

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

File Number:	A1284/16TEY	Zoning:	RS (f10.5; a325; d0.75) & R2A (ZZC)
Owner(s):	MELVIN DEVILLER RITA DEVILLER	Ward:	Beaches-East York (31)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	62 VIRGINIA AVE	Community:	East York
Legal Description:	PLAN 2059 PT LOT 245 PT LOT 246		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.40.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (85.33 m²).
The lot coverage will be equal to 35.5% of the lot area (86.38 m²).
- 2. Chapter 200.5.1.10.(2), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.84 m in width.
- 3. Chapter 10.40.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The new detached dwelling will have a height of 9.12 m.
- 4. Chapter 10.40.40.10.(2)(A)(i) & (ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.0 m.
The height of the front and rear exterior main walls will be 7.6 m.
- 5. Chapter 10.40.40.10.(4), By-law 569-2013**
The maximum permitted height of the first floor of a detached dwelling above established grade is 1.2 m.
The first floor of the new detached dwelling will have a height of 2.57 m above established grade.

6. Chapter 10.40.40.70.(3), By-law 569-2013

The minimum required side yard setback is 0.9 m.

The new detached dwelling will be located **0.75** m from the east side lot line.

1. Section 4.2.3, By-law 6752

The required parking space must have a minimum width of 3.2 m.

The parking space will measure 2.84 m in width.

2. Section 7.1.3, By-law 6752

An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.

The new detached dwelling will have an integral below grade garage.

3. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (85.33 m²).

The lot coverage will be equal to 37% of the lot area (90.48 m²).

4. Section 7.5.3, By-law 6752

The maximum permitted floor space index of a new detached dwelling is 0.75 times the area of the lot (182.86 m²).

The new detached dwelling will have a floor space index equal to 0.88 times the area of the lot (213.86 m²).

5. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.

The new detached dwelling will have a height of 9.12 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):

- (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) 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

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Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	62 VIRGINIA AVE	Community:	East York
Legal Description:	PLAN 2059 PT LOT 245 PT LOT 246		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

File Number:	A1294/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (Waiver)
Owner(s):	DANIEL STERN	Ward:	St. Paul's (22)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	423 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1788 PT LOT 261		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral below grade garage, a rear basement walkout, and a rear ground floor deck.

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 of a detached dwelling is 0.6 times the area of the lot (174.2 m²).

The new detached dwelling will have a floor space index equal to 0.734 times the area of the lot (213.1 m²).

2. Chapter 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.

In this case, 2.7 m² of the first floor will be within 4 m of the front main wall.

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.

The height of the side exterior main walls facing a side lot line will be 9 m.

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 (174.2 m²).

The new detached dwelling will have a gross floor area equal to 0.734 times the area of the lot (213.1 m²).

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

The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.

The rear ground floor deck will have a height of 2.71 m above grade.

3. Section 6(3) Part II 3, 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 new detached dwelling exceeding the 17 m depth will be located 0.96 m from the east side lot line and 0.45 m from the west side lot line.

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

An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.

The new detached dwelling will have an integral below grade garage.

5. Section 6(3) Part II 3, 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 and 1.2 m if there are openings.

The new detached dwelling will be located 0.68 m from the side wall of the west adjacent building, 421 Belsize Drive.

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

The maximum permitted building height is 9 m.

The new detached dwelling will have a height of 9.33 m.

DECISION

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

It was moved by Ewa Modlinska (signed), seconded by Joanne Hayes (signed), and carried unanimously that

1. Variance Request 3, **Chapter 10.10.40.10.(2), By-law 569-2013** be **REFUSED**; and
2. All other Variance Requests outlined above be **APPROVED, subject to the following condition:**

The rear ground floor deck shall not project more than 1 m from the rear exterior main wall of the dwelling.

REASONS

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, variance request 3, **Chapter 10.10.40.10.(2), By-law 569-2013** is not minor in nature, are not desirable for the appropriate development and use of the subject property and do not maintain the general intent and purpose of the Zoning By-law and the Official Plan and all other variance requests are minor in nature, are desirable for the appropriate development and use of the subject property and do maintain the general intent and purpose of the Zoning By-law and the Official Plan.

SIGNATURE PAGE

File Number:	A1294/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (Waiver)
Owner(s):	DANIEL STERN	Ward:	St. Paul's (22)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	423 BELSIZE DR	Community:	Toronto
Legal Description:	PLAN 1788 PT LOT 261		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0024/17TEY	Zoning	RD (f9.0; d0.6)(x1402) & R1 H0.6 (ZZC)
Owner(s):	DANIEL DAVID SCHNEEWEISS	Ward:	St. Paul's (22)
Agent:	JOHN VANDERWOERD	Heritage:	Not Applicable
Property Address:	143 COLIN AVE	Community:	Toronto
Legal Description:	PLAN 599E LOT 155		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (50.5 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 46% (46.2 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 10.5.60.20.(6)(B), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure containing a parking space on a corner lot, and the vehicle access is from the street abutting the side lot line, is 6.0 m.
The main wall of the new garage will be located 0.96 m from the west side lot line and the roof projection will be located 0.4 m from west side lot line.
- 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 new garage will have a height of 4.63 m (measured to the highest finished level of the roof).
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted floor area of all ancillary buildings or structures on a lot is 40.0 m².
The new garage will have a floor area of 49.0 m².

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

The minimum required setback of an accessory structure to a residential building is 4.5 m.

The main wall of the new garage will be located 3.1 m from the main building on the lot and the roof projection will be located 2.58 m from the main building on the lot.

The main wall new garage will be located 1.17 m to the adjacent building at 139 Colin Avenue and the roof projection will be located 0.6 m to the adjacent building at 139 Colin Avenue.

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

The maximum permitted height of an accessory structure is 4.0 m.

The new garage will have a height of 4.63 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 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:	A0024/17TEY	Zoning	RD (f9.0; d0.6)(x1402) & R1 H0.6 (ZZC)
Owner(s):	DANIEL DAVID SCHNEEWEISS	Ward:	St. Paul's (22)
Agent:	JOHN VANDERWOERD	Heritage:	Not Applicable
Property Address:	143 COLIN AVE	Community:	Toronto
Legal Description:	PLAN 599E LOT 155		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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

File Number:	A0025/17TEY	Zoning:	RD & RIC (ZZC)
Owner(s):	AARON COLLEY CHARLES	Ward:	Beaches-East York (31)
Agent:	ANTHONY MORASSUTTI	Heritage:	Not Applicable
Property Address:	189 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 206		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 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.

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

- Chapter 10.5.100.1.(a), By-law 569-2013**
A driveway is required a minimum width of 2.0 m.
The driveway will have a width of 1.32 m.
 - Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (77.22 m²).
The lot coverage will be 50% of the lot area (110.32 m²).
 - Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The altered dwelling will have a floor space index equal to 0.79 times the area of the lot (174.61 m²).
 - Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.90 m provided they are no closer than 0.30 m to a lot line.
The roof eaves will project 0.30 m and will be located 0.0 m from the north lot line.
- Section 7.4.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the area of the lot (165.48 m²).
The altered dwelling will have a floor space index equal to 0.79 times the area of the lot (174.61 m²).
 - Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (77.22 m²).
The lot coverage will be 52% of the lot area (115.32 m²).

3. Section 7.4.3, By-law 6752

The minimum required north side yard setback is 0.6 m.
The altered dwelling will be located 0.30 m from the north side lot line.

4. Section 6.1.3, By-law 6752

A driveway is required a minimum width of 2.6 m.
The driveway will have a width of 1.32 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):

- (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 lot coverage of the altered detached dwelling exclusive of any detached accessory structures be no greater than 41.8% of the lot area under Zoning By-law 6752 and 39.8% of the lot area under Zoning By-law 569-2013.

SIGNATURE PAGE

File Number:	A0025/17TEY	Zoning	RD & R1C (ZZC)
Owner(s):	AARON COLLEY CHARLES	Ward:	Beaches-East York (31)
Agent:	ANTHONY MORASSUTTI	Heritage:	Not Applicable
Property Address:	189 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 206		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

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4. 9 LEE AVENUE

File Number:	A0027/17TEY	Zoning	R(d0.6)(x356) & R2 Z0.6 (PPR)
Owner(s):	NICHOLAS KRIKORIAN	Ward:	Beaches-East York (32)
Agent:	MICHAEL VELICKOVIC	Heritage:	Not Applicable
Property Address:	9 LEE AVE	Community:	Toronto
Legal Description:	PLAN 654E LOT 1		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear yard detached garage.

