

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1114/16TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	JENNIFER PRESTON VICTOR KUSHMANIUK	Ward:	Beaches-East York (32)
Agent:	NICHOLAS DISCENZA	Heritage:	Not Applicable
Property Address:	76 ROSEHEATH AVE	Community:	Toronto
Legal Description:	PLAN E461 LOT 70		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 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 10.10.40.40.(2), By-law 569-2013**
Additions to the rear of a detached dwelling erected before October 15, 1953 are permitted provided the residential floor space index of the building, as enlarged, does not exceed 0.69 times the area of the lot (140.28 m²).
The altered detached dwelling will have a floor space index equal to 0.76 times the area of the lot (154.3 m²).
- 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 0.12 m from the north side lot line.
- Section 6(3) Part VI 1(I), By-law 438-86**
Additions to the rear of a detached dwelling erected before October 15, 1953, or to a converted house, are permitted provided the residential gross floor area of the building, as enlarged, does not exceed 0.69 times the area of the lot (140.28 m²).
The altered detached dwelling will have a gross floor area equal to 0.76 times the area of the lot (154.3 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:	A1114/16TEY	Zoning	R (d0.6)(x736) & R2 Z0.6 (ZZC)
Owner(s):	JENNIFER PRESTON VICTOR KUSHMANIUK	Ward:	Beaches-East York (32)
Agent:	NICHOLAS DISCENZA	Heritage:	Not Applicable
Property Address:	76 ROSEHEATH AVE	Community:	Toronto
Legal Description:	PLAN E461 LOT 70		

DECLARED AN INTEREST

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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



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

File Number:	A1115/16TEY	Zoning	R(d1.0)(x82) & R3 Z1.0 (Waiver)
Owner(s):	MARGARET SHAO	Ward:	Toronto Centre-Rosedale (27)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	44 MCGILL ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 36 & 37 RP 66R8000 PART 4		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing townhouse by converting the integral garage into dwelling space to enable a bed and breakfast operation.

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

- Chapter 10.5.50.10.(1)(A), By law No. 569-2013**
On a lot with a townhouse dwelling unit less than 6.0 metres wide, the front yard, excluding a permitted driveway, must be landscaping which, in this case is 18.8 m².
The proposed front yard landscaping will be 0.0 m².
- Chapter 10.5.50.10.(1)(D), By law No. 569-2013**
A minimum of 75 % of the required front yard landscaping must be soft landscaping (14.1 m²).
The proposed front yard soft landscaping will be 0.0% (0.0 m²).
- Chapter 10.5.80.10.(3), By law No. 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking space will be located in the front yard.
- Chapter 200.5.1.10.(2), By law No. 569-2013**
A parking space must have the following minimum dimensions: length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.
The proposed parking space will have the following dimensions: length of parking pad in the front yard will be 4.34 m, and the vertical clearance will be 1.63 m.

5. Chapter 10.10.40.40.(1)(A), By law No. 569-2013

The maximum permitted floor space index is 1.0 times the area of the lot (105.89 m²).

The proposed floor space index will be 1.92 times the area of the lot (203.13 m²).

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

A minimum of 50% of the area of the lot between the front lot line and the main front wall of the building as projected to the side lot line shall be landscaped open space (9.4 m²).

The proposed front landscaping will be 0.0% (0.0 m²).

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

A minimum of 30% of the minimum required front yard landscaped open space is to be in the form of soft landscaping (2.82 m²).

The proposed front yard soft landscaping will be 0.0% (0.0 m²).

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

The parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building is not permitted.

The proposed parking space will be located in the front yard.

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

A parking space must have the following minimum dimensions: length of 5.6 m, width of 2.6 m, and vertical clearance of 2.0 m.

The proposed parking space will have the following dimensions: length of parking pad in the front yard will be 4.34 m, and the vertical clearance will be 1.63 m.

5. Sections 6 Part III 3(a), By-law 438-86

If the floor level of the former integral private garage is located below grade, the level of the former driveway between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines is equal to the existing ground level abutting each side of the driveway.

The proposed floor level of the former integral private garage will be located below grade, the level of the former driveway between the front lot line and any wall of the building facing the front lot line as produced to the side lot lines will not be equal to the existing ground level abutting each side of the driveway.

6. Sections 6 Part IV 1(e), By-law 438-86

No person shall, in an R district, shall use a portion of a lot beyond the front wall of a residential building on the lot for the purpose of parking or storing a motor vehicle, but this does not apply to the casual use for the purpose of a properly constructed and surfaced driveway.

The use of a portion of a lot beyond the front wall of the residential building on the lot will be for the purpose of parking or storing a motor vehicle.

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

The maximum permitted residential gross floor space, non-residential gross floor area or a combination thereof is 1.0 times the area of the lot (105.89 m²).

The proposed floor space area will be 1.92 times the area of the lot (203.13 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The applicant/owner shall submit to the Executive Director, Engineering & Construction Services, drawings and associated documentation, illustrating and explaining the impact that the proposed modifications may have on the storm drain that is shared with the neighbouring property and showing that existing drainage patterns will not change.

SIGNATURE PAGE

File Number:	A1115/16TEY	Zoning	R(d1.0)(x82) & R3 Z1.0 (Waiver)
Owner(s):	MARGARET SHAO	Ward:	Toronto Centre-Rosedale (27)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	44 MCGILL ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 36 & 37 RP 66R8000 PART 4		

DISSENTED

Edmund Carlson

Ewa Modlinska

ABSTAINED

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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3. 2154 QUEEN ST E

File Number:	A1116/16TEY	Zoning	MCR T2.0 C1.0 R2.0 (ZZC)
Owner(s):	8718393 CANADA INC.	Ward:	Beaches-East York (32)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	2154 QUEEN ST E	Community:	Toronto
Legal Description:	PLAN 562E PT LOTS 4 & 5		

MOTION

It was moved by Ewa Modlinska, seconded by Edmund Carlson 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, 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**.



