 TEL: (416) 591-7200
 FAX: (416) 291-6202

2131 YONGE DEVELOPMENTS DRP
 1200 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1V 5G6
 TEL: (416) 291-6200
 FAX: (416) 291-6202

COVER SHEET

2017.03

RE-ISSUED FOR COA - MARCH 13, 2017
 2131 YONGE STREET

Project Statistics

Category	Value
Number of Pages	10
Number of Sheets	10
Number of Figures	1
Number of Tables	1
Number of Sections	1
Number of Details	1
Number of Notes	1
Number of References	1
Number of Citations	1
Number of Footnotes	1
Number of Endnotes	1
Number of Appendices	1
Number of Exhibits	1
Number of Maps	1
Number of Diagrams	1
Number of Photographs	1
Number of Videos	1
Number of Audio Files	1
Number of Other Files	1
Number of Links	1
Number of Images	1
Number of Tables	1
Number of Figures	1
Number of Sections	1
Number of Details	1
Number of Notes	1
Number of References	1
Number of Citations	1
Number of Footnotes	1
Number of Endnotes	1
Number of Appendices	1
Number of Exhibits	1
Number of Maps	1
Number of Diagrams	1
Number of Photographs	1
Number of Videos	1
Number of Audio Files	1
Number of Other Files	1
Number of Links	1
Number of Images	1
Number of Tables	1
Number of Figures	1
Number of Sections	1
Number of Details	1
Number of Notes	1
Number of References	1
Number of Citations	1
Number of Footnotes	1
Number of Endnotes	1
Number of Appendices	1
Number of Exhibits	1
Number of Maps	1
Number of Diagrams	1
Number of Photographs	1
Number of Videos	1
Number of Audio Files	1
Number of Other Files	1
Number of Links	1
Number of Images	1

Toronto Green Standard

Section	Requirement	Compliance
1.0	General	Compliant
2.0	Site	Compliant
3.0	Energy	Compliant
4.0	Water	Compliant
5.0	Waste	Compliant
6.0	Transportation	Compliant
7.0	Green Building	Compliant
8.0	Green Infrastructure	Compliant
9.0	Green Procurement	Compliant
10.0	Green Operations	Compliant
11.0	Green Reporting	Compliant
12.0	Green Leadership	Compliant

ORC MATRIX

Item	Requirement	Compliance
1.0	General	Compliant
2.0	Site	Compliant
3.0	Energy	Compliant
4.0	Water	Compliant
5.0	Waste	Compliant
6.0	Transportation	Compliant
7.0	Green Building	Compliant
8.0	Green Infrastructure	Compliant
9.0	Green Procurement	Compliant
10.0	Green Operations	Compliant
11.0	Green Reporting	Compliant
12.0	Green Leadership	Compliant

Table with 4 columns: Item, Requirement, Compliance, Notes

Item	Requirement	Compliance	Notes
1.0	General	Compliant	
2.0	Site	Compliant	
3.0	Energy	Compliant	
4.0	Water	Compliant	
5.0	Waste	Compliant	
6.0	Transportation	Compliant	
7.0	Green Building	Compliant	
8.0	Green Infrastructure	Compliant	
9.0	Green Procurement	Compliant	
10.0	Green Operations	Compliant	
11.0	Green Reporting	Compliant	
12.0	Green Leadership	Compliant	

Table with 4 columns: Item, Requirement, Compliance, Notes

Item	Requirement	Compliance	Notes
1.0	General	Compliant	
2.0	Site	Compliant	
3.0	Energy	Compliant	
4.0	Water	Compliant	
5.0	Waste	Compliant	
6.0	Transportation	Compliant	
7.0	Green Building	Compliant	
8.0	Green Infrastructure	Compliant	
9.0	Green Procurement	Compliant	
10.0	Green Operations	Compliant	
11.0	Green Reporting	Compliant	
12.0	Green Leadership	Compliant	

RECEIVED
By COLA TEY at 9:39 am, Mar 27, 2017

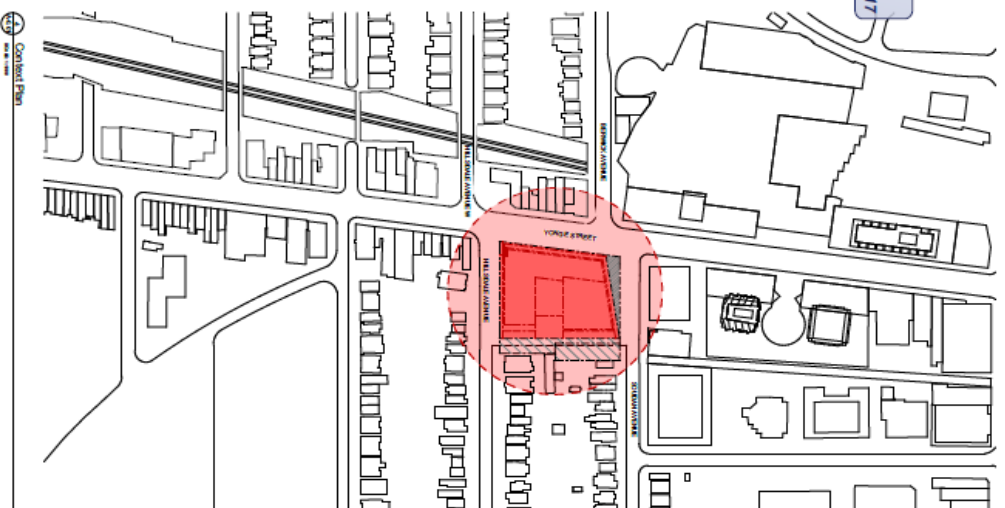


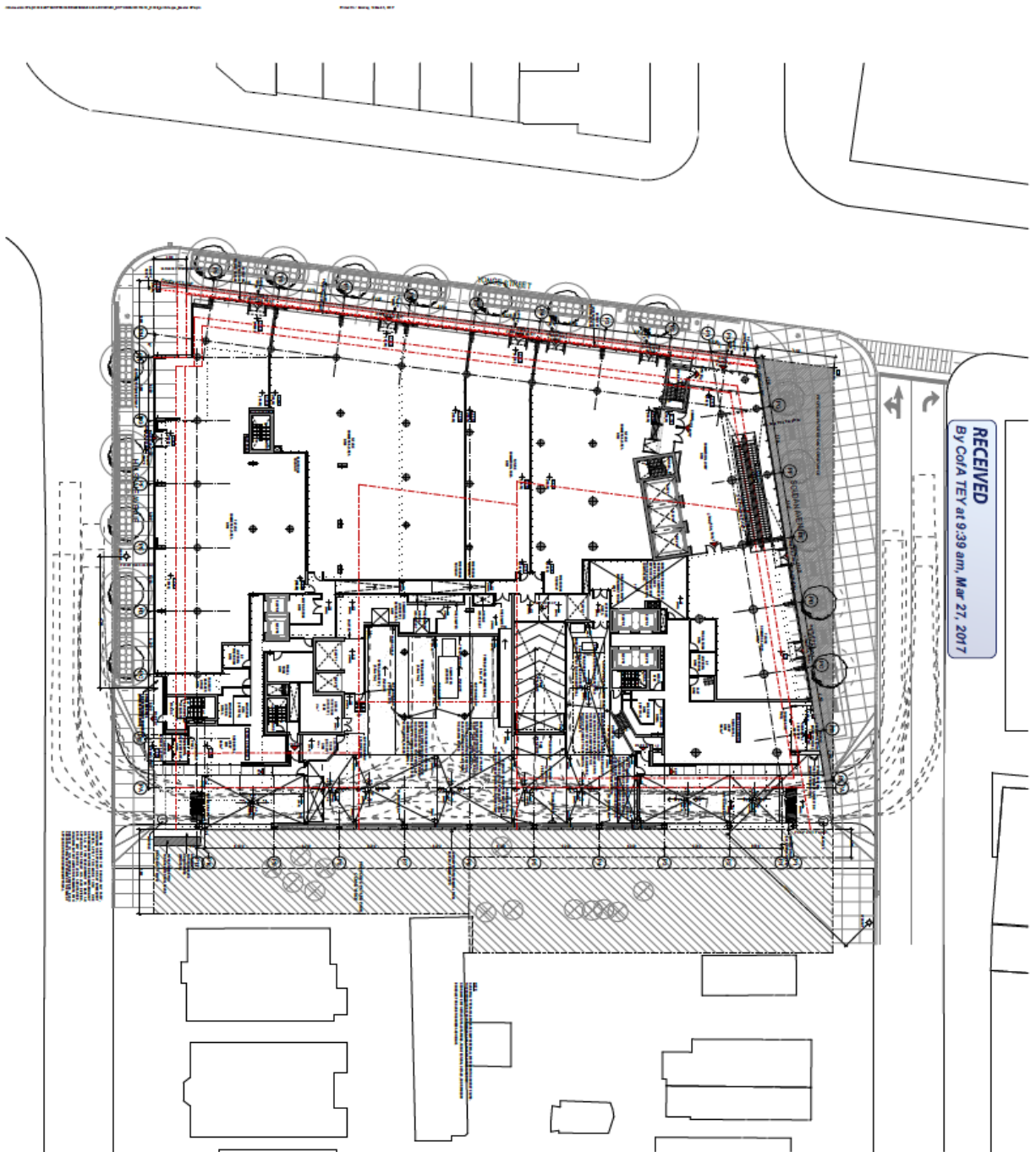
Table with 4 columns: Item, Requirement, Compliance, Notes