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

Chapter 10.10.60.20.(1) (A), By-law 569-2013

The minimum required side lot line set back is 1.0 m.

The side lot line setback will be 0.66 m.

Section 6(3) Part II 7(II) A, By-law 438-86

An accessory structure is required to have a minimum set back of 4.5 m to an adjacent residential building.

The set back to the adjacent building (2 Alfresco Lawn) will be 0.33 m.

MOTION

It was moved by Ewa Modlinska, seconded by Joanne Hayes and carried unanimously that the application 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 area residents and to consider making revisions to 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**.

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

File Number:	A0028/17TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):	CHRISTIAN SAMANIEGO	Ward:	Beaches-East York (31)
Agent:	MICHAEL TAYLOR	Heritage:	Not Applicable
Property Address:	124 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 160		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing front additions to the ground floor and second storey.

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

- 1. Chapter 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 2.73 m.
The altered detached dwelling will be located 2.17 m from the east front lot line.
- 2. Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached dwelling is 4 m².
In this case, the front second storey balcony will have an area of 6.76 m².
- 3. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.33 m from the north side lot line.
- 4. 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 0.09 m from the north side lot line.

1. Section 7.1.1(1), By-law 6752

Every such addition may retain the front yard setback and side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45 m, except in the case of a semi-detached dwelling unit where there shall be no side yard setback requirement from the side lot line forming the common line between two attached dwelling units.

The altered detached dwelling will be located 0.33 m from the north side lot line.

2. Section 7.8, By-law 6752

The minimum required front yard setback is 6 m.

The altered detached dwelling will be located 3.7 m from the east front 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 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 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.
- (2) The approval of variance request 1. By-law 569-2013 and variance request 3. By-law 6752 for front yard setback shall apply to the opened front porch and an open and unroofed balcony above, only.

SIGNATURE PAGE

File Number:	A0028/17TEY	Zoning	RD (f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):	CHRISTIAN SAMANIEGO	Ward:	Beaches-East York (31)
Agent:	MICHAEL TAYLOR	Heritage:	Not Applicable
Property Address:	124 COLERIDGE AVE	Community:	East York
Legal Description:	PLAN 1679 LOT 160		

Worrick Russell (signed) Nancy Oomen (signed) Joanne Hayes (signed)

Ewa Modlinska (signed) Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

File Number:	A0029/17TEY	Zoning	RD (f12.0;d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):	HEATHER GRACE CRAWFORD	Ward:	St. Paul's (22)
Agent:	JAMES MUNROE	Heritage:	Not Applicable
Property Address:	60 WARREN RD	Community:	Toronto
Legal Description:	PLAN 1324Y LOT 14		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by enlarging the front roof dormers, constructing a rear third storey addition with a rear third storey deck and by reconstructing the existing rear ground floor deck. A previous Committee of Adjustment decision (A0077/04T) permitted the construction of a side second storey addition with a bay window and a rear third storey addition.

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

- 1. Chapter 10.20.40.10.(2)(A), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior wall will be 11 m and the height of the rear exterior main wall will be 10 m.
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (199 m²) of the rear yard must be maintained as soft landscaping.
In this case, 39% (156 m²) of the rear yard has been maintained as 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.

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 south side wall of the third storey addition shall be constructed/setback 7.5 m from the south side lot line.
- (3) The portion of the driveway located in the rear yard shall be constructed with permeable eco-paving or pavers.

SIGNATURE PAGE

File Number:	A0029/17TEY	Zoning	RD (f12.0;d0.6)(x1424) & R1 Z0.6 (ZZC)
Owner(s):	HEATHER GRACE CRAWFORD	Ward:	St. Paul's (22)
Agent:	JAMES MUNROE	Heritage:	Not Applicable
Property Address:	60 WARREN RD	Community:	Toronto
Legal Description:	PLAN 1324Y LOT 14		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0031/17TEY	Zoning	R (d0.6) (x772) & R2 Z0.6 (ZZC)
Owner(s):	AKIVA BERNSTEIN	Ward:	St. Paul's (22)
Agent:	CINDY MCPHEE	Heritage:	Not Applicable
Property Address:	41 MANOR RD W	Community:	Toronto
Legal Description:	PLAN 585E PT LOTS 30 & 31		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear one-storey addition.

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

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

The maximum permitted floor space index is 0.69 times the area of the lot (133.17 m²).

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (141.35 m²).

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

The maximum permitted gross floor area is 0.69 times the area of the lot (133.17 m²).

The altered dwelling will have a gross floor area equal to 0.73 times the area of the lot (141.35 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:	A0031/17TEY	Zoning	R (d0.6) (x772) & R2 Z0.6 (ZZC)
Owner(s):	AKIVA BERNSTEIN	Ward:	St. Paul's (22)
Agent:	CINDY MCPHEE	Heritage:	Not Applicable
Property Address:	41 MANOR RD W	Community:	Toronto
Legal Description:	PLAN 585E PT LOTS 30 & 31		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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8. 31 PRESTEIGN AVENUE

File Number:	A0032/17TEY	Zoning	RD (f12.0, a370, d0.6) H 8.5 & R1B (ZZC)
Owner(s):	CRESTLAND DEVELOPMENTS LTD	Ward:	Beaches-East York (31)
Agent:	TOM KATIS	Heritage:	Not Applicable
Property Address:	31 PRESTEIGN AVE	Community:	East York
Legal Description:	PLAN 3698 LOT 25		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with a front covered porch, a rear ground floor deck, and an integral garage.

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

- 1. Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17 m.
The altered dwelling will have a building length of 17.5 m.
- 2. Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (135.9 m²).
The lot coverage will be equal to 43% of the lot area (167.24 m²).
- 3. Chapter 10.20.40.10.(1), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The altered dwelling will have a height of 9.23 m.
- 4. Chapter 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The height of the front exterior main walls will be 8.82 m.
- 5. Chapter 10.20.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all rear exterior main walls is 7 m.
The height of the rear exterior main walls will be 9.11 m.
- 6. Chapter 10.20.40.40.(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 (232.97 m²).
The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (310.19 m²).
- 7. Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.31 m from the north side lot line.

8. 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 0.11 m from the north side lot line.

9. Chapter 10.5.100.1.(1)(C), By-law 569-2013

The maximum permitted driveway width is 3.26 m.

In this case, the driveway width will be 3.38 m.

1. Section 7.1.4, By-law 6752

The maximum permitted driveway width is 3.26 m.

In this case, the driveway width will be 3.38 m.

2. Section 7.3.3, By-law 6752

The maximum permitted building height is 8.5 m.

The altered dwelling will have a height of 9.23 m.

3. Section 7.3.3, By-law 6752

The minimum required north side yard setback is 0.9 m.

The altered dwelling will be located 0.31 m from the north side lot line.

4. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (135.9 m²).

The lot coverage will be equal to 44% of the lot area (170.14 m²).

5. Section 7.3.3, By-law 6752

The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (232.97 m²).

The altered dwelling will have a floor space index equal to 0.8 times the area of the lot (310.19 m²).

6. Section 7.3.3, By-law 6752

The maximum permitted building length for a detached dwelling is 16.75 m.

The altered dwelling will have a building length of 17.5 m.

MOTION

It was moved by Edmund Carlson, seconded by Worrick Russell and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to revise the proposal to address the concerns of neighbours. 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**.

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

File Number:	A0033/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	2491623 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	PETER TSANG	Heritage:	Not Applicable
Property Address:	357 O'CONNOR DR	Community:	East York
Legal Description:	PLAN 3081 PT LOT 5 W PT LOT 6		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 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, a rear two-storey addition, a rear ground floor deck, a rear second floor balcony, front exterior stairs, and a secondary suite.

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

- Chapter 10.5.100.1.(1)(C)(iv), By-law 569-2013**
The maximum permitted driveway width is 2.6 m.
In this case, the driveway width will be 2.70 m.
- Chapter 10.5.40.60.(3)(A)(ii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 m.
The front exterior stairs will be 2.35 m wide.
- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (56.77 m²) of the required rear yard landscaped open space shall be in the form of soft landscaping.
In this case, 40.2% (45.69 m²) of the required rear yard landscaped open space will be in the form of soft landscaping.
- Chapter 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (107.32 m²).
The lot coverage will be equal to 36.03% of the lot area (110.49 m²).