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:	A1117/16TEY	Zoning	RD (f9.0; d0.6)(x1397) & R1 Z0.6 (BLD)
Owner(s):	RICHARD CHAN SIA AGNES PARK	Ward:	Toronto Centre-Rosedale (27)
Agent:	ASH MOEINI	Heritage:	Not Applicable
Property Address:	159 HUDSON DR	Community:	Toronto
Legal Description:	PLAN E581 PT BLK A PT LOTS 11 & 12		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 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, and a rear ground floor 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 0.1 m from the east side lot line, and 0.06 m from the west side lot line.
- Chapter 5.10.40.70.(6), By-law 569-2013**
The maximum permitted distance of a building or structure from a shoreline hazard limit or stable top-of-bank determined by the Toronto and Region Conservation Authority is 10.0 m
The altered dwelling will be located 0.24 m from a shoreline hazard limit or stable top-of-bank.
- Section 6(3) Part II 8 A, By-law 438-86**
The maximum permitted projection of the eaves or cornices into the required setbacks is 0.45 m.
The eaves or cornices will project 0.1 m from the east side lot line, and 0.06 m from the west side lot line.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A1117/16TEY	Zoning	RD (f9.0; d0.6)(x1397) & R1 Z0.6 (BLD)
Owner(s):	RICHARD CHAN SIA AGNES PARK	Ward:	Toronto Centre-Rosedale (27)
Agent:	ASH MOEINI	Heritage:	Not Applicable
Property Address:	159 HUDSON DR	Community:	Toronto
Legal Description:	PLAN E581 PT BLK A PT LOTS 11 & 12		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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5. 34 BELLWOODS AVENUE

File Number:	A1119/16TEY	Zoning	R(d1.0)(x806) & R4 Z1.0 (BLD)
Owner(s):	JEFFREY MOYLE CATHERINE SUNDEEN	Ward:	Trinity-Spadina (19)
Agent:	SYLVIE DE BRABANDERE	Heritage:	Not Applicable
Property Address:	34 BELLWOODS AVE	Community:	Toronto
Legal Description:	PLAN 758 PT LOTS 42 & 43		

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 an opportunity to correct the Notice of Public Hearing for proper circulation. The matter would be rescheduled to a Committee of Adjustment Toronto & East York, **Panel A** public hearing.



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

File Number:	A1120/16TEY	Zoning	CR (c2.0, r2.5) SS2 & MCR T3.0 C2.0 R2.5 (ZPR)
Owner(s):	KAREN TERMKRTCHYAN	Ward:	Toronto-Danforth (29)
Agent:	JOSEPH MAZZITELL	Heritage:	Not Applicable
Property Address:	1090 - 1092 DANFORTH AVE	Community:	Toronto
Legal Description:	PL 551 PT LTS 30 & 31 RP 63R601 PT 2 << ENTRANCE ADDRESS FOR 1092 DANFORTH AVE		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey mixed-use building containing ground floor commercial retail use, by adding a new dwelling unit on the ground floor and converting the existing dwelling unit on the second and third floor into four dwelling units, for a total of five dwelling units in the building.

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

1. Chapter 40.10.40.1.(1), By-law 569-2013

In a mixed-use building, all residential use portions of the building must be located above non-residential use portions.

In this case, the mixed-use building will contain residential and non-residential use portions on the same level.

2. Chapter 900.11.10(2)(A)(i), By-law 569-2013

The minimum required number of parking spaces is 2 spaces.

In this case, 0 parking spaces will be provided on-site.

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

A mixed use building located on a lot with a frontage of 12.5 m or less, is served by a public or private lane, and contains no more than 12 dwelling units requires a parking facility provided on the lot having a depth of 6.0 m measured from a point greater or equal to the required setbacks, and a minimum width equal to the width of the lot at that location, minus, where they are provided, the width of three structural supports, the width of any passageway required by the Ontario Building code or passageway for bicycle parking, or the width required for boundary fences.

In this case, no parking facility will be provided on the lot.

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:	A1120/16TEY	Zoning	CR (c2.0, r2.5) SS2 & MCR T3.0 C2.0 R2.5 (ZPR)
Owner(s):	KAREN TERMKRTCHYAN	Ward:	Toronto-Danforth (29)
Agent:	JOSEPH MAZZITELL	Heritage:	Not Applicable
Property Address:	1090 - 1092 DANFORTH AVE	Community:	Toronto
Legal Description:	PL 551 PT LTS 30 & 31 RP 63R601 PT 2 << ENTRANCE ADDRESS FOR 1092 DANFORTH AVE		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number: A1122/16TEY Zoning: R(d0.6) & R2 Z0.6 (ZZC)
Owner(s): GARY NORMAN MCCALLUM Ward: Beaches-East York (31)
KAREN MARIE MCCALLUM

Agent: ROBERT MCFADDEN Heritage: Not Applicable
Property Address: **354 MAIN ST** Community: Toronto
Legal Description: PLAN 1801 LOT 69 PT LOT 70 S 27FT OF LOT 70

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey rear detached garage.

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

1. **Chapter 10.10.80.40.(2), By-law 569-2013**
On a lot abutting a lane, vehicle access to any parking space on the lot must be from the flanking street or from the lane.
In this case, access to the main parking space will be from Main Street, and the other parking space will be accessed from the lane abutting the rear of the property.
2. **Chapter 10.5.50.10.(3), By-law 569-2013**
A minimum of 50% (123.4 m²) of the rear yard must be maintained as soft landscaping.
In this case, 33% (80.2 m²) of the rear yard will be maintained as soft landscaping.
3. **Chapter 10.5.60.40.(2), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached garage will have a height of 6.5 m.
1. **Section 4(2)(d)(i), By-law 438-86**
The maximum permitted height of an accessory structure is 4.0 m.
The rear detached garage will have a height of 6.5 m.
2. **Section 6(3) Part IV 2, By-law 438-86**
On a lot that abuts a flanking street or public lane, vehicle access to any parking space on the lot must be from the flanking street or public lane.
In this case, access to main parking will be from Main Street, and one parking space will be accessed from the lane abutting the rear of the property.

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:	A1122/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	GARY NORMAN MCCALLUM KAREN MARIE MCCALLUM	Ward:	Beaches-East York (31)
Agent:	ROBERT MCFADDEN	Heritage:	Not Applicable
Property Address:	354 MAIN ST	Community:	Toronto
Legal Description:	PLAN 1801 LOT 69 PT LOT 70 S 27FT OF LOT 70		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1123/16TEY	Zoning	R (d1.0), H 10.0 & R4 Z1.0 H 10.0 (ZZC)
Owner(s):	THI NHU MAI PHAN	Ward:	Davenport (18)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	554 DUFFERIN ST	Community:	Toronto
Legal Description:	PLAN 438 PT LOT 49		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey mixed-use building containing retail and residential uses by constructing a rear second floor addition and rear second floor balcony.

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

- Chapter 10.10.20.10.(1), By-law 569-2013**
A retail store within a mixed-use building is not permitted in a residential zone.
In this case, a retail store will continue to operate within the existing mixed-use building.
 - Chapter 10.10.20.40.(1), By-law 569-2013**
A mixed-use building (retail store and dwelling unit) is not a permitted residential building type in the R zone category.
In this case, the mixed-use building will continue to operate in the R zone category.
 - Chapter 10.10.40.70.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for a non-residential building is 7.5 m.
The altered non-residential building will be located 0.18 m to the north side lot line and 1.14 m to the south side lot line.
 - Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided they are no closer than 0.3 m to a lot line.
The projected eaves will be located 0.0 m from the north lot line.
- Section 6(1)(a), By-law 438-86**
A retail store and dwelling building is not permitted in a R4 zone.
In this case, a retail store and dwelling building will continue to operate within the existing mixed-use building.