Item	Requirement	Compliance	Notes
1.0	General	Compliant	
2.0	Site	Compliant	
3.0	Energy	Compliant	
4.0	Water	Compliant	
5.0	Waste	Compliant	
6.0	Transportation	Compliant	
7.0	Green Building	Compliant	
8.0	Green Infrastructure	Compliant	
9.0	Green Procurement	Compliant	
10.0	Green Operations	Compliant	
11.0	Green Reporting	Compliant	
12.0	Green Leadership	Compliant	

2311 TORONTO DEVELOPMENTS
1002 UNIVERSITY AVENUE
TORONTO, ONTARIO M5G 1R7
TEL: 416 921 5000
F: 416 921 5002


Project Stakeholder Contact Plan

A.0.01



RECEIVED
By CO/A TEY at 9:39 am, Mar 27, 2017

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03/27/17
2	ISSUED FOR PERMIT	03/27/17
3	ISSUED FOR PERMIT	03/27/17
4	ISSUED FOR PERMIT	03/27/17
5	ISSUED FOR PERMIT	03/27/17
6	ISSUED FOR PERMIT	03/27/17
7	ISSUED FOR PERMIT	03/27/17
8	ISSUED FOR PERMIT	03/27/17
9	ISSUED FOR PERMIT	03/27/17
10	ISSUED FOR PERMIT	03/27/17
11	ISSUED FOR PERMIT	03/27/17
12	ISSUED FOR PERMIT	03/27/17
13	ISSUED FOR PERMIT	03/27/17
14	ISSUED FOR PERMIT	03/27/17
15	ISSUED FOR PERMIT	03/27/17
16	ISSUED FOR PERMIT	03/27/17
17	ISSUED FOR PERMIT	03/27/17
18	ISSUED FOR PERMIT	03/27/17
19	ISSUED FOR PERMIT	03/27/17
20	ISSUED FOR PERMIT	03/27/17
21	ISSUED FOR PERMIT	03/27/17
22	ISSUED FOR PERMIT	03/27/17
23	ISSUED FOR PERMIT	03/27/17
24	ISSUED FOR PERMIT	03/27/17
25	ISSUED FOR PERMIT	03/27/17
26	ISSUED FOR PERMIT	03/27/17
27	ISSUED FOR PERMIT	03/27/17
28	ISSUED FOR PERMIT	03/27/17
29	ISSUED FOR PERMIT	03/27/17
30	ISSUED FOR PERMIT	03/27/17
31	ISSUED FOR PERMIT	03/27/17
32	ISSUED FOR PERMIT	03/27/17
33	ISSUED FOR PERMIT	03/27/17
34	ISSUED FOR PERMIT	03/27/17
35	ISSUED FOR PERMIT	03/27/17
36	ISSUED FOR PERMIT	03/27/17
37	ISSUED FOR PERMIT	03/27/17
38	ISSUED FOR PERMIT	03/27/17
39	ISSUED FOR PERMIT	03/27/17
40	ISSUED FOR PERMIT	03/27/17
41	ISSUED FOR PERMIT	03/27/17
42	ISSUED FOR PERMIT	03/27/17
43	ISSUED FOR PERMIT	03/27/17
44	ISSUED FOR PERMIT	03/27/17
45	ISSUED FOR PERMIT	03/27/17
46	ISSUED FOR PERMIT	03/27/17
47	ISSUED FOR PERMIT	03/27/17
48	ISSUED FOR PERMIT	03/27/17
49	ISSUED FOR PERMIT	03/27/17
50	ISSUED FOR PERMIT	03/27/17
51	ISSUED FOR PERMIT	03/27/17
52	ISSUED FOR PERMIT	03/27/17
53	ISSUED FOR PERMIT	03/27/17
54	ISSUED FOR PERMIT	03/27/17
55	ISSUED FOR PERMIT	03/27/17
56	ISSUED FOR PERMIT	03/27/17
57	ISSUED FOR PERMIT	03/27/17
58	ISSUED FOR PERMIT	03/27/17
59	ISSUED FOR PERMIT	03/27/17
60	ISSUED FOR PERMIT	03/27/17
61	ISSUED FOR PERMIT	03/27/17
62	ISSUED FOR PERMIT	03/27/17
63	ISSUED FOR PERMIT	03/27/17
64	ISSUED FOR PERMIT	03/27/17
65	ISSUED FOR PERMIT	03/27/17
66	ISSUED FOR PERMIT	03/27/17
67	ISSUED FOR PERMIT	03/27/17
68	ISSUED FOR PERMIT	03/27/17
69	ISSUED FOR PERMIT	03/27/17
70	ISSUED FOR PERMIT	03/27/17
71	ISSUED FOR PERMIT	03/27/17
72	ISSUED FOR PERMIT	03/27/17
73	ISSUED FOR PERMIT	03/27/17
74	ISSUED FOR PERMIT	03/27/17
75	ISSUED FOR PERMIT	03/27/17
76	ISSUED FOR PERMIT	03/27/17
77	ISSUED FOR PERMIT	03/27/17
78	ISSUED FOR PERMIT	03/27/17
79	ISSUED FOR PERMIT	03/27/17
80	ISSUED FOR PERMIT	03/27/17
81	ISSUED FOR PERMIT	03/27/17
82	ISSUED FOR PERMIT	03/27/17
83	ISSUED FOR PERMIT	03/27/17
84	ISSUED FOR PERMIT	03/27/17
85	ISSUED FOR PERMIT	03/27/17
86	ISSUED FOR PERMIT	03/27/17
87	ISSUED FOR PERMIT	03/27/17
88	ISSUED FOR PERMIT	03/27/17
89	ISSUED FOR PERMIT	03/27/17
90	ISSUED FOR PERMIT	03/27/17
91	ISSUED FOR PERMIT	03/27/17
92	ISSUED FOR PERMIT	03/27/17
93	ISSUED FOR PERMIT	03/27/17
94	ISSUED FOR PERMIT	03/27/17
95	ISSUED FOR PERMIT	03/27/17
96	ISSUED FOR PERMIT	03/27/17
97	ISSUED FOR PERMIT	03/27/17
98	ISSUED FOR PERMIT	03/27/17
99	ISSUED FOR PERMIT	03/27/17
100	ISSUED FOR PERMIT	03/27/17