5. **Chapter 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted building height is 7.2 m for a detached dwelling with a flat or shallow roof. The altered dwelling will have a height of 8.36 m, measured to the top of the skylight.
6. **Chapter 10.20.40.10.(4)(C), By-law 569-2013**
The maximum permitted number of storeys for a detached dwelling with a flat or shallow roof is two.
In this case, the altered dwelling will be three storeys.
7. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (137.98m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (296.36 m²).
8. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on each side wall at or above the second storey of a detached dwelling.
There will be two platforms located on the south rear wall at or above the second storey of the altered dwelling.
9. **Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the lower rear platform will be 8.65 m², and the area of the upper rear platform will be 5.16 m².
10. **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 5.6.(b)(i), By-law 6752**
Platforms are permitted to project a maximum of 2.5 m beyond a main rear wall of a building.
The lower rear platform will project 2.60 m beyond the main rear wall of the building.
2. **Section 7.2.3, By-law 6752**
The maximum permitted floor space index of a detached dwelling is 0.45 times the area of the lot (137.98m²).
The altered dwelling will have a floor space index equal to 0.97 times the area of the lot (296.36 m²).
3. **Section 5.6.(b)(iii), By-law 6752**
Steps or stairs required for access to the first storey of a building may encroach into any yard, provided the steps or stairs shall not include landings or partial landings
In this case, the front exterior stairs will include a landing.
4. **Section 7.1.3, By-law 6752**
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.

5. Section 7.1.4, By-law 6752

The maximum permitted driveway width is 2.6 m.

In this case, the driveway width will be 2.70 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):

- (1) The floor space index of the altered dwelling under both Zoning By-laws, excluding the lower level, shall be no greater than 0.655 times the area of the lot.
- (2) The driveway and the two parking spaces at the rear of the site shall be constructed with permeable or eco-paver material.

SIGNATURE PAGE

File Number:	A0033/17TEY	Zoning	RD (f9.0; a280; d0.45) & R1A (ZZC)
Owner(s):	2491623 ONTARIO INC	Ward:	Toronto-Danforth (29)
Agent:	PETER TSANG	Heritage:	Not Applicable
Property Address:	357 O'CONNOR DR	Community:	East York
Legal Description:	PLAN 3081 PT LOT 5 W PT LOT 6		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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

File Number:	A0036/17TEY	Zoning	R(d1.0)(x7) & R3 Z1.0 (BLD)
Owner(s):	ACCOMMODATION INFORMATION AND SUPPORT INC	Ward:	Toronto-Danforth (30)
Agent:	JUDAH MULALU	Heritage:	Not Applicable
Property Address:	58 LEWIS ST	Community:	Toronto
Legal Description:	PLAN D135 LOT 91 EXEMPT PER SEC 3(1)12(III) OF THE ASSM'T ACT R.S.O.(90) C.A.31.- SEE ACE PRIMARY -		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey assisted living facility containing 15 apartments and an administration office by constructing a rear one-storey addition for two accessible apartment units and converting the basement apartment into a lounge, kitchen, laundry room and accessible washrooms. A rear shed and garbage bin enclosure will also be constructed.

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

- 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 0.17 m from the north side lot line.
- Chapter 10.5.50.10.(4)(A), By-law 569-2013**
A minimum of 50% (307.77 m²) of the lot area must be maintained as landscaping.
In this case, 42.7% (263.26 m²) of the lot area will be maintained as landscaping.
- Chapter 10.5.50.10.(4)(B), By-law 569-2013**
A minimum of 50% (153.89 m²) of the required landscaping must be provided as soft landscaping.
In this case, 19.4% (59.89 m²) of the required landscaping will be provided as soft landscaping.

4. Chapter 10.5.50.10.(5), By-law 569-2013

A 1.5 m wide minimum strip of soft landscaping must be provided for a lot with an apartment building, along any part of a lot line abutting a lot in a Residential Zone.
In this case, the 1.5 m strip of abutting soft landscaping will not be provided.

5. Chapter 10.5.60.20.(3)(B), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure located in the rear yard and 1.8 m or more from the residential building on the lot is 1.2 m.
The rear shed will be located 0.33 m from the north side lot line.

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

The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 31.74 m.

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

The maximum permitted floor space index of an apartment building is 1.0 times the area of the lot (615.54 m²).
The altered apartment building will have a floor space index equal to 1.23 times the area of the lot (760.17 m²).

8. Chapter 10.10.40.70.(2), By-law 569-2013

The minimum required rear yard setback is 7.5 m.
The altered apartment building will be located 4.17 m from the rear lot line.

9. Chapter 10.10.40.70.(3), By-law 569-2013

The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.33 m from the north side lot line.

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

The minimum required distance between main walls for an apartment building is 2.0 m where there are no openings to dwelling units in those main walls.
The distance between main walls without openings to dwelling units will be 0.54 m.

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

The minimum required distance between main walls for a townhouse is 5.5 m where there are openings to dwelling units in those main walls.
The distance between main walls where one of the walls contains an opening to a dwelling will be 4.40 m.

12. Chapter 200.5.10.1.(1), By-law 569-2013

A minimum of one additional parking space is required to be provided.
In this case, zero additional parking spaces will be provided.

13. Chapter 230.5.10.1.(5)(A), By-law 569-2013

A minimum of three bicycle parking spaces, two long term spaces and one short term space are required to be provided on site.
In this case, zero bicycle parking spaces will be provided on site.

- 1. Section 4(13)(a)&(c), By-law 438-86**
A minimum of three bicycle parking spaces, two occupant spaces and one visitor space are required to be provided on site.
In this case, zero bicycle parking spaces will be provided on site.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of an apartment building is 1.0 times the area of the lot (615.54 m²).
The altered apartment building will have a gross floor area equal to 1.17 times the area of the lot (720.97 m²).
- 3. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side yard setback is 1.2 m.
The altered apartment building will be located 0.33 m from the north side lot line.
- 4. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered apartment building will be located 4.17 m from the rear lot line.
- 5. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of an apartment building is 14.0 m.
The altered apartment building will have a depth of 31.74 m.
- 6. Section 6(3) Part II 6(i), By-law 438-86**
The minimum required distance between external walls is 11.0 m where there are openings to dwelling units in those external walls.
The distance between external walls where one of the walls contains an opening to a dwelling will be 4.40 m.
- 7. Section 6(3) Part II 6(ii), By-law 438-86**
The minimum required distance between external walls that face each other is 2.0 m where there are no openings to dwelling units in those external walls.
The distance between external walls without openings to dwelling units will be 0.54 m.
- 8. Section 6(3) Part II 7(III), By-law 438-86**
The minimum required setback from an accessory garden or storage shed having an area less than 9.0 m², or a private garage, to the main building is 1.5 m.
In this case, the rear shed will be located 1.23 m from the main building.
- 9. Section 6(3) Part III 1(B), By-law 438-86**
A minimum of 50% of the lot area (307.77 m²) shall be landscaped open space.
In this case, 45.8% of the lot area (282.16 m²) will be landscaped open space.

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 windows on the north side wall of the addition, illustrated on drawing A8 shall be opaque or frosted glass.

SIGNATURE PAGE

File Number:	A0036/17TEY	Zoning	R(d1.0)(x7) & R3 Z1.0 (BLD)
Owner(s):	ACCOMMODATION INFORMATION AND SUPPORT INC	Ward:	Toronto-Danforth (30)
Agent:	JUDAH MULALU	Heritage:	Not Applicable
Property Address:	58 LEWIS ST	Community:	Toronto
Legal Description:	PLAN D135 LOT 91 EXEMPT PER SEC 3(1)12(III) OF THE ASSM'T ACT R.S.O.(90) C.A.31.- SEE ACE PRIMARY -		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

DISSENTED

Ewa Modlinska

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

File Number:	A0037/17TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (ZZC)
Owner(s):	PHILIP CALAMBAKAS MICHELE SMITH	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	70 MACDONELL AVE	Community:	Toronto
Legal Description:	PLAN 452 PT LOT E		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey detached dwelling by constructing a two-storey rear addition, a rear deck and a new front porch.