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

The minimum required side yard setback is 7.5 m.

The altered non-residential building will be located 0.18 m to the north side lot line and 1.14 m to the south side lot line.

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

The maximum permitted building depth is 14.0 m.

The altered building will have a building depth equal to 19.05 m.

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

The minimum required landscaped open space is 30% of the area of the lot (67.59 m²).

The landscaped open space will be equal to 24.18% (54.50 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The approval of variance requests 1, By-law 569-2013 and By-law 438-86, as amended, shall be limited to the ground floor and basement.

SIGNATURE PAGE

File Number:	A1123/16TEY	Zoning	R (d1.0), H 10.0 & R4 Z1.0 H 10.0 (ZZC)
Owner(s):	THI NHU MAI PHAN	Ward:	Davenport (18)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	554 DUFFERIN ST	Community:	Toronto
Legal Description:	PLAN 438 PT LOT 49		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A1124/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	LUIGINO CAMMISA	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	173 TORRENS AVE	Community:	Toronto
Legal Description:	PLAN M40 PT LOT 224		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

1. **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 stairs will be 2.34 m wide.
2. **Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
In this case, the eaves will be located 0.10 m from the east side lot line.
3. **Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The permitted maximum lot coverage is 35% of the lot area (146.32 m²).
The new lot coverage will be equal to 36.6% of the lot area (153.1 m²).
4. **Chapter 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The altered dwelling will have a height of 8.68 m.
5. **Chapter 10.20.40.20.(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 7.58 m.

6. **Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The required minimum side yard setback is 0.9 m.
The altered dwelling will be located 0.3 m to the side lot line.
7. **Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The permitted maximum floor space index is 0.75 times the area of the lot (313.55 m²).
The altered dwelling will have a floor space index equal to 0.794 times the area of the lot (332.12 m²).
8. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the front and rear wall of a detached house is one.
In this case, two platforms will be located on the front wall, and two platforms will be located on the rear wall.
9. **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 house is 4.0 m².
In this case, the area of the rear second floor platform will be 14.06 m² and the area of the rear third floor platform will be 5.23 m².
10. **Chapter 150.10.40.1.(3)(A), By-law 569-2013**
A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
In this case, the addition will alter the front main wall that faces a street.
11. **Chapter 200.5.10.1.(1), By-law 6752**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.
1. **Section 7.4.3, By-law 6752**
The maximum permitted height of a building or structure is 8.5 m.
The altered dwelling will have a height of 8.68 m.
2. **Section 7.4.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered dwelling will have a building length equal to 16.99 m.
3. **Section 7.4.3, By-law 6752**
The permitted maximum lot coverage is 35% of the lot area (146.32 m²).
The new lot coverage will be equal to 36.6% of the lot area (153.1 m²).
4. **Section 7.4.3, By-law 6752**
The minimum required number of parking spaces is two.
In this case, one parking space will be provided.
5. **Section 7.4.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The altered dwelling will be located 0.3 m to the east side lot line.

6. Section 5.6(a), By-law 6752

Bay windows which extend across less than two-thirds of the main front wall or the main rear wall, sills, belt courses, cornices, eaves, gutters, chimney breasts and pilasters may project beyond the Main Front Wall or the Main Rear Wall to a maximum of 0.61 m.

In this case, the eaves will project 0.7 m from the main front wall.

7. Section 7.4.3, By-law 6752

The permitted maximum floor space index is 0.75 times the area of the lot (313.55 m²).

The altered dwelling will have a floor space index equal to 0.794 times the area of the lot (332.12 m²).

8. Section 7.1.3(e), By-law 6752

One additional dwelling unit may be permitted within each one-family detached dwelling provided there is no addition to, nor substantial alteration to, the exterior appearance of the front of the one family detached dwelling as a result of the introduction of a second suite, including but not limited to, a new private entrance in any street facade.

In this case, the addition will substantially alter the exterior appearance of the front of the one-family detached dwelling.

9. Section 7.1.4.(1)(a), By-law 6752

The minimum required driveway width is 2.6 m.

The driveway will be 2.16 m wide.

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:	A1124/16TEY	Zoning	RD(f6.0; a185; d0.75) & R1C (ZZC)
Owner(s):	LUIGINO CAMMISA	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	173 TORRENS AVE	Community:	Toronto
Legal Description:	PLAN M40 PT LOT 224		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1125/16TEY	Zoning	RS (f10.5; a325; d0.75(x312) & R2A (ZZC)
Owner(s):	ERIC L CHONG BARBARA C CHONG	Ward:	Toronto-Danforth (29)
Agent:	BARBARA C CHONG	Heritage:	Not Applicable
Property Address:	97 LESMOUNT AVE	Community:	East York
Legal Description:	PLAN 2377 N PT LOT 78		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

- Chapter 10.40.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (81.26 m²).
The lot coverage will be equal to 50% of the lot area (116.97 m²).
 - Chapter 10.40.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8 m.
 - Chapter 10.40.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 4.5 m.
The new detached dwelling will be located 4.14 m from the west front lot line.
 - Chapter 10.40.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The new detached dwelling will be located 0.457 m from the north side lot line.
- Section 7.5.3, By-law 6752**
The minimum required front yard setback is 6 m.
The new detached dwelling will be located 4.142 m from the west front lot line.

2. Section 7.5.3, By-law 6752

The minimum required side yard setback is 0.6 m.

The new detached dwelling will be located 0.457 m from the north side lot line.

3. Section 7.5.3, By-law 6752

The maximum permitted lot coverage is 35% of the lot area (81.26 m²).

The lot coverage will be equal to 50% of the lot area (116.97 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The lot coverage of the altered detached dwelling exclusive of any detached accessory structures be no greater than 39.6% of the lot area under Zoning By-law 569-2013 and 6752.

SIGNATURE PAGE

File Number:	A1125/16TEY	Zoning	RS (f10.5; a325; d0.75(x312) & R2A (ZZC)
Owner(s):	ERIC L CHONG BARBARA C CHONG	Ward:	Toronto-Danforth (29)
Agent:	BARBARA C CHONG	Heritage:	Not Applicable
Property Address:	97 LESMOUNT AVE	Community:	East York
Legal Description:	PLAN 2377 N PT LOT 78		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1126/16TEY	Zoning	R (d1.0)(x82) & R3 Z1.0 (BLD)
Owner(s):	FERNANDO REYES-DORADOR	Ward:	Toronto Centre-Rosedale (27)
Agent:	FERNANDO REYES-DORADOR	Heritage:	Not Applicable
Property Address:	97 A GRANBY ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 5 & 44 RP 63R2247 PARTS 2 & 4		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

To legalize and to maintain the rear second floor addition, the rear third floor addition and the second dwelling unit (occupying the basement and the main floor) that were constructed beyond the building permit.