2A

 2017 CONCRETE DEVELOPMENTS

2017 CONCRETE DEVELOPMENTS

 2021 Washington Street, Suite 400

 Portland, Oregon 97201

 T: 503.771.5669

 F: 503.771.5662

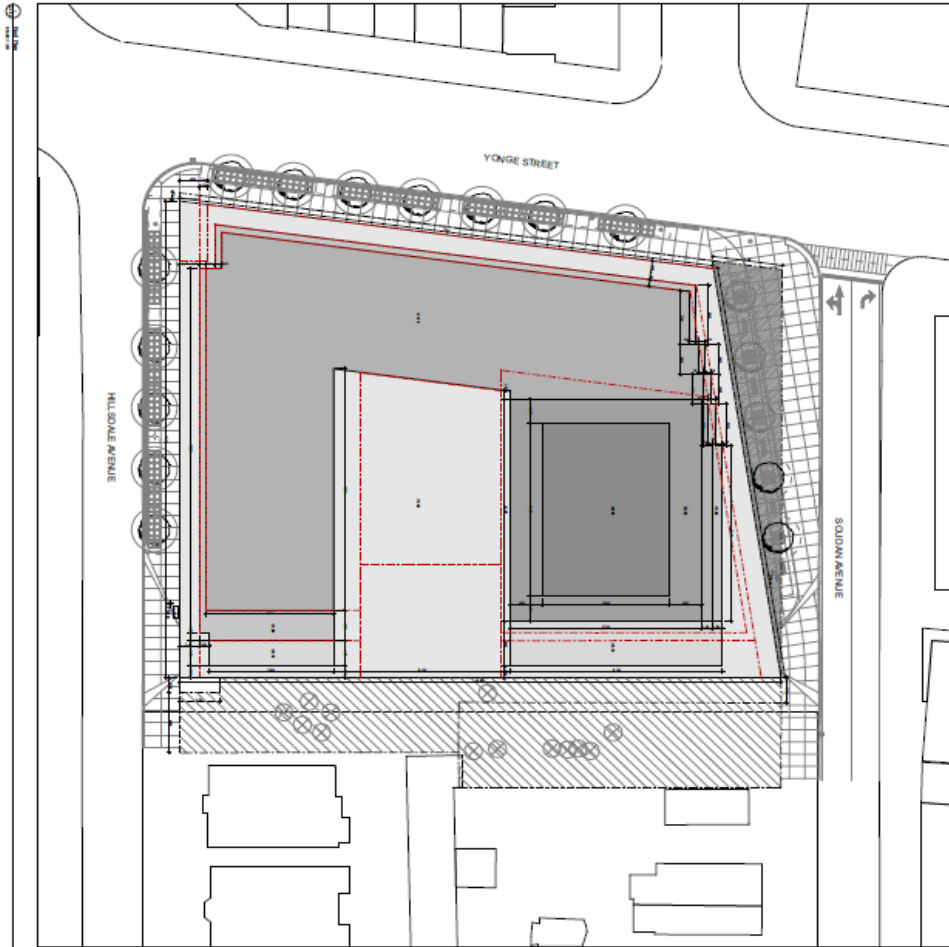
SHEET NO.

 DATE

 REVISION

A-1.01

RECEIVED
By CIDA TEY at 9:39 am, Mar 27, 2017



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2017.03.27
2	ISSUED FOR PERMITTING	2017.03.27
3	ISSUED FOR PERMITTING	2017.03.27
4	ISSUED FOR PERMITTING	2017.03.27
5	ISSUED FOR PERMITTING	2017.03.27
6	ISSUED FOR PERMITTING	2017.03.27
7	ISSUED FOR PERMITTING	2017.03.27
8	ISSUED FOR PERMITTING	2017.03.27
9	ISSUED FOR PERMITTING	2017.03.27
10	ISSUED FOR PERMITTING	2017.03.27
11	ISSUED FOR PERMITTING	2017.03.27
12	ISSUED FOR PERMITTING	2017.03.27
13	ISSUED FOR PERMITTING	2017.03.27
14	ISSUED FOR PERMITTING	2017.03.27
15	ISSUED FOR PERMITTING	2017.03.27
16	ISSUED FOR PERMITTING	2017.03.27
17	ISSUED FOR PERMITTING	2017.03.27
18	ISSUED FOR PERMITTING	2017.03.27
19	ISSUED FOR PERMITTING	2017.03.27
20	ISSUED FOR PERMITTING	2017.03.27

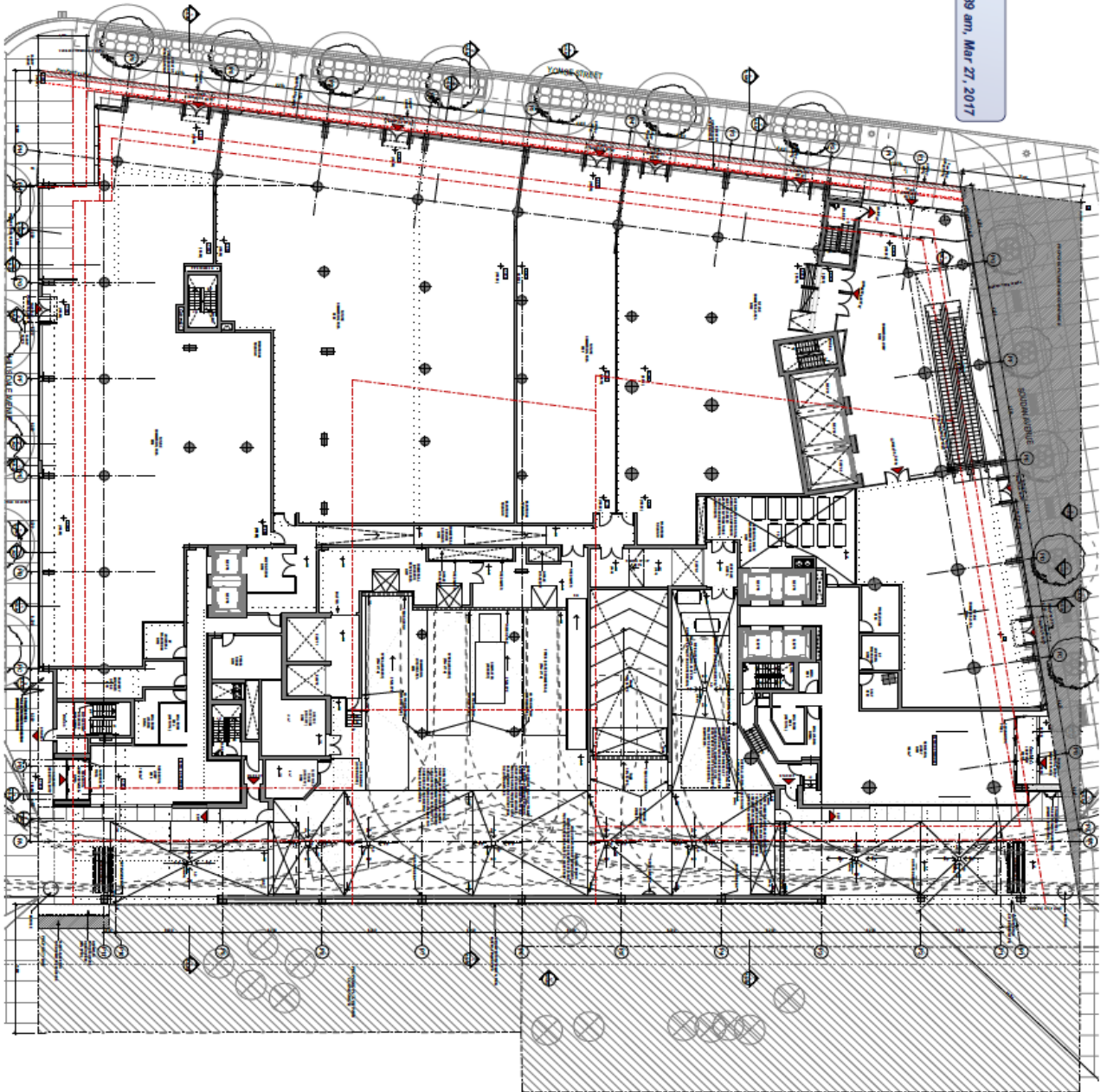
aa
ARCHITECTS
1000 SHEPPARD AVENUE EAST
SUITE 1000
VICTORIA PARK
TORONTO, ONTARIO M2X 1L7
TEL: 416-491-1111
WWW.AAARCHITECTS.COM