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

- 1. Chapter 10.5.40.71.(4)(B), By-law 569-2013**
The minimum required side yard setback for any addition or extension to the rear or the side of a lawfully existing building or structure on a lot is 0.32 m.
The altered dwelling will be set back 0.31 m from the north lot line.
- 2. Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (107.77 m²) of the rear yard shall be maintained as soft landscaping.
In this case, 24% (52.03 m²) of the rear yard will be maintained as soft landscaping.
- 1. Section 6(3) Part II 8 E, By-law 438-86**
An uncovered platform may project into the required setbacks provided that it does not extend beyond the side walls of the building.
The uncovered rear platform will project 0.01 m beyond the north side wall.
- 2. Section 6(3) Part III 1(a), By-law 438-86**
A minimum of 30% of the lot area (133.36 m²) shall be landscaped open space.
In this case, 24% of the lot area (105.71 m²) will be landscaped open space.

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 portion of the driveway located in the rear yard shall be constructed with permeable eco-paving or pavers.

SIGNATURE PAGE

File Number:	A0037/17TEY	Zoning	R (d0.6)(x296) & R2 Z0.6 (ZZC)
Owner(s):	PHILIP CALAMBAKAS MICHELE SMITH	Ward:	Parkdale-High Park (14)
Agent:	IAN CUNHA	Heritage:	Not Applicable
Property Address:	70 MACDONELL AVE	Community:	Toronto
Legal Description:	PLAN 452 PT LOT E		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

File Number:	A0038/17TEY	Zoning	CR 2.5 (c1.0; R2.0) SS2 (x2264) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	CENTRESTONE URBAN DEVELOPMENTS INC NIRO DEVELOPMENT CORPORATION	Ward:	Davenport (18)
Agent:	MARTIN NIRO	Heritage:	Not Applicable
Property Address:	1334 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN D1404 LOT 12		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey mixed-use building.

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

- Chapter 40.10.40.40(B), By-law 569-2013**
The maximum permitted non-residential floor space index is 1.0 times the area of the lot (261.0 m²). The new three-storey mixed-use building will have a non-residential floor space index equal to 1.06 times the area of the lot (275.5 m²).
- Chapter 40.10.40.70.(2)(B)(ii), By-law 569-2013**
Where the rear lot line abuts a lane, the building must be set back 7.5 m from the lot line of the lot abutting the lane on the opposite side of the lane.
The new three-storey mixed-use building will be setback 6.0 m from the lot line of the lot abutting the lane on the opposite side of the lane.
- Chapter 40.10.40.10.(5), By-law 569-2013**
The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey is 4.5 m.
In this case, the height of the first storey will be 4.0 m.

1. Section 8(3) Part I 1, By-law 438-86

The maximum permitted combined residential and non-residential gross floor area is 2.5 times the area of the lot (652.5 m²).

The new three-storey mixed-use building will have a combined residential and non-residential gross floor area equal to 2.73 times the area of the lot (711.4 m²).

2. 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 (261.0 m²).

The new three-storey mixed-use building will have a non-residential gross floor area equal to 1.12 times the area of the lot (292.7 m²).

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

The minimum required building setback from a lot in a residential or park district is 7.5 m.

The new three-storey mixed-use building will be located 6.0 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

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:	A0038/17TEY	Zoning	CR 2.5 (c1.0; R2.0) SS2 (x2264) & MCR T2.5 C1.0 R2.0 (ZZC)
Owner(s):	CENTRESTONE URBAN DEVELOPMENTS INC NIRO DEVELOPMENT CORPORATION	Ward:	Davenport (18)
Agent:	MARTIN NIRO	Heritage:	Not Applicable
Property Address:	1334 DUNDAS ST W	Community:	Toronto
Legal Description:	PLAN D1404 LOT 12		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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13. 92 MANOR ROAD EAST

File Number:	A0039/17TEY	Zoning	R(d0.6)(x931) & R2 Z0.6 (ZZC)
Owner(s):	SOOLMAZ BIJANROSTAMI	Ward:	St. Paul's (22)
Agent:	ALI SHAKERI	Heritage:	Not Applicable
Property Address:	92 MANOR RD E	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 162		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Chapter 10.5.100.1.(1)(C)(iii), By-law 569-2013**
The maximum permitted driveway width is 3.2 m.
In this case, the driveway width will be 4.27 m.
- 2. 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 7.0 m.
The height of the side exterior main walls facing a side lot line will be 9.0 m for 9.2% of the east elevation and 12% of the west elevation.
The height of the remainder of the specified pair of main walls is 8.12 m for 90.8% of the east elevation and 88% of the west elevation.
- 3. Chapter 10.5.40.10.(5), By-law 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
In this case, 2.84 m² of the first floor will be within 4.0 m of the front main wall.
- 4. Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.60 times the area of the lot (212.92 m²).
The new detached dwelling will have a floor space index equal to 0.69 times the area of the lot (246.35 m²).
- 5. 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 0.24 m from the west side lot line.
- 1. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a detached dwelling is 0.60 times the area of the lot (212.92 m²).
The new detached dwelling will have a gross floor area equal to 0.74 times the area of the lot (264.36 m²).

2. 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 0.67 m from the side wall of the west adjacent building.

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

An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.

The new detached dwelling will have an integral below grade garage.

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

The maximum permitted building height is 9.0 m.

The new detached dwelling will have a height of 9.8 m.

MOTION

It was moved by Edmond Carlson, seconded by Joanne Hayes and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to post the Notice of Public Hearing Sign on the property, as required by the *Planning Act*. 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**.



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

File Number:	A0040/17TEY	Zoning	R(u2;d0.6)(x977) & R1S Z.6 (ZPR)
Owner(s):	LAUREL ANN BAKER LUC CORNELI	Ward:	Toronto Centre-Rosedale (27)
Agent:	DOUGLAS LAWRENCE	Heritage:	Not Applicable
Property Address:	232 HEATH ST E	Community:	Toronto
Legal Description:	PLAN 589E PT LOTS 15 & 16		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 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, a rear ground floor deck and to enclose the existing front porch.

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

- Chapter 10.5.40.60.70, By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.30 m to a lot line. The roof eaves will project 0.68 m and will be located 0.07 m from the east lot line.
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 17.0 m. The altered dwelling will have a building depth of 18.78 m.
- Chapter 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m if it is no closer to a side lot line than the required side yard setback. The front platform will encroach 3.36 m into the required south front lot line.
- Chapter 10.10.40.70.(1) & 10.5.40.70, By-law 569-2013**
The minimum required front yard setback is 7.62 m. The altered dwelling will be located 5.16 m from the south front lot line.

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

Additions to the rear of a detached house erected before October 15, 1953, provided the depth of the residential building including the addition or additions does not exceed 17.0 m
The altered detached house will have a building depth of 18.78 m.

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

A verandah erected before October 15, 1953, is permitted to be enclosed provided that the verandah is not extended.
In this case, the verandah will be extended.

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

Extensions to a porch or verandah constructed prior to October 15, 1953 are permitted provided the verandah does not project more than 2.5 m beyond the front wall.
The extended verandah will extend 3.36 m from the front 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

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:	A0040/17TEY	Zoning	R(u2;d0.6)(x977) & R1S Z.6 (ZPR)
Owner(s):	LAUREL ANN BAKER LUC CORNELI	Ward:	Toronto Centre-Rosedale (27)
Agent:	DOUGLAS LAWRENCE	Heritage:	Not Applicable
Property Address:	232 HEATH ST E	Community:	Toronto
Legal Description:	PLAN 589E PT LOTS 15 & 16		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0041/17TEY	Zoning:	R (d0.6) & R3 Z0.6 (ZZC)
Owner(s):	MARGARET KAZIMIERSKI JOHN NADALIN	Ward:	Toronto-Danforth (30)
Agent:	MIKE SHIRZADFAR	Heritage:	Not Applicable
Property Address:	31 AUSTIN AVE	Community:	Toronto
Legal Description:	PLAN 549 PT LOT 11		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey row/townhouse by constructing a rear two-storey addition.