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

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

The maximum permitted floor space index is 1.0 times the area of the lot (57.30 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted floor space index is 2.272 times the area of the lot (130.21 m²).

The altered converted semi-detached dwelling will have a floor space index equal to 2.347 times the area of the lot (134.54 m²).

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

The minimum required rear yard setback is 7.5 m.

By virtue of the Committee of Adjustment Decision A0653/15TEY the minimum required rear yard setback is 4.83 m.

The converted semi-detached dwelling will be located 4.78 m from the south rear lot line.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (57.30 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted residential gross floor area is 2.274 times the area of the lot (130.03 m²).

The altered converted semi-detached dwelling will have a residential gross floor area equal to 2.347 times the area of the lot (134.54 m²).

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

The minimum required rear yard setback is 7.5 m.

By virtue of the Committee of Adjustment Decision A0653/15TEY the minimum required rear yard setback is 4.83 m.

The converted semi-detached dwelling will be located 4.78 m from the south rear lot line.

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

The maximum permitted residential gross floor area of an addition to a converted house is 0.15 times the area of the lot (8.60 m²).

By virtue of the Committee of Adjustment Decision A0653/15TEY the maximum permitted residential gross floor area of an addition to a converted house is 0.213 times the area of the lot (12.20 m²).

The addition will have residential gross floor area equal to 0.375 times the area of the lot (21.50 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:	A1126/16TEY	Zoning	R (d1.0)(x82) & R3 Z1.0 (BLD)
Owner(s):	FERNANDO REYES-DORADOR	Ward:	Toronto Centre-Rosedale (27)
Agent:	FERNANDO REYES-DORADOR	Heritage:	Not Applicable
Property Address:	97 A GRANBY ST	Community:	Toronto
Legal Description:	PLAN 203 PT LOTS 5 & 44 RP 63R2247 PARTS 2 & 4		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number: A1127/16TEY Zoning: (ZZC)
Owner(s): NORMAN ANTHONY Ward: Trinity-Spadina (20)
FRANKE
CAROLYN FRANCES FRANKE

Agent: CAROLYN FRANCES FRANKE Heritage: Designated
Property Address: **220 ROBERT ST** Community: Toronto
Legal Description: PLAN D10 PT LOT 31 PT LOT 32

Notice was given and a Public Hearing was held on **Wednesday, March 1, 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 rear third-storey addition and a basement walkout.

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

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

The maximum permitted floor space index is 1.0 times the area of the lot (175.84 m²).
The altered dwelling will have a floor space index equal to 1.34 times the area of the lot (235.2 m²).

2. Chapter 10.10.40.70.(4)(B), By-law 569-2013

The minimum required side yard setback for a semi-detached house is 0.45 m.
The altered semi-detached house will be located 0.0 m from the south side lot line.

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

A minimum of 50% (28.23 m²), of the rear yard is required to be maintained as soft landscaping.
In this case, 18.4% (10.4 m²), of the rear yard will be maintained as soft landscaping.

4. Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013

The minimum required setback for an ancillary building or structure in a rear yard is 0.3 m.
The ancillary building or structure will be located 0.1 m from the side lot line.

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

The maximum permitted residential gross floor area is 1.0 times the area of the lot (175.84 m²).
The altered semi-detached dwelling will have a residential gross floor area equal to 1.34 times the area of the lot (235.2 m²).

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

The minimum required side lot line setback is 0.45 m.

The altered semi-detached dwelling will be located 0.0 m from the south side lot line, measured from the third-floor addition.

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

The maximum permitted building depth is 17.0 m.

The altered semi-detached dwelling will have a building depth of 18.65 m measured from the main front wall to the rear third floor 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 on Condition

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

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

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

Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager of Heritage Preservation Services and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

SIGNATURE PAGE

File Number:	A1127/16TEY	Zoning	(ZZC)
Owner(s):	NORMAN ANTHONY FRANKE CAROLYN FRANCES FRANKE	Ward:	Trinity-Spadina (20)
Agent:	CAROLYN FRANCES FRANKE	Heritage:	Designated
Property Address:	220 ROBERT ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 31 PT LOT 32		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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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:	A1128/16TEY	Zoning:	(ZZC)
Owner(s):	SHAYAN MONAZAMI ESLAMI	Ward:	Beaches-East York (32)
Agent:	SHAYAN MONAZAMI ESLAMI	Heritage:	Not Applicable
Property Address:	65 HAMMERSMITH AVE	Community:	Toronto
Legal Description:	PLAN M490 S PT LOT 87		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing: two front dormers, a rear two-storey addition and a rear ground floor deck.

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 detached house erected before October 15, 1953, are permitted provided the floor space index as enlarged does not exceed 0.69 times the area of the lot (160.26 m²).

The altered detached house will have a floor space index equal to 0.77 times the area of the lot (178.71 m²).

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

Additions to the rear of a detached house erected before October 15, 1953, or to a converted house are permitted provided the residential gross floor area does not exceed 0.69 times the area of the lot (160.26 m²).

The altered detached house will have a residential gross floor area equal to 0.77 times the area of the lot (178.71 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A1128/16TEY	Zoning	(ZZC)
Owner(s):	SHAYAN MONAZAMI ESLAMI	Ward:	Beaches-East York (32)
Agent:	SHAYAN MONAZAMI ESLAMI	Heritage:	Not Applicable
Property Address:	65 HAMMERSMITH AVE	Community:	Toronto
Legal Description:	PLAN M490 S PT LOT 87		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Manager & Deputy Secretary-Treasurer
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14. 31 SUMMERHILL AVE

File Number:	A1174/16TEY	Zoning	R (d0.6) (x910) & R2 Z0.6 (ZZC)
Owner(s):	VINCE POLERA	Ward:	Toronto Centre-Rosedale (27)
Agent:	MAHIR MANIOS	Heritage:	Not Applicable
Property Address:	31 SUMMERHILL AVE	Community:	Toronto
Legal Description:	PLAN 662 PT LOTS 8 AND 9		

MOTION

It was moved by Ewa Modlinska seconded by Worrick Russell and carried unanimously that the application be **deferred, for a maximum of 3 months**. The deferral would provide an opportunity to re-issue the Notice of Public Hearing as it had not been received by the applicant and a number of other registered property owners in the 60 m notification area. The matter would be rescheduled to a Committee of Adjustment Toronto & East York, **Panel A** public hearing.