2318 YONGE DEVELOPMENT & P
1000 SHEPPARD AVENUE EAST
SUITE 1000
VICTORIA PARK
TORONTO, ONTARIO M2X 1L7
TEL: 416-491-1111
WWW.AAARCHITECTS.COM

Kof Ren
SHEPPARD
A-1.04

RECEIVED
By COLA TEY at 9:39 am, Mar 27, 2017



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/27/17
2	ISSUED FOR CONSTRUCTION	03/27/17
3	ISSUED FOR AS-BUILT	03/27/17
4	ISSUED FOR FINAL	03/27/17
5	ISSUED FOR RECORD	03/27/17
6	ISSUED FOR ARCHIVE	03/27/17
7	ISSUED FOR DESTRUCTION	03/27/17
8	ISSUED FOR REPAIR	03/27/17
9	ISSUED FOR RENOVATION	03/27/17
10	ISSUED FOR DEMOLITION	03/27/17

2A

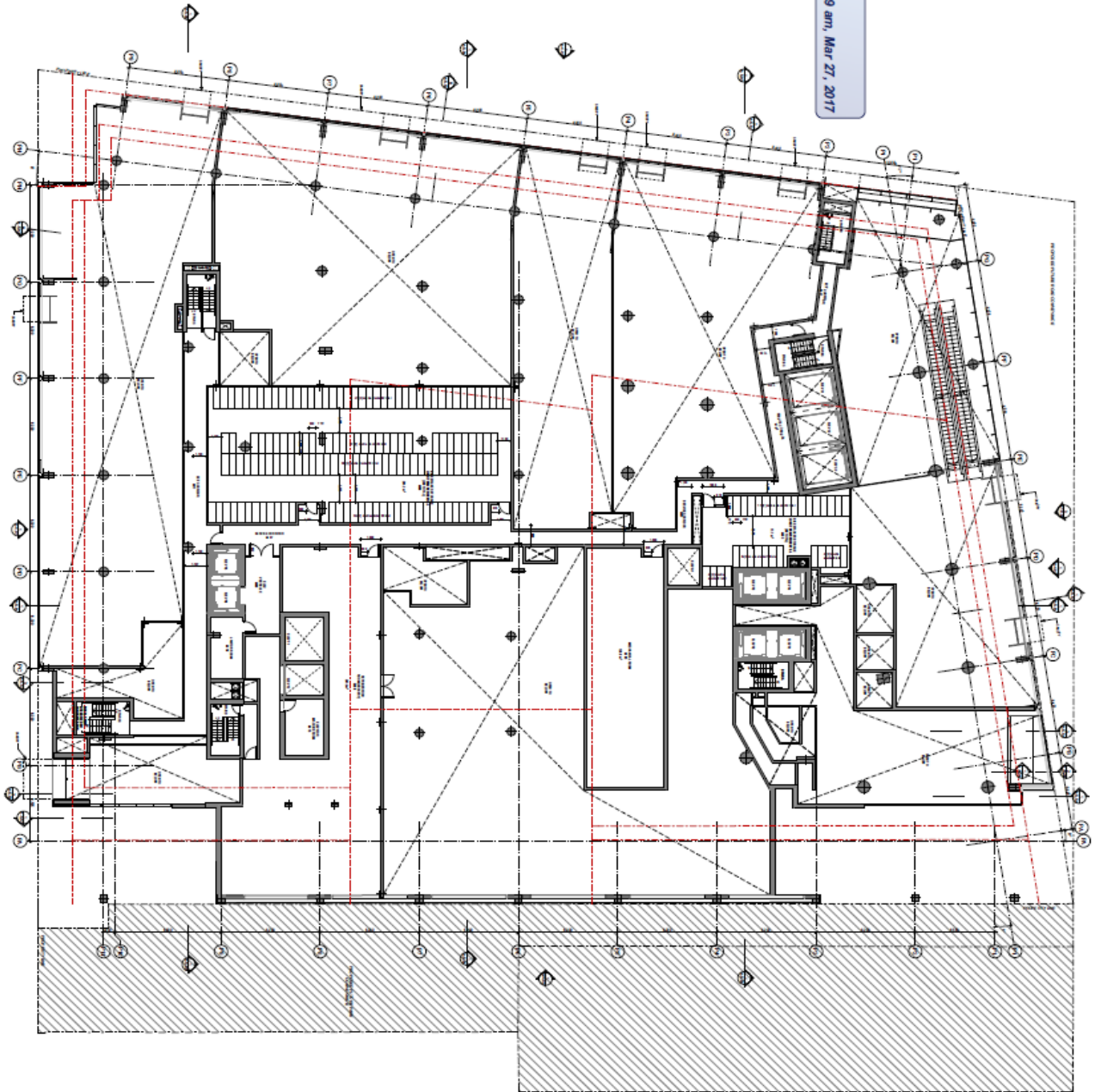


2151 TORONTO DEVELOPMENTS GP
505 Waterway Street, Suite 1000
Toronto, Ontario M5V 1A5
T: 416.771.5555
F: 416.593.4422

Floor Plan Overall View
DATE: 03/27/17
SCALE: AS SHOWN

A-2.04

RECEIVED
By Coda TEY at 9:39 am, Mar 27, 2017



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/27/17
2	ISSUED FOR CONSTRUCTION	03/27/17
3	ISSUED FOR CONSTRUCTION	03/27/17
4	ISSUED FOR CONSTRUCTION	03/27/17
5	ISSUED FOR CONSTRUCTION	03/27/17
6	ISSUED FOR CONSTRUCTION	03/27/17
7	ISSUED FOR CONSTRUCTION	03/27/17
8	ISSUED FOR CONSTRUCTION	03/27/17
9	ISSUED FOR CONSTRUCTION	03/27/17
10	ISSUED FOR CONSTRUCTION	03/27/17