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

- 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 16.23 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 87.08 m².
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (164.29 m²).
- 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 87.08 m².
The altered dwelling will have a floor space index equal to 1.13 times the area of the lot (164.29 m²).
- 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 16.23 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:	A0041/17TEY	Zoning	R (d0.6) & R3 Z0.6 (ZZC)
Owner(s):	MARGARET KAZIMIERSKI JOHN NADALIN	Ward:	Toronto-Danforth (30)
Agent:	MIKE SHIRZADFAR	Heritage:	Not Applicable
Property Address:	31 AUSTIN AVE	Community:	Toronto
Legal Description:	PLAN 549 PT LOT 11		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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- a completed OMB Appellant Form (A1) in **paper format**
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0042/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	MATHEW LINCEZ TAESSA CHORNY	Ward:	Toronto-Danforth (30)
Agent:	ELENA LATCHEVA	Heritage:	Not Applicable
Property Address:	529 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 483E PT LOT 14		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a rear second and third storey addition, a new third storey dormer, and a rear third storey deck.

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

- 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 south side lot line.
- Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the front exterior main wall will be 8.75 m.
- Chapter 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted height of all front and rear exterior main walls is 7.5 m.
The height of the rear exterior main wall will be 9.4 m.
- 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 (72.19 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.13 times the area of the lot (135.71 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 (72.19 m²).

The altered semi-detached dwelling will have a gross floor area equal to 1.13 times the area of the lot (135.71 m²).

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 0.46 m from the side wall of the north adjacent building, 531 Greenwood Avenue.

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 altered semi-detached dwelling will be located 0.61 m from the side wall of the south adjacent building, 527 Greenwood Avenue.

4. 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 m from the north side lot line.

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

The minimum required side lot line setback of a semi-detached dwelling is 0.9 m where the side wall contains openings.

The altered semi-detached dwelling will be located 0.32 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 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:	A0042/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	MATHEW LINCEZ TAESSA CHORNY	Ward:	Toronto-Danforth (30)
Agent:	ELENA LATCHEVA	Heritage:	Not Applicable
Property Address:	529 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 483E PT LOT 14		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0043/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	OWEN GORDON KAREN HUSCHILT	Ward:	Trinity-Spadina (20)
Agent:	ERIC MARTIN	Heritage:	Not Applicable
Property Address:	776 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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 wall will be 9.3 m.
 - Chapter 10.10.40.60.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (82.8 m²).
The altered dwelling will have a floor space index equal to 0.84 times the area of the lot (116.6 m²).
 - Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum side yard setback for an ancillary building or structure in a rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The rear ancillary building will be located 0.15 m from the south side lot line.
-
- 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 (82.8 m²).
The altered dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (116.6 m²).
 - Section 6(3) Part II 8 D, By-law 438-86**
The maximum permitted projection of an uncovered platform into the required setback is 2.5 m from the front or rear wall.
The uncovered rear platform will project 7.18 m from the rear wall.

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

The maximum permitted height is 10.0 m.

The altered dwelling will have a building height of 10.6 m.

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

An accessory structure is required to have a minimum setback of 4.5 m to an adjacent residential building.

The rear shed will be located 3.7 m from south adjacent residential building, 774 Markham Street and 4.4 m from the north adjacent residential 778 Markham Street.

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:	A0043/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	OWEN GORDON KAREN HUSCHILT	Ward:	Trinity-Spadina (20)
Agent:	ERIC MARTIN	Heritage:	Not Applicable
Property Address:	776 MARKHAM ST	Community:	Toronto
Legal Description:	PLAN 219 PT LOT 173 RP 63R4167 PART 3		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0045/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	MELISSA CATALANO	Ward:	Toronto-Danforth (30)
Agent:	PHILLIPE BEAUPARLANT	Heritage:	Not Applicable
Property Address:	114 BERTMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 438E PT LOTS 17 & 18		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear ground floor addition.

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

- 1. Chapter 10.10.40.70.(2), By-law 569-2013**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 6.21 m from the west rear lot line.
- 2. Chapter 10.10.40.40.(2)(A), By-law 569-2013**
Additions to the rear of a semi-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 (90.28 m²).
The altered semi-detached dwelling will have a floor space index equal to 1.01 times the area of the lot (132.06 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 6.21 m from the west rear lot line.
- 2. Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a semi-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 (90.28 m²).
The altered semi-detached dwelling will have a gross floor area equal to 1.01 times the area of the lot (132.06 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:	A0045/17TEY	Zoning	R (d0.6)(x809) & R3 Z0.6 (ZZC)
Owner(s):	MELISSA CATALANO	Ward:	Toronto-Danforth (30)
Agent:	PHILLIPE BEAUPARLANT	Heritage:	Not Applicable
Property Address:	114 BERTMOUNT AVE	Community:	Toronto
Legal Description:	PLAN 438E PT LOTS 17 & 18		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

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

File Number:	A0046/17TEY	Zoning:	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	MITCHELL RADOWITZ	Ward:	St. Paul's (21)
Agent:	MURRAY FEARN	Heritage:	Not Applicable
Property Address:	51 HELENA AVE	Community:	Toronto
Legal Description:	PLAN M54 LOT 92 PT LOT 93		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 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 0.15 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 22.50 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 (194.98 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (282.08 m²).
 - 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 10.07 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (194.98 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (282.08 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 not exceeding a depth of 17 m is 0.9 m.

The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.45 m from the west side lot line.

3. 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 17.0 m is 7.5 m.

The portion of the altered dwelling, exceeding the 17.0 m depth, will be located 1.22 m from the east side lot line and 0.18 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 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:	A0046/17TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	MITCHELL RADOWITZ	Ward:	St. Paul's (21)
Agent:	MURRAY FEARN	Heritage:	Not Applicable
Property Address:	51 HELENA AVE	Community:	Toronto
Legal Description:	PLAN M54 LOT 92 PT LOT 93		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

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Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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

File Number:	A0047/17TEY	Zoning:	RS & R2A (ZZC)
Owner(s):	RICHARD HASTINGS	Ward:	Beaches-East York (31)
Agent:	KRISTOFER POTTS	Heritage:	Not Applicable
Property Address:	66 VIRGINIA AVE	Community:	Toronto
Legal Description:	PLAN 2059 LOT 248 PT 249		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the detached dwelling which was altered by constructing a complete second storey addition, a rear two-storey addition, a rear deck and a new front canopy.

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

- Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The side yard setback will be 0.39 m to the east lot line.
- Chapter 10.40.40.40.(1) (A), By-law 569-2013**
The maximum permitted floor space index is 0.75 times the area of the lot (182.88 m²).
The floor space index will be 0.77 times the area of the lot (188.50 m²).
- Chapter 10.5.40.60.(7), By-law 569-3013**
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 eaves will project 0.17 m from the east lot line.
The eaves will project 0.18 m from the west lot line.
- Chapter 10.5.40.60.(2) (a), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The platform will encroach 0.33 m beyond the platform it is covering to the south lot line.
The platform will encroach 0.16 m beyond the platform it is covering to the east lot line.
The platform will encroach 0.14 m beyond the platform it is covering to the west lot line.
The platform will encroach 0.13 m beyond the platform it is covering to the north lot line.

1. Section 7.5.3, By-law 6752

The maximum permitted floor space index is 0.75 times the lot area (182.88 m²).
The floor space index will be 0.77 times the lot area (188.50 m²)

2. Section 7.6.3, By-law 6752

The minimum required east side yard setback is 0.60m.
The east side yard setback will be 0.39 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:	A0047/17TEY	Zoning	RS & R2A (ZZC)
Owner(s):	RICHARD HASTINGS	Ward:	Beaches-East York (31)
Agent:	KRISTOFER POTTS	Heritage:	Not Applicable
Property Address:	66 VIRGINIA AVE	Community:	Toronto
Legal Description:	PLAN 2059 LOT 248 PT 249		

DISSENTED

_____	_____	_____
Worrick Russell	Nancy Oomen (signed)	Joanne Hayes (signed)
_____	_____	
Ewa Modlinska (signed)	Edmund Carlson (signed)	

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

File Number:	A0048/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	JOHNNY CHOWDHURY MARIYA KORDONSKA	Ward:	St. Paul's (22)
Agent:	CARLOS SALAZAR	Heritage:	Not Applicable
Property Address:	598 SOUDAN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOT 16		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the approved building permit plans (16 226390 BLD) for a two-storey detached dwelling by constructing a rear second floor addition, a rear deck and a front porch.