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:	A1276/16TEY	Zoning	R4A (Waiver)
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Toronto Centre-Rosedale (28)
Agent:	GEOFFREY GIBSON	Heritage:	Not Applicable
Property Address:	591 DUNDAS ST E (51 WYATT AVE)	Community:	Toronto
Legal Description:	PLAN 802E BLKS E O T W P PT BLKS D N X3 PT BLEVINS PLACE WHITESIDE PLACE RP 66R22033 PART 2 RP 66R22352 PARTS 1 2 AND 13 PT PARTS 5 AND 8 RP		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the development scheme for a four-storey youth centre (Dixon Hall) by reducing the required number of parking and loading spaces.

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

- 1. Section 4(5), By-law 438-86**
A minimum of 5 parking spaces are required to be provided for a community centre.
In this case, no parking spaces will be provided on-site.
- 2. Section 4(6)(b), By-law 438-86**
A minimum of one Type B loading space is required to be provided on-site.
In this case, no Type B loading space will be provided on-site.

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:	A1276/16TEY	Zoning	R4A (Waiver)
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Toronto Centre-Rosedale (28)
Agent:	GEOFFREY GIBSON	Heritage:	Not Applicable
Property Address:	591 DUNDAS ST E (51 WYATT AVE)	Community:	Toronto
Legal Description:	PLAN 802E BLKS E O T W P PT BLKS D N X3 PT BLEVINS PLACE WHITESIDE PLACE RP 66R22033 PART 2 RP 66R22352 PARTS 1 2 AND 13 PT PARTS 5 AND 8 RP		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

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Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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



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:	A1129/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
Owner(s):	KRISTY LEANNE PAYNE REID EDWARD BAKER	Ward:	Toronto-Danforth (30)
Agent:	REID EDWARD BAKER	Heritage:	Not Applicable
Property Address:	31 SANDFORD AVE	Community:	Toronto
Legal Description:	PLAN E 404 LOT N 10 PLAN E13 PT LOT 48		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½-storey semi-detached dwelling by constructing a front and rear third storey addition and a rear third storey deck.

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

Chapter 10.10.40.10.(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 and rear exterior main walls will be 9.42 m.

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 and for attached structures.

The altered semi-detached dwelling will be located 0 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):

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:	A1129/16TEY	Zoning	R (d0.6)(x741) & R2 Z0.6 (ZZC)
Owner(s):	KRISTY LEANNE PAYNE REID EDWARD BAKER	Ward:	Toronto-Danforth (30)
Agent:	REID EDWARD BAKER	Heritage:	Not Applicable
Property Address:	31 SANDFORD AVE	Community:	Toronto
Legal Description:	PLAN E 404 LOT N 10 PLAN E13 PT LOT 48		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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Fax: 416-392-0580

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

File Number:	A1130/16TEY	Zoning	R2 Z0.6 & MCR T2.0 C1.0 R2.0 (PPR)
Owner(s):	MIRZA WASEEM BAIG	Ward:	Beaches-East York (32)
Agent:	MUHAMMAD AFZAL	Heritage:	Not Applicable
Property Address:	241 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 386E PT LOTS 3 & 4 RP 63R4048 PART 6		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter a two-storey semi-detached dwelling containing two dwelling units by maintaining a two-storey rear addition and ground level deck built without a permit.

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

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 (18.30 m²). The residential gross floor area of the altered dwelling will be 1.05 times the area of the lot (32.16 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:	A1130/16TEY	Zoning	R2 Z0.6 & MCR T2.0 C1.0 R2.0 (PPR)
Owner(s):	MIRZA WASEEM BAIG	Ward:	Beaches-East York (32)
Agent:	MUHAMMAD AFZAL	Heritage:	Not Applicable
Property Address:	241 GREENWOOD AVE	Community:	Toronto
Legal Description:	PLAN 386E PT LOTS 3 & 4 RP 63R4048 PART 6		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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Toronto and East York District

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Fax: 416-392-0580

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

File Number:	A1131/16TEY	Zoning	RD(f12.0; d0.35)(x1389) & R1 Z0.35 (WAIVER)
Owner(s):	LINDSAY BRAND JOSHUA DIAMOND	Ward:	St. Paul's (21)
Agent:	FERDINAND WAGNER	Heritage:	Not Applicable
Property Address:	32 BRACONDALE HILL RD	Community:	Toronto
Legal Description:	PLAN D1366 LOT 50		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.20.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index of a detached dwelling is 0.35 times the area of the lot (156.08 m²).

The altered detached dwelling will have a floor space index equal to 0.672 times the area of the lot (299.83 m²).

2. Chapter 10.5.50.10.(3), By-law 569-2013

A minimum of 50% (89.92 m²) of the rear yard must be maintained as soft landscaping.

In this case, 35% (63.16 m²) of the rear yard will be maintained as soft landscaping.

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

The maximum permitted gross floor area of a detached dwelling is 0.35 times the area of the lot (156.08 m²).

The altered detached dwelling will have a gross floor area equal to 0.672 times the area of the lot (299.83 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:	A1131/16TEY	Zoning	RD(f12.0; d0.35)(x1389) & R1 Z0.35 (WAIVER)
Owner(s):	LINDSAY BRAND JOSHUA DIAMOND	Ward:	St. Paul's (21)
Agent:	FERDINAND WAGNER	Heritage:	Not Applicable
Property Address:	32 BRACONDALE HILL RD	Community:	Toronto
Legal Description:	PLAN D1366 LOT 50		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A1133/16TEY	Zoning	R4 Z1.0 (ZZC)
Owner(s):	NEAL KHAN	Ward:	Trinity-Spadina (19)
Agent:	NEAL KHAN	Heritage:	Not Applicable
Property Address:	12 EUCLID AVE	Community:	Toronto
Legal Description:	CON 1 FB PT PARKL 20		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey row house/townhouse containing two dwelling units by converting the dwelling into three-units.

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

- Chapter 150.10.20.1(3), By-law 569-2013**
A maximum of one secondary suite is permitted in a townhouse/row house.
In this case, two secondary suites will be in the townhouse/ row house.
 - Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of **two** parking space is required to be provided.
In this case, zero parking spaces will be provided.
 - Chapter 150.10.40.40.(3), By-law 569-2013**
A secondary suite is a permitted use provided that if there is more than one secondary suite, the average interior floor area for the dwelling unit and every secondary suite is at minimum 65.0 m².
In this case, the average interior floor area for the townhouse with two secondary suites is 64.0 m².
-
- Section 6(2) 1(iv), By-law 438-86**
The average of the floor areas of the dwelling units in a building being altered or converted containing more than two dwelling units is 65.0 m².
In this case, the average floor area of the units will be 64.0 m².
 - Section 2(1), By-law 438-86**
A maximum of two dwelling units are permitted in a row house/townhouse.
In this case, the row house/townhouse will have three dwelling units.