aa
ARCHITECT

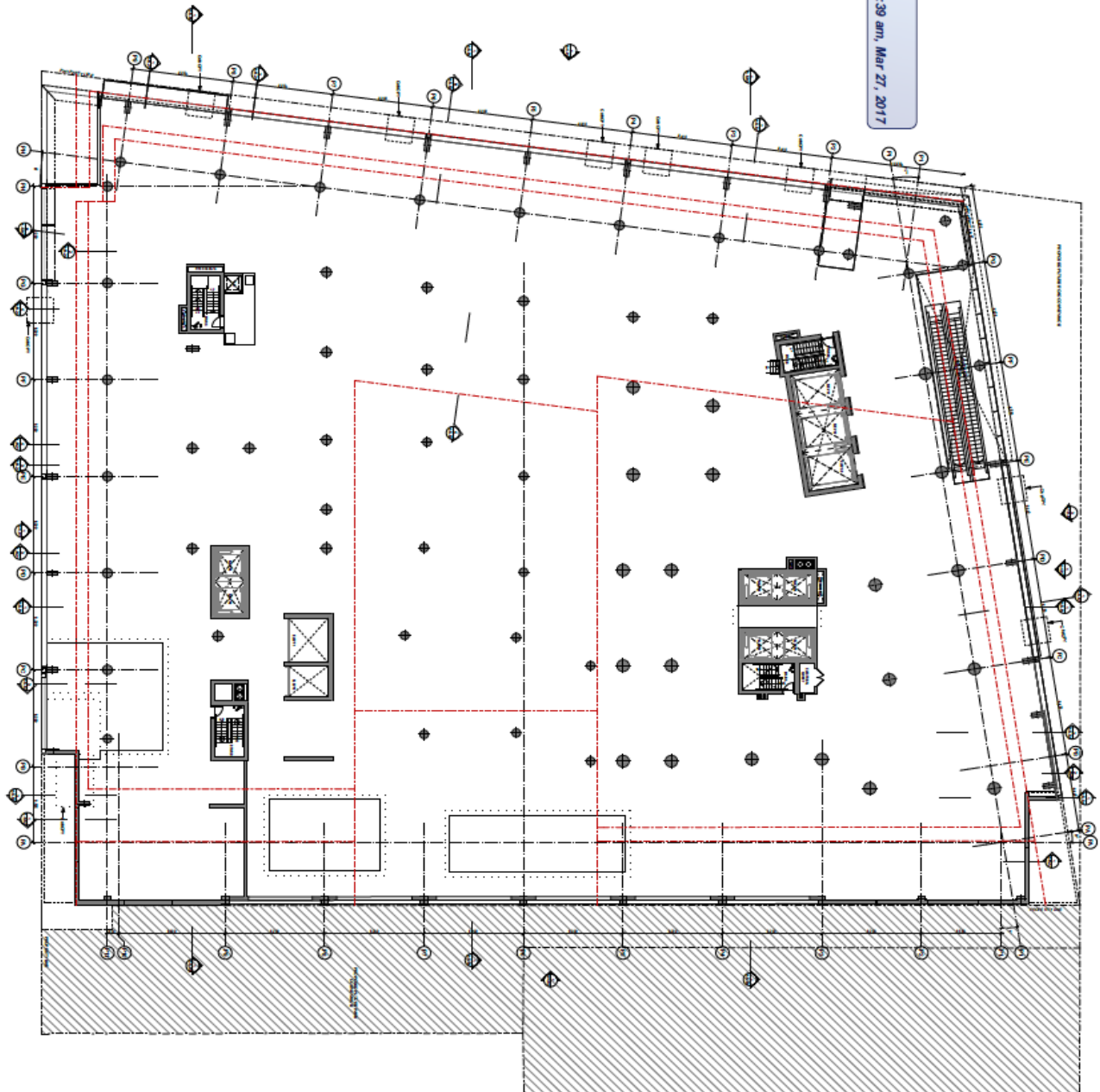


2311 VONDERDELL CIRCLE, SUITE 200
DALLAS, TEXAS 75244
TEL: 469.761.5888
FAX: 469.761.5882

Floor Plan Level 2 - Annex 2A

A-2.05

RECEIVED
By CGIA TEY at 9:39 am, Mar 27, 2017



NOTES TO THE CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNAGE THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL SUBMIT REGULAR PROGRESS REPORTS TO THE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNAGE THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL SUBMIT REGULAR PROGRESS REPORTS TO THE ARCHITECT.

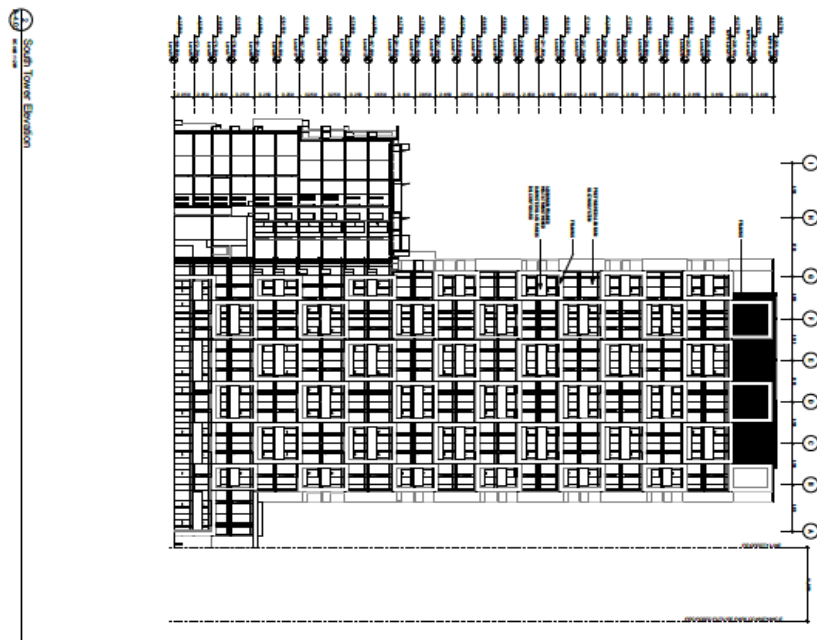
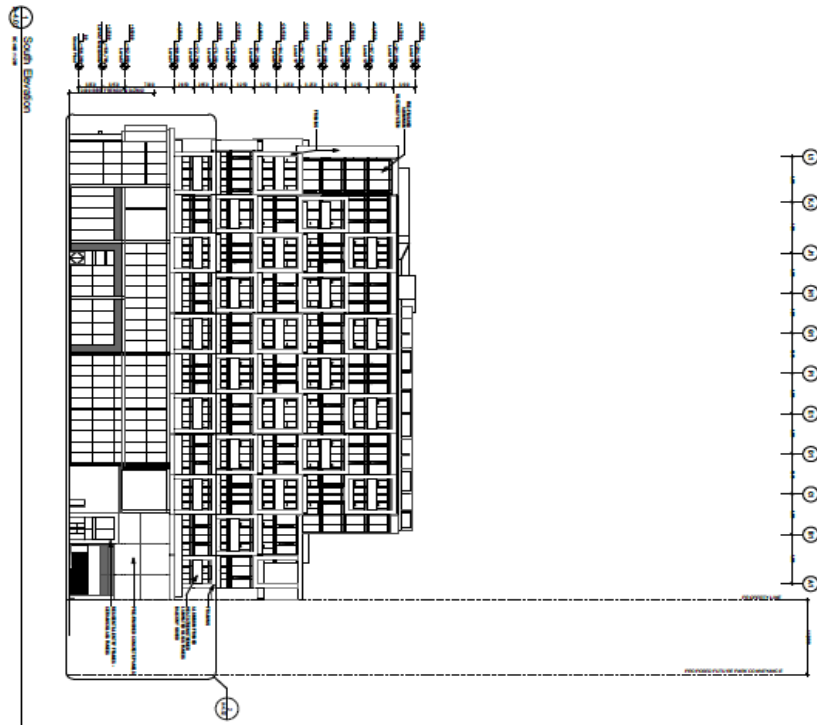
aa
ARCHITECTS ASSOCIATES
1001 WILSON AVENUE
SUITE 1000
WILSON, BC V7A 1A1
TEL: 604.681.1111
FAX: 604.681.1112



2311 FORD DEVELOPMENTS GP
502 WILSON STREET UNIT 8
WILSON, BC V7A 1A1
TEL: 604.681.1111
FAX: 604.681.1112

Plan: 1st Level 3
Scale: 1:100
Date: 2017.03.27

A-2.06



RECEIVED
By ColA TEY at 9:39 am, Mar 27, 2017

1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS.

3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THESE DRAWINGS.

4. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER PERSONS OR PROPERTY.

5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THESE DRAWINGS.

6. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER PERSONS OR PROPERTY.

7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THESE DRAWINGS.

8. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER PERSONS OR PROPERTY.

9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THESE DRAWINGS.