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

- 1. Chapter 10.5.40.60.(2)(A), By-law 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
In this case, the front canopy will encroach 0.60 m beyond the platform it is covering.
- 2. Chapter 10.5.40.60.(2)(B)(ii), By-law 569-2013**
A canopy, awning, or similar structure not covering a platform may encroach into a side yard a maximum of 1.5 m if it is no closer to the side lot line than 0.3 m.
In this case, the front canopy will be located 0 m from the east side lot line.
- 3. 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 7.0 m.
The height of the side exterior main walls facing a side lot line will be 8.2 m.
- 4. 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 the side lot line will be 8.2 m.
- 5. Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted building depth for a detached dwelling is 17.0 m.
The altered dwelling will have a depth of 18.26 m.

6. 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 (156.07 m²).

The altered dwelling will have a floor space index equal to 0.80 times the area of the lot (208.19 m²).

7. Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013

The minimum required side yard setback for a detached dwelling is 0.9 m.

The altered dwelling will be located 0.60 m from the east side lot line.

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 (156.07 m²).

The altered dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (208.19 m²).

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

The minimum required setback from a flanking street is 4.98 m.

The altered dwelling will be located 0 m from the flanking street, Mann Avenue (measured from the overhang/canopy on the sidewall to the property line).

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 building exceeding a depth of 17.0 m is 7.5 m.

The altered dwelling will be located 0.6 m from the east side lot line and 0.47 m from the west side lot line.

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

A roof over a platform or terrace is permitted to project into the required setbacks provided it does not extend beyond the side walls of the building as projected.

In this case, the roof over the front canopy extends beyond the side wall as projected.

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:	A0048/17TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	JOHNNY CHOWDHURY MARIYA KORDONSKA	Ward:	St. Paul's (22)
Agent:	CARLOS SALAZAR	Heritage:	Not Applicable
Property Address:	598 SOUDAN AVE	Community:	Toronto
Legal Description:	PLAN 722 BLK R PT LOT 16		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

File Number:	A0049/17TEY	Zoning	R(f5.0; d0.6)(x892) & R2 Z0.6 (ZZC)
Owner(s):	JERRY WEXLER	Ward:	Toronto Centre-Rosedale (27)
Agent:	CHARLES MACPHAIL	Heritage:	Not Applicable
Property Address:	201 MARLBOROUGH PL	Community:	Toronto
Legal Description:	PLAN 624 PT LOTS 31 & 32		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear third storey addition with a rear third storey balcony.

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

- Chapter 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a townhouse is 0.6 times the area of the lot (57.35 m²).
The altered townhouse will have a floor space index equal to 1.536 times the area of the lot (146.83 m²).
- 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 east side lot line and 0.0 m from the west side lot line.
- Section 6(3) Part II 8 B, By-law 438-86**
The maximum permitted height of a fence or safety railing which projects into the required setbacks is 2.0 m.
The privacy screen will have a height of 2.46 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area of a rowhouse is 0.6 times the area of the lot (57.35 m²).
The altered rowhouse will have a gross floor area equal to 1.536 times the area of the lot (146.83 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:	A0049/17TEY	Zoning	R(f5.0; d0.6)(x892) & R2 Z0.6 (ZZC)
Owner(s):	JERRY WEXLER	Ward:	Toronto Centre-Rosedale (27)
Agent:	CHARLES MACPHAIL	Heritage:	Not Applicable
Property Address:	201 MARLBOROUGH PL	Community:	Toronto
Legal Description:	PLAN 624 PT LOTS 31 & 32		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0050/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	MICHELLE JOANNA WILSON KEVIN JOHN WILSON	Ward:	Beaches-East York (31)
Agent:	KEVIN JOHN WILSON	Heritage:	Not Applicable
Property Address:	95 GLEN ALBERT DR	Community:	East York
Legal Description:	PLAN M630 LOT 203		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear ground floor deck with a pergola.

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

- Chapter 10.20.40.20.(1)(A), By-law 569-2013**
The maximum permitted building length for a detached dwelling is 17.0 m.
The altered detached dwelling will have a building length of 21.89 m, measured to the end of the pergola.
 - Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 19.0 m.
The altered detached dwelling will have a depth of 21.89 m, measured to the end of the pergola.
 - Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered detached dwelling will be located 0.59 m from the east side lot line.
- Section 7.3.3, By-law 6752**
The maximum permitted building length for a detached dwelling is 16.75 m.
The altered detached dwelling will have a building length of 21.89 m, measured to the end of the pergola.
 - Section 7.3.3, By-law 6752**
The minimum required side yard setback is 0.9 m.
The altered detached dwelling will be located 0.59 m from the east 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 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 building length of the existing dwelling, measured to the rear of the existing garage, shall not be greater than 17.0 m and;
- (2) The portion of the building length and depth beyond 17.0 m shall be for a ground floor deck and pergola structure only.

SIGNATURE PAGE

File Number:	A0050/17TEY	Zoning	RD (f12.0; a370; d0.6) & R1B (ZZC)
Owner(s):	MICHELLE JOANNA WILSON KEVIN JOHN WILSON	Ward:	Beaches-East York (31)
Agent:	KEVIN JOHN WILSON	Heritage:	Not Applicable
Property Address:	95 GLEN ALBERT DR	Community:	East York
Legal Description:	PLAN M630 LOT 203		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

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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:	A0052/17TEY	Zoning:	R (f5.0; d0.6) (x892) & R2 Z0.6 (BLD)
Owner(s):	STEPHEN CHURCH KATHERINE ANN GRINDLEY	Ward:	Toronto Centre-Rosedale (27)
Agent:	DAVID LANG	Heritage:	Not Applicable
Property Address:	29 MARLBOROUGH AVE	Community:	Toronto
Legal Description:	PLAN 309 PT LOT 34 RP 63R-3930 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted building depth is 17.0 m.

The altered dwelling will have a building depth of 22.5 m including the rear deck.

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:	A0052/17TEY	Zoning	R (f5.0; d0.6) (x892) & R2 Z0.6 (BLD)
Owner(s):	STEPHEN CHURCH KATHERINE ANN GRINDLEY	Ward:	Toronto Centre-Rosedale (27)
Agent:	DAVID LANG	Heritage:	Not Applicable
Property Address:	29 MARLBOROUGH AVE	Community:	Toronto
Legal Description:	PLAN 309 PT LOT 34 RP 63R-3930 PART 1		

DISSENTED

DISSENTED

Worrick Russell

Nancy Oomen (signed)

Joanne Hayes

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

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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:	A0053/17TEY	Zoning	R (d0.6) (x751) H 12.0 & R2 Z0.6 H 12.0 (ZZC)
Owner(s):	AIMEE DE PAROLIS	Ward:	Davenport (18)
Agent:	ANGUS SKENE	Heritage:	Not Applicable
Property Address:	235 SYMINGTON AVE	Community:	Toronto
Legal Description:	PLAN M13 PT LOTS 253 & 254		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

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

Additions to the rear of a semi-detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (94.5 m²).

The altered dwelling will have a floor space index equal to 0.95 times the area of the lot (129.6 m²).

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

Additions to the rear of a semi-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 (94.5 m²).

The altered dwelling will have a gross floor area equal to 0.95 times the area of the lot (129.6 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:	A0053/17TEY	Zoning	R (d0.6) (x751) H 12.0 & R2 Z0.6 H 12.0 (ZZC)
Owner(s):	AIMEE DE PAROLIS	Ward:	Davenport (18)
Agent:	ANGUS SKENE	Heritage:	Not Applicable
Property Address:	235 SYMINGTON AVE	Community:	Toronto
Legal Description:	PLAN M13 PT LOTS 253 & 254		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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26. 67 LEROY AVENUE

File Number:	A0054/17TEY	Zoning	RS(10.5; a325; d0.75)(x312) & R2A (ZZC)
Owner(s):	9670670 CANADA INC	Ward:	Toronto-Danforth (29)
Agent:	ANGUS SKENE	Heritage:	Not Applicable
Property Address:	67 LEROY AVE	Community:	East York
Legal Description:	PLAN 2037 PT LOT 235 PT LOT 236		

The matter was removed from the public hearing agenda and rescheduled to the Public Hearing on June 7, 2017 due to an error in the Notice of Public Hearing.