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

A minimum of **two** parking space is required to be provided.

In this case, zero parking spaces will be provided.

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:	A1133/16TEY	Zoning	R4 Z1.0 (ZZC)
Owner(s):	NEAL KHAN	Ward:	Trinity-Spadina (19)
Agent:	NEAL KHAN	Heritage:	Not Applicable
Property Address:	12 EUCLID AVE	Community:	Toronto
Legal Description:	CON 1 FB PT PARKL 20		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Manager & Deputy Secretary-Treasurer
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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A1134/16TEY	Zoning	RS & R2A (PPR)
Owner(s):	MICHAL LADA LINDSEY COULTER	Ward:	Toronto-Danforth (29)
Agent:	SEROUJ KALOUSTIAN	Heritage:	Not Applicable
Property Address:	9 MORTIMER AVE	Community:	Toronto
Legal Description:	PLAN M439 LOT 104		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing single family detached dwelling by constructing a second storey addition and two-storey additions at the front and rear. A covered porch will be constructed at the front, and a partially covered deck will be constructed at the rear. A parking space will be located in the rear yard.

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 eaves will be 0.12 m from the east side lot line.
- Chapter 10.5.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 8.22 m.
The front yard setback will be 6.34 m.
- Chapter 10.40.40.10.(1) (A), By-law 569-2013**
The maximum permitted height of a building or structure is 8.5 m.
The height of the building will be 9.0 m.
- Chapter 10.5.40.60.(2) (B)(i), By-law 569-2013**
A canopy, awning or similar structure not covering a platform and located in a rear yard may encroach into a required building setback, if it is no closer to a side lot line than the minimum required side yard setback which is 0.72 m on the east side.
The rear canopy will be located 0.6 m from the east side lot line.

1. Section 7.5.3, By-law 6752

The maximum permitted building height is 8.5 m.

The proposed building height will be 9.0 m.

2. Section 5.6 (c), By-law 6752

Eaves and gutters may project into a required side yard to a maximum of 0.46 m.

The eaves and gutters will be projecting 0.48 m into the required east side yard.

3. Section 7.1.4.(1)(a), By-law 6752

The minimum required driveway width is 2.6 m.

The driveway width will be 2.01 m.

4. Section 5.6 (a)(i), By-law 6752

Eaves and gutters may project beyond the main front wall or the main rear wall to a maximum of 0.61 m.

The eaves and gutters along the front and rear walls will be projecting 0.76 m beyond the main front and rear walls.

5. Section 5.6 (b)(ii), By-law 6752

An unenclosed porch, platform or deck which does not exceed 1.2 m in height above existing grade may project beyond a main rear wall of a dwelling to a maximum of 3.6 m.

The rear deck will be projecting 5.03 m beyond the rear wall.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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:	A1134/16TEY	Zoning	RS & R2A (PPR)
Owner(s):	MICHAL LADA LINDSEY COULTER	Ward:	Toronto-Danforth (29)
Agent:	SEROUJ KALOUSTIAN	Heritage:	Not Applicable
Property Address:	9 MORTIMER AVE	Community:	Toronto
Legal Description:	PLAN M439 LOT 104		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A1135/16TEY	Zoning	R(d1.0)(x851) & R3 Z1.0 (ZZC)
Owner(s):	SHERRY LYNN NELLIGAN DAVID MICHAEL NELLIGAN	Ward:	Toronto Centre-Rosedale (28)
Agent:	STUART HATCH	Heritage:	Designated
Property Address:	449 WELLESLEY ST E	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT LOT 16 PT PARK LOT 1		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2½ -storey semi-detached dwelling by constructing a rear third-storey addition and a rear third floor deck.

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 semi-detached dwelling is 1.0 times the area of the lot (157.28 m²).

The altered dwelling will have a floor space index equal to 1.186 times the area of the lot (186.59 m²).

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

The maximum permitted gross floor area of a semi-detached dwelling is 1.0 times the area of the lot (157.28 m²).

The altered dwelling will have a gross floor area equal to 1.186 times the area of the lot (186.59 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:	A1135/16TEY	Zoning	R(d1.0)(x851) & R3 Z1.0 (ZZC)
Owner(s):	SHERRY LYNN NELLIGAN DAVID MICHAEL NELLIGAN	Ward:	Toronto Centre-Rosedale (28)
Agent:	STUART HATCH	Heritage:	Designated
Property Address:	449 WELLESLEY ST E	Community:	Toronto
Legal Description:	YORK CON 1 FTB PT LOT 16 PT PARK LOT 1		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1137/16TEY	Zoning	RD & R1 Z0.6 (PPR)
Owner(s):	KAREN SHULTZ BLAIR SHULTZ	Ward:	St. Paul's (22)
Agent:	PETER HIGGINS	Heritage:	Not Applicable
Property Address:	64 COLIN AVE	Community:	Toronto
Legal Description:	PLAN 489E LOT 169		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling.

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

- Chapter 10.10.40.10.(1) (A), By-law 569-2013**
The maximum permitted height of a building or structure is 9.0 m.
The height of the new three-storey house will be 9.81 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17.0 m.
The new building length will be 22.10 m.
- Chapter 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19.0 m.
The building depth will be 22.10 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 (297.0 m²).
The floor space index of the new dwelling will be 0.71 times the area of the lot (351.0 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (297.0 m²).
The residential gross floor area of the new dwelling will be 0.7 times the area of the lot (351.0 m²).

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

The minimum required side lot line setback is 7.5 m for that portion of the building not exceeding 17.0 m in depth.