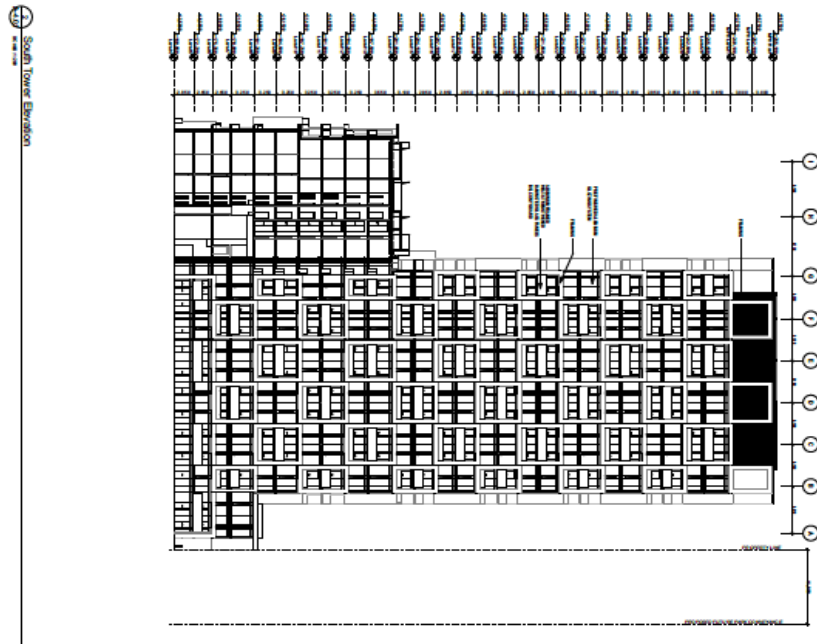
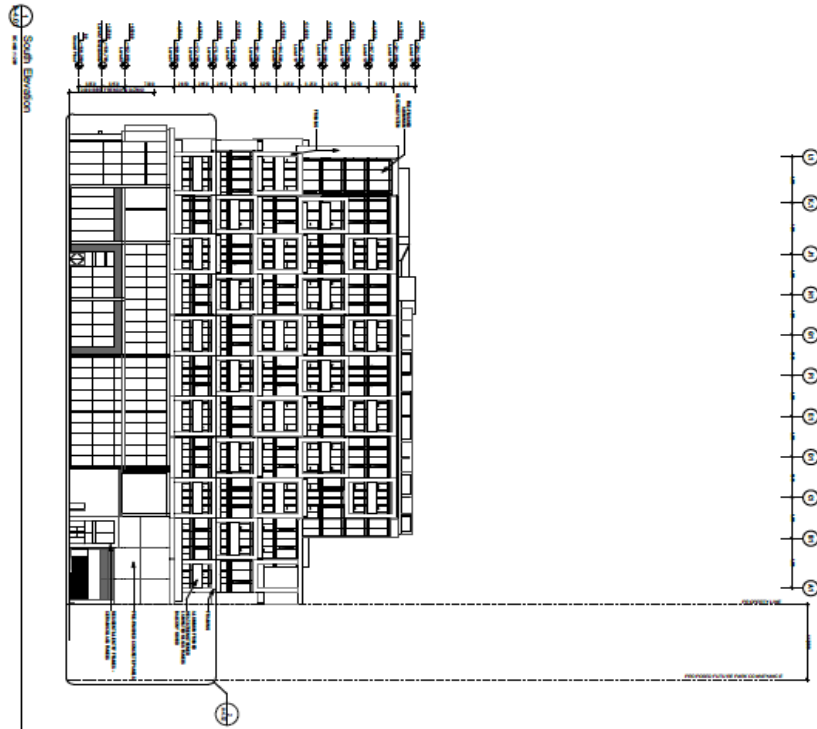
10. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR TO ANY OTHER PERSONS OR PROPERTY.

aa

2018 YONGE DEVELOPMENTS LP
200 WILSON AVENUE SUITE 1000
TORONTO, ONTARIO M5V 1B7
TEL: (416) 593-8888
F: (416) 593-8882

South Elevation
1:100
DATE: 03/27/17

A-4.01



RECEIVED
By COFA TEY at 9:39 AM, Mar 27, 2017

1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

3. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

4. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

5. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

6. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

7. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

8. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

9. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

10. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THIS DRAWING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE CONSTRUCTION OF THE PROJECT.

aa

2311 YONGE DEVELOPMENT'S
2302 MIDLAND AVE
TORONTO, ONTARIO M2M 1B4
TEL: 416 771 5889
F: 416 593 1882

South Elevation
1:100
DATE: 03/27/17

A-4.01

SIGNATURE PAGE

File Number:	A1278/16TEY	Zoning	MCR T3.0 C2.0 R2.5 (Waiver)
Owner(s):	2292446 ONTARIO LIMITED	Ward:	St. Paul's (22)
Agent:	BARRY GULA	Heritage:	Not Applicable
Property Address:	2131 YONGE ST	Community:	Toronto
Legal Description:	PLAN 800 LOTS 1 TO 4 PT LOT 5 AND PLAN 866 LOTS 6 TO 10 AND 12 PT LOTS 14 AND 16		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



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

File Number:	A1279/16TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	VERONICA KOEHL ERIC DUNBAR	Ward:	Toronto-Danforth (29)
Agent:	JOSEPH SIATECKI	Heritage:	Not Applicable
Property Address:	64 EATON AVE	Community:	Toronto
Legal Description:	PLAN 1457 LOT 41		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by reconstructing the third-storey and roof.

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

1. Chapter 10.10.40.10.(2)(B)(i) & 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 height of the side exterior main walls facing the north side lot line will be 9.70 m.

The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing the south side lot line will be 9.70 m.

2. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (138.80 m²).
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (168.3 m²).

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (138.80 m²).
The altered dwelling will have a residential gross floor area equal to 0.73 times the area of the lot (168.3 m²).

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

The minimum required side lot line setback for a building depth not exceeding 17.0 m and where the side wall contains no openings is 0.45 m.

The altered dwelling will be located 0.18 m from the south side lot line, where the side wall contains no openings.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1279/16TEY	Zoning	R(d0.6)(x322) & R2 Z0.6 (ZZC)
Owner(s):	VERONICA KOEHL ERIC DUNBAR	Ward:	Toronto-Danforth (29)
Agent:	JOSEPH SIATECKI	Heritage:	Not Applicable
Property Address:	64 EATON AVE	Community:	Toronto
Legal Description:	PLAN 1457 LOT 41		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1280/16TEY	Zoning:	R(d1.0)(x851) & R3 1.0 (ZZC)
Owner(s):	SCOTT ALEXANDER BROWN ROBERT PINGITORE	Ward:	Toronto Centre-Rosedale (28)
Agent:	WILL HUDSON	Heritage:	Designated
Property Address:	402 WELLESLEY ST E	Community:	Toronto
Legal Description:	CON 1 FB PT PARK LOT 1 SUBJECT TO ROW		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey rowhouse/townhouse by constructing a basement secondary suite, a rear basement walkout, a rear third-storey addition, a rear third floor deck and a rear ground floor deck.

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

Section 6(3) Part II 3 F(I)(1)(a), By-law 438-86

The minimum required side lot line setback for a converted house is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The converted house will be located 0 m from the west side lot line.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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:	A1280/16TEY	Zoning	R(d1.0)(x851) & R3 1.0 (ZZC)
Owner(s):	SCOTT ALEXANDER BROWN ROBERT PINGITORE	Ward:	Toronto Centre-Rosedale (28)
Agent:	WILL HUDSON	Heritage:	Designated
Property Address:	402 WELLESLEY ST E	Community:	Toronto
Legal Description:	CON 1 FB PT PARK LOT 1 SUBJECT TO ROW		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A1283/16TEY	Zoning:	RD (f13.5; d0.6)(x1436) & R1 Z0.6 (BLD)
Owner(s):	JEROME CARRON STEPHANIE CARRON	Ward:	Toronto Centre-Rosedale (27)
Agent:	MICHAEL TAYLOR	Heritage:	Designated
Property Address:	68 CRESCENT RD	Community:	Toronto
Legal Description:	PLAN 84E PT LOT 57		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear third storey addition.

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

Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.5 m.