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

File Number:	A0055/17TEY	Zoning:	RD (f12.0, a370, d0.6) & R1B (ZZC)
Owner(s):	KENAN GJEMAILJI ANGELA CVETANOVSKA GJEMAILJI	Ward:	Toronto-Danforth (29)
Agent:	ANGELA CVETANOVSKA GJEMAILJI	Heritage:	Not Applicable
Property Address:	374 O'CONNOR DR	Community:	Toronto
Legal Description:	PLAN 2923 PT BLK A		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey rear addition and a partial second storey addition.

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

- Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The two storey rear addition will have a west side yard setback of 0.85 m.
 - Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.00 m.
The altered building length will be 18.13 m.
 - Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum lot coverage is 35% of the lot area (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 m²).
 - Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).
- Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building length will be 18.13 m.

2. Section 7.3.3, By-law 6752

The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the area of the lot (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 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:	A0055/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
Owner(s):	KENAN GJEMAILJI ANGELA CVETANOVSKA GJEMAILJI	Ward:	Toronto-Danforth (29)
Agent:	ANGELA CVETANOVSKA GJEMAILJI	Heritage:	Not Applicable
Property Address:	374 O'CONNOR DR	Community:	Toronto
Legal Description:	PLAN 2923 PT BLK A		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

DISSENTED

DISSENTED

Ewa Modlinska

Edmund Carlson

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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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:	A0056/17TEY	Zoning:	MCR T3.0 C1.0 R2.5 (ZZC)
Owner(s):	DEMORAIS C MARIA ERNESTO DEMORAIS	Ward:	Davenport (18)
Agent:	BARRY GOLDMAN	Heritage:	Not Applicable
Property Address:	1112 QUEEN ST W	Community:	Toronto
Legal Description:	PLAN 531 LOT E		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing second floor deck connecting the existing three-storey mixed-use building to the rear garage and to convert the existing rear garage into storage space.

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

- 1. Section 4(3)(a)(i), By-law 438-86**
A parking facility having a minimum depth of 6.0 m is required to be provided on the lot.
In this case, a parking facility will not be provided on the lot.
- 2. Section 4(14)(a), By-law 438-86**
The minimum required setback from the centre of a public lane is 3.5 m.
The building or structure will be located 2.69 m from the centre line of the public lane.
- 3. Section 8(3), Part II 4(A), By-law 438-86**
The minimum required set back from a lot in a Residential or Park District is 7.5 m.
The building will be set back 4.52 m from 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

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:	A0056/17TEY	Zoning	MCR T3.0 C1.0 R2.5 (ZZC)
Owner(s):	DEMORAIS C MARIA ERNESTO DEMORAIS	Ward:	Davenport (18)
Agent:	BARRY GOLDMAN	Heritage:	Not Applicable
Property Address:	1112 QUEEN ST W	Community:	Toronto
Legal Description:	PLAN 531 LOT E		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

File Number:	A0061/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	TUNE NAR TANG	Ward:	Beaches-East York (32)
Agent:	KRISTYN KARPINCHICK	Heritage:	Not Applicable
Property Address:	631 COXWELL AVE	Community:	Toronto
Legal Description:	PLAN 547 EPTBLK A		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 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, a rear ground floor deck, a partial enclosure of the front porch, a south side bay window, and a rear basement walkout.

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

- Chapter 10.5.40.60.(6)(B)(ii), By-law 569-2013**
A bay window, or other window projection from a main wall of a building, which increases floor area or enclosed space and does not touch the ground, may encroach provided that they are no closer to the side lot line than 0.6 m.
In this case, the bay window will be located 0 m from the south side lot line.
- 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 (93.11 m²).
The altered detached dwelling will have a floor space index equal to 0.84 times the area of the lot (130.87 m²).
- 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 (93.11 m²).
The altered detached dwelling will have a gross floor area equal to 0.84 times the area of the lot (130.87 m²).
- Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 5.21 m.
The altered detached dwelling will be located 0 m from the south flanking street, Earl Haig Avenue.

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

The minimum required side lot line setback for a detached dwelling is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings.

The altered detached dwelling will be located 0.33 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 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:	A0061/17TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	TUNE NAR TANG	Ward:	Beaches-East York (32)
Agent:	KRISTYN KARPINCHICK	Heritage:	Not Applicable
Property Address:	631 COXWELL AVE	Community:	Toronto
Legal Description:	PLAN 547 EPTBLK A		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
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Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A0062/17TEY	Zoning	
Owner(s):	MARY LOUISE JANIGAN THOMAS EDWARD KIERANS	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL FLYNN	Heritage:	Designated
Property Address:	11 LOWTHER AVE	Community:	Toronto
Legal Description:	PLAN 371 PT LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey semi-detached dwelling by constructing a canopy over the existing rear deck.

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

Section 6(3) Part II 8 F, By-law 438-86

A roof over a first floor platform or terrace, which platform or terrace is not more than 1.2 m above grade, attached to the rear wall of a residential building other than an apartment building is permitted a maximum projection of 2.5 m from the wall to which it is attached.

The rear canopy will project 4.76 m from the rear wall of the residential building.

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:	A0062/17TEY	Zoning	
Owner(s):	MARY LOUISE JANIGAN THOMAS EDWARD KIERANS	Ward:	Trinity-Spadina (20)
Agent:	MICHAEL FLYNN	Heritage:	Designated
Property Address:	11 LOWTHER AVE	Community:	Toronto
Legal Description:	PLAN 371 PT LOT 5		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0063/17TEY	Zoning:	R & R2 (ZZC)
Owner(s):	JEAN-CHRISTOPHE BARRETTE CATHERINE BARRETTE	Ward:	Toronto-Danforth (30)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	402 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 1357 PT LOT 62		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 5.15 m.
The altered dwelling will be located 3.59 m from the east 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 project 0.30 m and will be located 0.21 m from the north side lot line.
 - Chapter 10.10.40.70.(3)(A)(i), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.65 m from the north side lot line, measured to the front enclosed porch.
-
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front yard setback is 5.15 m.
The altered dwelling will be located 3.59 m from the east front lot line.
 - 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 not exceeding a depth of 17 m is 0.9 m.
The portion of the altered dwelling, not exceeding a depth of 17 m will be located 0.65 m from the north side lot line, measured to the front enclosed porch.

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 existing enclosed front porch, requiring the 3.59 m front yard setback variance under both By-laws, shall remain one storey in height.

SIGNATURE PAGE

File Number:	A0063/17TEY	Zoning	R & R2 (ZZC)
Owner(s):	JEAN-CHRISTOPHE BARRETTE CATHERINE BARRETTE	Ward:	Toronto-Danforth (30)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	402 ASHDALE AVE	Community:	Toronto
Legal Description:	PLAN 1357 PT LOT 62		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

File Number:	A0064/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	DELBERT BRITO	Ward:	Toronto-Danforth (30)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	17 ALBEMARLE AVE	Community:	Toronto
Legal Description:	PLAN 60E W PT LOT 47		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by constructing a rear three-storey addition, rear ground, second and third floor decks, and a new rear detached garage.

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

- Chapter 10.5.60.40.(4), By-law 569-2013**
The maximum permitted height of the top of an entrance into an ancillary building is 2.5 m above the average elevation of the grade along the entrance of the ancillary building.
The height of the top of the entrance to the rear detached garage is 2.54 m above the average elevation of the grade along the entrance of the ancillary building.
- 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 9.3 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 (161.4 m²).
The altered detached dwelling will have a floor space index equal to **0.923** times the area of the lot (247.23 m²).
- Chapter 10.10.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 1.63 m.
The altered detached dwelling will be located 1.39 m from the front lot line.