The north side lot line setback will be 0.9 m and the south side lot line setback will be 0.9 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

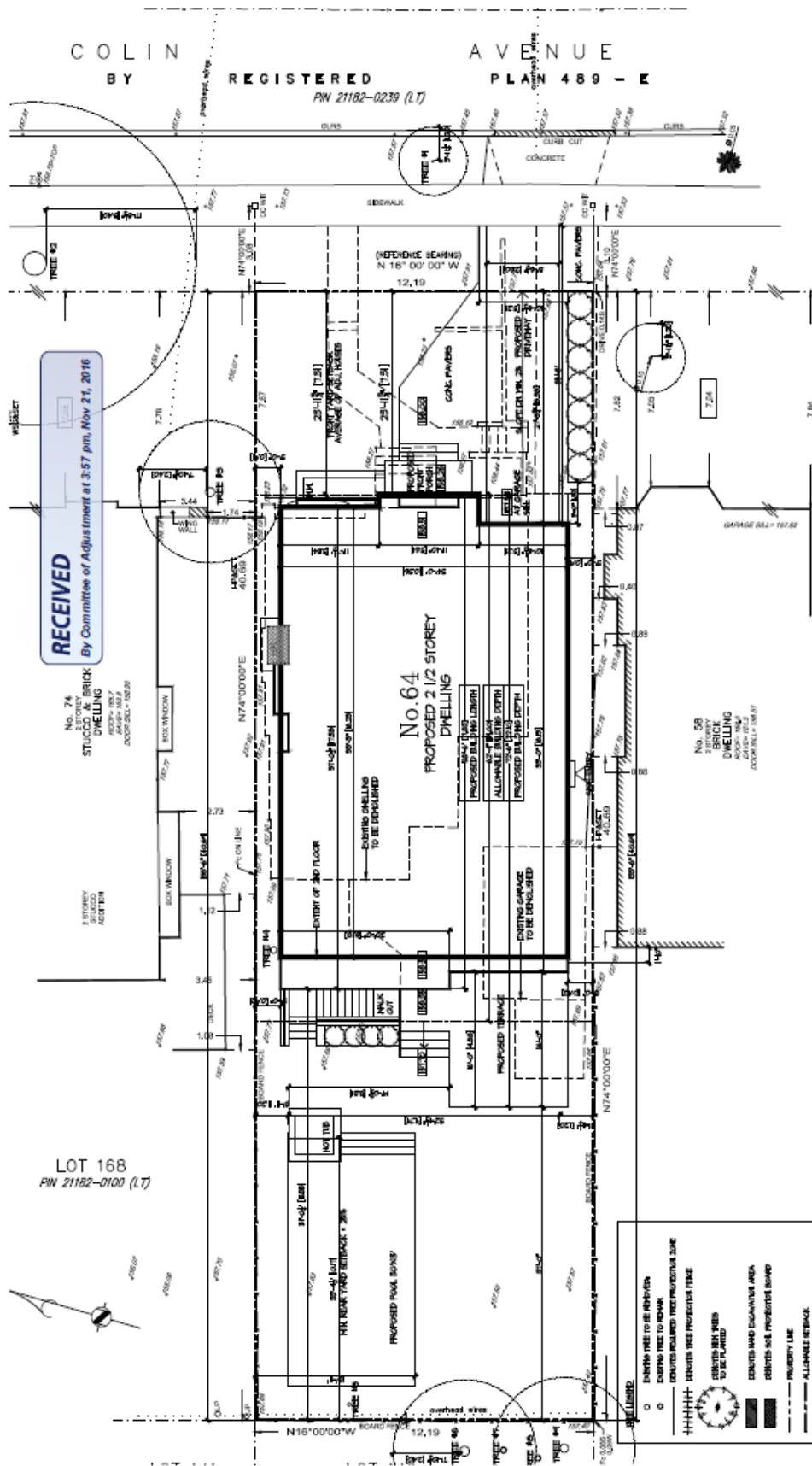
The Minor Variance Application is Approved on Condition

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

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

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

The new three-storey dwelling shall be constructed substantially in accordance with the plans date stamped received by the Committee of Adjustment on November 21, 2016. Any other variances that may appear on these plans that are not listed in the written decision are NOT authorized.



DATE: 10/05/16
DRAWING NO: 408
PROJECT NO: 21182-0239 (LT)

PROJECT: 64 COLIN AVENUE
TORONTO, ONTARIO

PETER HIGGINS
ARCHITECT INC.
104 WILSON STREET, SUITE 204
TORONTO, ONTARIO M6K 1A5
TEL: 416-593-8888
FAX: 416-593-8888

ASSOCIATION OF
ARCHITECTS
OF ONTARIO

HIGGINS

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NO.	DATE	DESCRIPTION
1	10/05/16	PRELIMINARY DRAWING
2	10/05/16	REVISED FOR CLIENT REVIEW
3	10/05/16	REVISED FOR 2016 REGISTRATION
4	10/05/16	REVISED FOR 2016 REGISTRATION


LEGEND

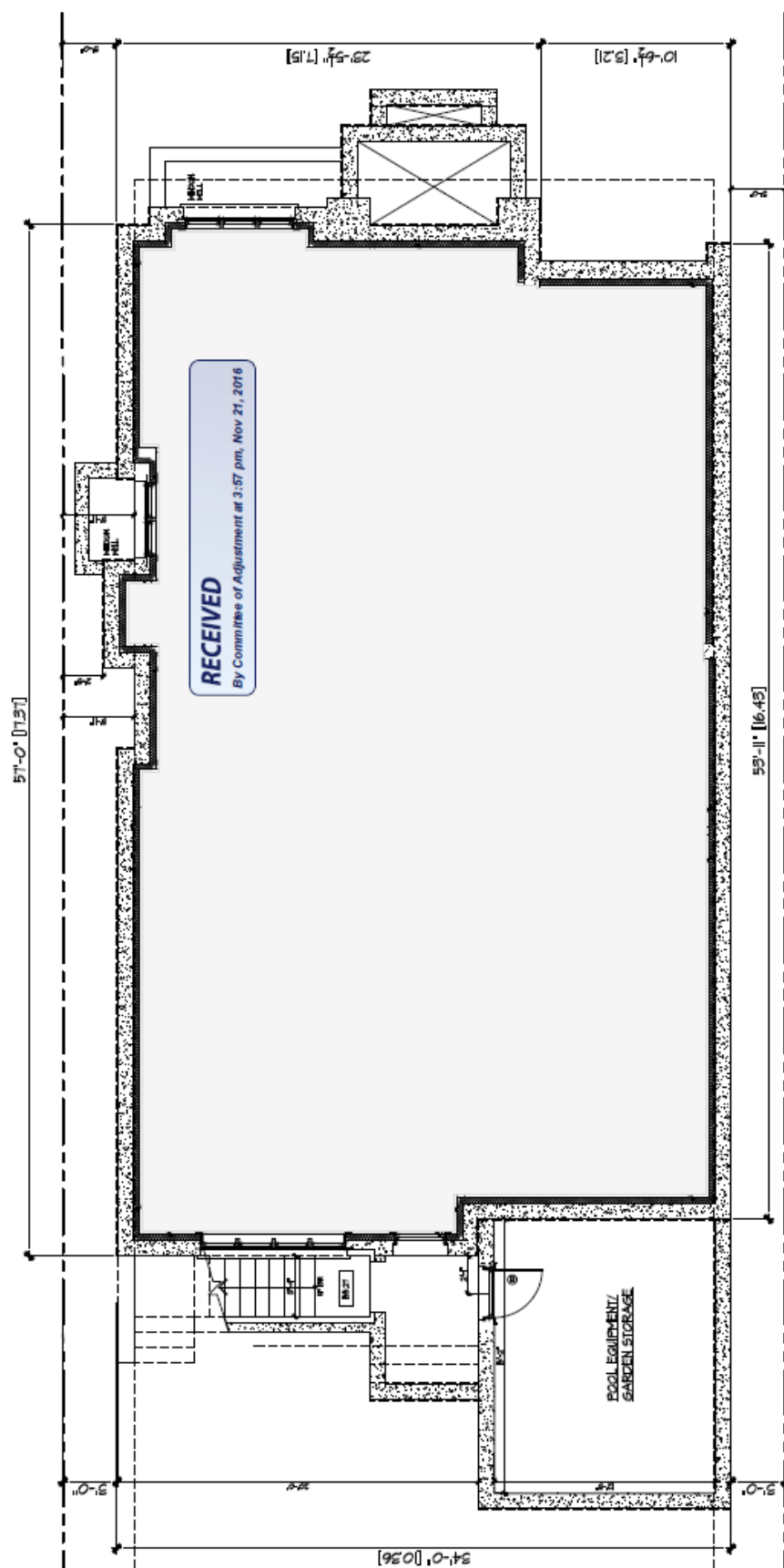
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE PROTECTION ZONE
- EXISTING TREE PROTECTION FENCE
- EXISTING LANDSCAPING
- EXISTING LANDSCAPING AREA
- EXISTING SOIL PROTECTION BOUNDARY
- PROPOSED LANE
- ALLOWABLE SETBACK