The height of the rear exterior main walls will be 9.31 m.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 approve 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):

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager of Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

SIGNATURE PAGE

File Number:	A1283/16TEY	Zoning	RD (f13.5; d0.6)(x1436) & R1 Z0.6 (BLD)
Owner(s):	JEROME CARRON STEPHANIE CARRON	Ward:	Toronto Centre-Rosedale (27)
Agent:	MICHAEL TAYLOR	Heritage:	Designated
Property Address:	68 CRESCENT RD	Community:	Toronto
Legal Description:	PLAN 84E PT LOT 57		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 9, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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

40A. 630 RHODES AVENUE

File Number:	B0085/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	ANDREA BRUCE SERGIO CASTRELO	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	630 RHODES AVE	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

CONVEYED - PART 2, Draft R-Plan

Address to be assigned

Part 2 has a frontage of 4.53 m and an area of 124.3 m². A new three storey semi-detached dwelling will be constructed requiring variances described in Minor Variance Application A1209/16TEY.

The dwelling will be constructed on the lot comprised of Parts 2 & 3 as described in Consent Application B0086/16TEY. Parts 2 & 3 have a frontage of 4.76 m and an area of 130.7 m².

RETAINED - PART 1, Draft R-Plan

630 Rhodes Avenue

Part 1 has a frontage of 4.59 m and an area of 128.9 m². The existing two-storey semi-detached dwelling will be maintained, requiring variances described in Minor Variance Application A1208/16TEY.

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40B. 1015 CRAVEN ROAD

File Number:	B0086/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	SANTOS EUGENIA N DOS	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	1015 CRAVEN RD	Community:	Toronto
Legal Description:	C1 FB L8PT		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the purpose of a lot addition.

Conveyed-Part 3, Draft R-Plan

To be added to Part 2

Part 3 has an area of 6.4 m² and will be added to Part 2.

Retained-Part 4, Draft R-Plan

1015 Craven Road

The reduced parcel of land, shown as Part 4, has a frontage of 4.84 m and an area of 107.6 m².

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40C. 634 RHODES AVENUE

File Number:	B0087/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	EUGENIA GONCALVES	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	634 RHODES AVE	Community:	Toronto
Legal Description:	P1301 L177PT		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the purpose of a lot addition.

Conveyed-Part 5, Draft R-Plan

To be added to Part 4

Part 5 has an area of 25.6 m² and will be added to the west abutting property, Part 4, known municipally as 1015 Craven Road.

Retained-Part 6, Draft R-Plan

634 Rhodes Avenue

The reduced parcel of land, shown as Part 6, has a frontage of 5.04 m and an area of 142.9 m².

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40D. 630 RHODES AVENUE – PART 1

File Number:	A1208/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	ANDREA BRUCE SERGIO CASTRELO	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	630 RHODES AVE – PART 1	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey semi-detached dwelling on the retained lot described in Consent Application B0085/16TEY.

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

Chapter 10.10.30.10.(1), By-law 569-2013

The minimum required lot area is 180 m².

The area of the retained lot will be 128.9 m².

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40E. 630 RHODES AVENUE – PARTS 2 AND 3

File Number:	A1209/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	ANDREA BRUCE SERGIO CASTRELO	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	630 RHODES AVE – PARTS 2 & 3	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached on the new lot as described in Consent Applications B0085/17TEY and B0086/17TEY.

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

- 1. Chapter 10.10.30.10.(1), By-law 569-2013**
The minimum required lot area is 180 m².
The area of the lot will be 130.7 m².
- 2. Chapter 10.10.30.20.(1), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the lot will be 4.76 m.
- 3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.60 m.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The new semi-detached dwelling will have a depth of 17.62 m.
- 5. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (78.42 m²).
The new semi-detached dwelling will have a floor space index equal to 1.22 times the area of the lot (160.0 m²).
- 6. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.04 m.
The new semi-detached dwelling will be located 4.35 m from the front lot line.
- 7. Chapter 10.10.80.40.(1), By-law 569-2013**
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.

In this case, the lot has a frontage of 4.76 m, and the new semi-detached dwelling will have a vehicle entrance through the front main wall.

8. Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.5 m from the rear lot line.

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

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (78.42 m²).

The new semi-detached dwelling will have a gross floor area equal to 1.22 times the area of the lot (160.0 m²).

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

The minimum required front yard setback of a building on an inside lot is 6.04 m.

The new semi-detached dwelling will be located 4.35 m from the front lot line.

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

The maximum permitted depth of a semi-detached dwelling is 17.0 m.

The new semi-detached dwelling will have a depth of 17.62 m.

4. Section 6(3) Part IV 3(i), By-law 438-86

An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.

The lot has a frontage of 4.76 m and the integral garage will be located in the wall facing the front lot line.

5. Section 6(3) Part VII 1(II), By-law 438-86

The minimum required frontage of a lot is 6.0 m.

In this case, the lot will have frontage of 4.76 m.

6. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.5 m from the rear lot line.

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40F. 1015 CRAVEN ROAD – PARTS 4 AND 5

File Number:	A1210/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	ANDREA BRUCE SERGIO CASTRELO	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	1015 CRAVEN RD PARTS 4 & 5	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling on the lot described in Consent Applications B0086/16TEY and B0087/16TEY.

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

- 1. Chapter 10.10.30.10.(1)(B), By-law 569-2013**
The minimum required lot area is 180 m².
The area of the lot will be 133.2 m².
- 2. Chapter 10.10.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 6.0 m.
The frontage of the lot will be 4.84 m.
- 3. Chapter 10.10.40.10.(2)(B), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.60 m.
- 4. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a semi-detached dwelling is 17.0 m.
The new semi-detached dwelling will have a depth of 17.62 m.
- 5. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a semi-detached dwelling is 0.6 times the area of the lot (79.9 m²).
The new semi-detached dwelling will have a floor space index equal to 1.20 times the area of the lot (160.0 m²).
- 6. Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6.04 m.
The new semi-detached dwelling will be located 4.35 m from the front lot line.
- 7. Chapter 10.10.80.40.(1), By-law 569-2013**
A vehicle entrance through the front main wall of a building is permitted, provided the lot has a minimum frontage of 7.6 m.

In this case, the lot has a frontage of 4.84 m, and the new semi-detached dwelling will have a vehicle entrance through the front main wall.

8. Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.5 m from the rear lot line.

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

The maximum permitted gross floor area of a semi-detached dwelling is 0.6 times the area of the lot (79.9 m²).

The new semi-detached dwelling will have a gross floor area equal to 1.20 times the area of the lot (160.0 m²).

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

The minimum required front yard setback of a building on an inside lot is 6.04 m.

The new semi-detached dwelling will be located 4.35 m from the front lot line.

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

The maximum permitted depth of a semi-detached dwelling is 17.0 m.

The new semi-detached dwelling will have a depth of 17.62 m.

4. Section 6(3) Part IV 3(i), By-law 438-86

An integral garage is not permitted in a building on a lot having a frontage less than 7.62 m if vehicle access to the garage is located in a wall facing the front lot line.

The lot has a frontage of 4.84 m and the integral garage will be located in the wall facing the front lot line.

5. Section 6(3) Part VII 1(II), By-law 438-86

The minimum required frontage of a lot is 6.0 m.

In this case, the lot will have frontage of 4.84 m.

6. Section 6(3) Part II 4, By-law 438-86

The minimum required rear yard setback is 7.5 m.

The new semi-detached dwelling will be located 5.5 m from the rear lot line.

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.

40G. 634 RHODES AVENUE – PART 6

File Number:	A1211/16TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (WAIVER)
Owner(s):	ANDREA BRUCE SERGIO CASTRELO	Ward:	Toronto-Danforth (30)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	634 RHODES AVE – PART 6	Community:	Toronto
Legal Description:	PLAN 1301 PT LOT 177 CON 1 PART 8		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing two-storey semi-detached dwelling on the reduced lot described in Consent Application B0087/16TEY.

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

Chapter 10.10.30.10.(1)(B), By-law 569-2013

The minimum required lot area is 180 m².

The area of the lot will be 142.9 m².

Applications B0085/16TEY, B0086/16TEY, B0087/16TEY, A1208/16TEY, A1209/16TEY, A1210/16TEY & A1211/16TEY were considered jointly.