5. **Chapter 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 1.0 m.
The rear detached garage will be located 0.46 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 detached dwelling is 0.6 times the area of the lot (161.4 m²).
The altered detached dwelling will have a gross floor area equal to **0.79** times the area of the lot (**210.87 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 1.63 m.
The altered detached dwelling will be located 1.39 m from the front lot line.
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 altered detached dwelling will be located 1.16 m from the side wall of the west adjacent building and 0.8 m from the east adjacent building.
4. **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 not exceeding a depth of 17 m is 0.9 m.
The portion of the altered detached dwelling, not exceeding a depth of 17 m will be located 0.57 m from the east side lot line and 0.42 m from the west side lot line.
5. **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 2.49 m portion of the altered detached dwelling, exceeding the 17.0 m depth, will be located 0.57 m from the east side lot line and 0.42 m from the west side lot line.
6. **Section 6(3) Part XI 2, Bylaw 438-86**
An accessory building is not permitted in the rear yard of a residential lot where both the front and rear lots lines adjoin a street and the street adjoining the rear lot line has a width of at least 9.0 m.
The rear detached garage will be located in the rear yard and rear lot line adjoins Sparkhall Avenue which has a width of at least 9.0 m.
7. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 12.65 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:	A0064/17TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	DELBERT BRITO	Ward:	Toronto-Danforth (30)
Agent:	MARCO VIEIRA	Heritage:	Not Applicable
Property Address:	17 ALBEMARLE AVE	Community:	Toronto
Legal Description:	PLAN 60E W PT LOT 47		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
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To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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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:	B0010/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

RETAINED - PARTS 1 & 5, Draft R-Plan

Address to be assigned

Parts 1 & 5 have a frontage of 8.38 m and an area of 339.62 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed requiring variances as outlined in Minor Variance application A0057/16TEY.

Part 5 is subject to an existing easement/right-of-way.

CONVEYED – PARTS 2, 3 & 4, Draft R-Plan

Address to be assigned

Parts 2, 3 & 4 have a frontage of 6.25 m and an area of 310.78 m². The existing dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed requiring variances as outlined in Minor Variance application A0058/16TEY.

Parts 3 & 4 are subject to existing easements/rights-of-way.

Applications B0010/17TEY, A0057/17TEY & A0058/17TEY were considered jointly.

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) **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.
- (4) **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.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare 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:	B0010/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

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



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

File Number:	A0057/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD – PARTS 1 & 5	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the retained lot described in Consent Application B0010/17TEY.

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

- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
A minimum of 50% (72.69 m²) of the rear yard must be maintained as soft landscaping.
In this case, 13% (18.95 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.31 m.
- 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 8.5 m.
The height of the side exterior main walls facing a side lot line will be 12.31 m.
- 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 17.07 m.
- Chapter 200.5.1.10.(3)(D)(ii), By-law 569-2013**
The maximum permitted width of a parking space is 3.2 m.
The parking space will measure 3.81 m in width.

1. 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 altered detached dwelling will have a depth of 17.09 m.

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

The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.95 m.

3. Section 6(3) Part III 3 (d)(i)(D), By-law 438-86

A minimum of 75% (29.13 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 47 % (26.06 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

Applications B0010/17TEY, A0057/17TEY & A0058/17TEY were considered jointly.

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 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:	A0057/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD – PARTS 1 & 5	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

File Number:	A0058/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD PARTS 2, 3 & 4	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling on the conveyed lot described in Consent Application B0010/17TEY.

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

- Chapter 900.2.10.(621)(C)(ii), By-law 569-2013**
The minimum required frontage of a lot is 7.5 m.
In this case, the lot will have frontage of 6.25 m.
- Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (82.72 m²) of the rear yard must be maintained as soft landscaping.
In this case, 19% (31.92 m²) of the rear yard will be maintained as soft landscaping.
- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 12.71 m.
- 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 8.5 m.
The height of the side exterior main walls facing a side lot line will be 12.71 m.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.37 m.
The new semi-detached dwelling will be located 6.25 m from the front lot line.

6. **Chapter 200.5.1.10.(3)(D)(ii), By-law 569-2013**
The maximum permitted width of a parking space is 3.2 m.
The parking space will measure 3.81 m in width.
1. **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 7.37 m.
The new semi-detached dwelling will be located 6.25 m from the front lot line.
2. **Section 4(2)(a), By-law 438-86**
The maximum permitted building height is 11.0 m.
The new semi-detached dwelling will have a height of 13.30 m.
3. **Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required frontage of a lot is 7.5 m.
In this case, the lot will have frontage of 6.25 m.

Applications B0010/17TEY, A0057/17TEY & A0058/17TEY were considered jointly.

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:	A0058/17TEY	Zoning	R(u2; d1.0)(x621) & R1S Z1.0 (ZZC)
Owner(s):	8 RELMAR RD INC. 8 RELMAR RD INC	Ward:	St. Paul's (21)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	8 RELMAR RD PARTS 2, 3 & 4	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 1 6 7		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

34A 70 LOWTHER AVE

File Number:	B0013/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (Waiver)
Owner(s):	MARK KUCHER	Ward:	Trinity-Spadina (20)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

34B. 70 LOWTHER AVE (PART 1)

File Number:	A0091/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):	MARK KUCHER	Ward:	Trinity-Spadina (20)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 1)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

34C. 70 LOWTHER AVE (PART 2)

File Number:	A0092/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):	MARK KUCHER	Ward:	Trinity-Spadina (20)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 2)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

34D. 70 LOWTHER AVE (PART 3)

File Number:	A0090/17TEY	Zoning	R (d1.0) (x471) & R2 Z1.0 (ZZC)
Owner(s):	MARK KUCHER	Ward:	Trinity-Spadina (20)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	70 LOWTHER AVE (PART 3)	Community:	Toronto
Legal Description:	PLAN M6 PT LOTS 93 & 94		

MOTION

It was moved by Worrick Russell, seconded by Joanne Hayes, and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide the applicant with an opportunity to post the Notice of Public Hearing Sign and to discuss the proposal in more detail with Heritage Preservation and Community Planning Staff comment. 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.

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0012/17TEY	Zoning	R (d2.0) (x689) & R2 Z0.6 (Waiver)
Owner(s):	SHIPLAKE PROPERTIES	Ward:	St. Paul's (22)
Agent:	STEPHANIE EILEY	Heritage:	Not Applicable
Property Address:	45 DUNFIELD AVE	Community:	Toronto
Legal Description:	PLAN 653Y BLK E LOTS 16 TO 32 PT LOTS 11 TO 15 RP 66R23094 PARTS 11 TO 15		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever to create two lots and various easements/rights-of-way.

***Conveyed – Parts 1 and 6, Draft R-Plan**

Address to be assigned

The lot has a frontage of 88.54 m on Dunfield Avenue (at grade), 73.42 m on Lillian Street (at grade) and 91.45 m on Soudan Avenue (at grade) and has a lot area of 7,475 m².

The lot is vacant.

Easements/Rights-of-Way

*Parts 1 and 6 will be subject to easements/rights-of-way in favour of Parts 2, 3, 4 and 5 for the installation, operation, maintenance and repair of utility lines such as storm and sanitary sewers, water and gas mains and telephone lines, for pedestrian and vehicle access and egress over roadways, driveways, aisles, walkways and sidewalks from both Dunfield Avenue and Lillian Street, and for parking.

***Conveyed – Parts 2, 3, 4 and 5, Draft R-Plan**

45 Dunfield Avenue

The lot has a frontage of 55.82 m on Dunfield Avenue (at grade) and 65.63 m on Lillian Street (at grade), and has a lot area of 5,810 m².

The existing 27-storey residential building will remain.

Easements/Rights-of-Way

*Parts 2, 3, 4 and 5 will be subject to easements/rights-of-way in favour of Parts 1 and 6 for the installation, operation, maintenance and repair of utility lines such as storm and sanitary sewers, water and gas mains and telephone lines, for pedestrian and vehicle access and egress over roadways, driveways, aisles, walkways and sidewalks from both Dunfield Avenue and Lillian Street, and for parking.

Existing easements will remain as described in Instrument No. AT1596964.

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) The owner shall submit a revised Schedule "B" including in the required shared uses the Type G Loading space and set-out areas located in Part 4 of the retained lot.
- (3) 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.
- (4) **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.
- (5) **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.
- (6) 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:	B0012/17TEY	Zoning	R (d2.0) (x689) & R2 Z0.6 (Waiver)
Owner(s):	SHIPLAKE PROPERTIES	Ward:	St. Paul's (22)
Agent:	STEPHANIE EILEY	Heritage:	Not Applicable
Property Address:	45 DUNFIELD AVE	Community:	Toronto
Legal Description:	PLAN 653Y BLK E LOTS 16 TO 32 PT LOTS 11 TO 15 RP 66R23094 PARTS 11 TO 15		

Worrick Russell (signed)

Nancy Oomen (signed)

Joanne Hayes (signed)

Ewa Modlinska (signed)

Edmund Carlson (signed)

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **MONDAY, JUNE 5, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

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