MOTION

It was moved by Worrick Russell, seconded by Ewa Modlinska and carried unanimously that the applications be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to discuss the proposal in more detail with the adjacent neighbour, to provide a readable draft R-Plan and to revise the proposal. The applicant would be required to pay the minimum deferral fee prior to being rescheduled for public hearing by the Committee of Adjustment Toronto & East York, **Panel A**.



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0011/17TEY	Zoning	Site-Specific By-law 225-2014 (OMB)
Owner(s):	KINGSCLUB DEVELOPMENT INC	Ward:	Parkdale-High Park (14)
Agent:	EILEEN COSTELLO	Heritage:	Not Applicable
Property Address:	1100 KING ST W	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 6 RP 66R21448 PARTS 1 TO 3		

Notice was given and a Public Hearing was held on **Wednesday, April 19, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the lot into commercial and residential components and to create various easements/right-of-ways.

Retained (Commercial Lands)

PARTS 4, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 24, 25, 26, 27, 28, 30, 31, 32, 34, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 65, 66, 67, 69, 70, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 89, 92, 93, 95, 96, 97, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 120, 121, 122, 123, 127, 129, 130, 131, 132, 134, 135 and 136, DRAFT R-PLAN.

The lot frontage is 211.9 m on King Street West and the lot area is 9,340.7 m² (at grade). The lot will be located primarily on the podium floors, P1 and P2 floors of the development. The lot will contain proposed commercial retail, offices and below-grade parking spaces at the P1 and P2 levels.

Easements/Rights-Of-Way

PARTS 4, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 24, 25, 26, 27, 28, 30, 31, 32, 34, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 65, 66, 67, 69, 70, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 89, 92, 93, 95, 96, 97, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 120, 121, 122, 123, 127, 129, 130, 131, 132, 134, 135 and 136 will be subject to general rights-of-way or rights in the nature of easements over all of the proposed retained lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the building, rights of support, emergency egress, rights to air flow and temporary construction access.

PARTS 5, 7, 10, 18, 22, 49, 72, 76, 96, 97, 102, 103, 107, 109, 110 and 113 will be subject to pedestrian and vehicular access in favour of the proposed Residential Condominium Lands. PARTS 6, 13, 30, 32, 42, 43, 44, 59, 69, 93, 100, 106, 117, 120 and 127 will be subject to pedestrian access in favour of the proposed Residential Condominium Lands.

Conveyed (Residential Condominium Lands)

PARTS 1, 2, 3, 9, 11, 20, 21, 23, 29, 33, 35, 38, 47, 60, 61, 64, 68, 73, 74, 86, 87, 88, 90, 94, 98, 105, 116, 119, 124, 125, 126, 128, 133 and 137, DRAFT R-PLAN.

The lot frontage is 8.4 m on King Street West (at grade) and the lot area is 567.6 m² (at grade). The lot will contain three buildings sitting atop a podium and the lower 2 floors (P3, P4) of a 4 level underground garage (proposed residential condominiums).

Easements/Rights-Of-Way

PARTS 1, 2, 3, 9, 11, 20, 21, 23, 29, 33, 35, 38, 47, 60, 61, 64, 68, 73, 74, 86, 87, 88, 90, 94, 98, 105, 116, 119, 124, 125, 126, 128, 133 and 137 will be subject to general rights-of-way or rights in the nature of easements over all of the proposed conveyed lands for the maintenance and repair of any utilities and services, the maintenance and repair of any part of the buildings, rights of support, emergency egress, rights to air flow and temporary construction access. PARTS 11, 60 and 116 will be subject to pedestrian and vehicular access in favour of the Commercial Lands. PARTS 74, 119, 124, 126 and 137 will be subject to pedestrian access in favour of the Commercial Lands.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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 transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) Confirmation that the owner has entered into and executed the Site Plan Agreement to secure the requirements for the development site, and which agreement has been registered on title.
- (4) Confirmation that satisfactory arrangements with Toronto Water (Environmental Monitoring & Protection) to amend the existing Sanitary Discharge Agreement, or to enter into a new Sanitary Discharge Agreement as between the Owner(s) of the Conveyed Lands and the Retained Lands and

the City, to the satisfaction of the General Manager of Toronto Water, as may be required to address the discharge of private water to the City sanitary sewer from the site and ensuring that the existing agreement continues to be in good standing.

- (5) Certification from the Owner's Solicitor to the satisfaction of the Executive Director, Engineering & Construction Services, confirming that upon the conveyance effecting the Conveyed Lands and the Retained Lands, each of the respective Owners will retain/grant the necessary rights-of-way/easements as applicable to provide for access to and use of the shared facilities including, but not limited to, driveways, access to the (residential) refuse storage rooms, and access and use of the Type G loading space and its collection pad and the respective corridors between the residential and commercial components.
- (6) Submitting with the Director of Community Planning, Toronto & East York District, in consultation with the Executive Director, Engineering & Construction Services, a fully executed copy of following certificates satisfactory to the said Director providing applicable confirmations with respect to matters upon the conveyance effecting the Severed Lands and Retained Lands:
 - i. From the Owner's solicitor with respect to the creation of all necessary easements;
 - ii. From the Owner's surveyor with respect to the identification of all necessary easements; and
 - iii. From the Owner's engineer with respect to the identification of all necessary easements.
- (7) Submitting with the Director of Community Planning, Toronto & East York District, a fully executed copy of the following certificates from the Owner's solicitor confirming that the respective Owners of the Severed and Retained Lands:
 - i. Have entered into a Cost Sharing Agreement with respect to any shared potable water, sanitary and stormwater services, including any shared services for the discharge of groundwater, that will come into full force and effect immediately upon the conveyance effecting the consent; and
 - ii. Have installed separate water meters for the different components (commercial – retained lands; and residential – conveyed lands) of the buildings or have included wording in a Sharing Agreement that the services are to be shared and designating who will be responsible to the local water authority (not to the City in case of a change in the future) for payment in full of the water bill.
- (8) Submitting to the satisfaction of the Executive Director, Engineering & Construction Services, a revised draft Reference Plan of Survey to:
 - i. Show the Co-ordinate values on the face of the plan at the main corners of the property, to the Executive Director, Engineering & Construction Services, for review and acceptance, prior to depositing it in the Land Registry Office; and
 - ii. Include an Area Certificate for the PARTS at grade.
- (9) **One 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 emailed to the Case Manager, Committee of Adjustment.
- (10) **Two copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.

- (11) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0011/17TEY	Zoning	Site-Specific By-law 225-2014 (OMB)
Owner(s):	KINGSCLUB DEVELOPMENT INC	Ward:	Parkdale-High Park (14)
Agent:	EILEEN COSTELLO	Heritage:	Not Applicable
Property Address:	1100 KING ST W	Community:	Toronto
Legal Description:	PT ORDNANCE RESERVE PT BLK 6 RP 66R21448 PARTS 1 TO 3		

Nancy Oomen (signed)

Worrick Russell (signed)

Ewa Modlinska (signed)

DATE DECISION MAILED ON: **TUESDAY, APRIL 25, 2017**

LAST DATE OF APPEAL: **TUESDAY, MAY 15, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting Deputy Secretary-Treasurer
Toronto and East York Panel

Appeal Information

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

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

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

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

If either one of these exceptions apply, please submit your appeal in accordance with the **Ontario Municipal Board Appeal Information** below.

* To learn if this decision has already been appealed before May 3, 2017, please contact the Committee of Adjustment Case Manager.

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

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

Toronto Local Appeal Body Appeal Information: To appeal this decision to the Toronto Local Appeal Body (TLAB), submit a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD to the Manager & Deputy Secretary Treasurer of the Committee of Adjustment with the required fee. The fee is \$300 for each appeal filed regardless if related and submitted by the same appellant. Fees are payable by cash, certified cheque or money order, in Canadian funds. A certified cheque or money order must be made payable to the City of Toronto. To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

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