64 COLIN AVENUE ZONING INFORMATION (TORONTO BYLAW)				64 COLIN AVENUE ZONING INFORMATION (CITY WIDE BYLAW)			
ZONING:	RI Z0.60	RD (R10, d0.6)(X1402)		ZONING:	RD (R10, d0.6)(X1402)		
LOT AREA:	5338.90 sq.ft.	446.00 sq.m.		LOT AREA:	5338.90 sq.ft.	446.00 sq.m.	
ALLOWABLE GFA: 0.6	3203.34 sq.ft.	297.60 sq.m.		ALLOWABLE FSI 0.6	3203.34 sq.ft.	297.60 sq.m.	
PROPOSED MAIN FLOOR	1686.08 sq.ft.	156.64 sq.m.					
PROPOSED 2ND FLOOR	1804.74 sq.ft.	168.13 sq.m.					
PROPOSED 3RD FLOOR	274.16 sq.ft.	25.47 sq.m.					
PROPOSED LOWER FLOOR	1887.41 sq.ft.	175.35 sq.m.					
PROPOSED TOTAL GFA: 70.6 %	3764.98 sq.ft.	350.24 sq.m.	VARIANCE	PROPOSED TOTAL FSI: 0.706	3764.98 sq.ft.	350.24 sq.m.	VARIANCE
WITHOUT 3RD FLOOR: 65.48%							
PROPOSED GARAGE	207.55 sq.ft.	19.28 sq.m.		PROPOSED GARAGE	207.55 sq.ft.	19.28 sq.m.	
SETBACKS	ALLOWABLE	PROPOSED		SETBACKS	ALLOWABLE	PROPOSED	
FRONT YARD SETBACK	23'98" (7.31M)	23'-11 3/4" (7.31M)		FRONT (AVERAGE OF 2 EXISTING ADJ. HOUSES: 758' ±10.4)	23'98" (7.31M)	23'-11 3/4" (7.31M)	
REAR	24'-7 1/4" (7.51M)	52.07' (15.87M)		REAR	24'-7 1/4" (7.51M)	52.07' (15.87M)	
SIDE (NORTH)	2'45" (0.91M)	3' (0.91M)		SIDE (NORTH)	3'94" (1.2M)	3' (0.91M)	
SIDE (SOUTH)	2'45" (0.91M)	3' (0.91M)		SIDE (SOUTH)	3'94" (1.2M)	3' (0.91M)	
BUILDING LENGTH	N/A	N/A		BUILDING LENGTH (INCL. BSMT POOL/ GARDEN STORAGE)	55'-9 1/4" (17.0M)	72.5' (22.1M)	VARIANCE
BUILDING DEPTH	(INCL. BSMT POOL/ GARDEN STORAGE)	62.34' (19.0M)		BUILDING DEPTH (INCL. BSMT POOL/ GARDEN STORAGE)	62.34' (19.0M)	72.5' (22.1M)	VARIANCE
BUILDING HEIGHT	24'52' (9.0M)	27'42' (8.51M)		BUILDING HEIGHT	24'53' (9.0M)	32.18' (9.81M)	VARIANCE
WALL HEIGHT	N/A	N/A		WALL HEIGHT	22'-11 5/8" (7.0M)	21.46' (6.54M)	
TOP OF FRONT PORCH	3'44' (1.2M)	1.70 (0.52M)		TOP OF FRONT PORCH	3'44' (1.2M)	1.70 (0.52M)	

RECEIVED
By Committee of Adjustment at 3:57 pm, Nov 21, 2018

PETER HIGGINS ARCHITECT INC. 114 ARLINGTON STREET, SUITE 200 TORONTO, ONTARIO, M5S 1A6 416-593-9124		ASSOCIATION 		PROJECT PROPOSED REFERENCE 64 COLIN AVENUE TORONTO, ONTARIO		DRAWING NO. A-2	
DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001	

PETER HIGGINS ARCHITECT INC. 114 ARLINGTON STREET, SUITE 200 TORONTO, ONTARIO, M5S 1A6 416-593-9124		ASSOCIATION 		PROJECT PROPOSED REFERENCE 64 COLIN AVENUE TORONTO, ONTARIO		DRAWING NO. A-2	
DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001		DATE: 18/NOV/18 DRAWN BY: L.C.L. CHECKED BY: S.C.N. SCALE: 1/8"=1'-0" PROJECT NO.: 180001	



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By Committee of Adjustment at 3:57 pm, Nov 21, 2016

**POOL EQUIPMENT/
GARDEN STORAGE**

53'-11" [16.43]

SFA = 1887.41 S.F.

[illegible]

HIGGINS

PETER HIGGINS
ARCHITECT INC.
20 MURTON STREET, SUITE 204
TORONTO, ONTARIO, M4S 2Z2
TEL: (416) 461-4028
FAX: (416) 461-4044



400

4 COLIN AVENUE
TORONTO, ONTARIO

4 COLIN AVENUE
TORONTO, ONTARIO

DATE 15NOV08	DRAWN BY CIR
BCN 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	

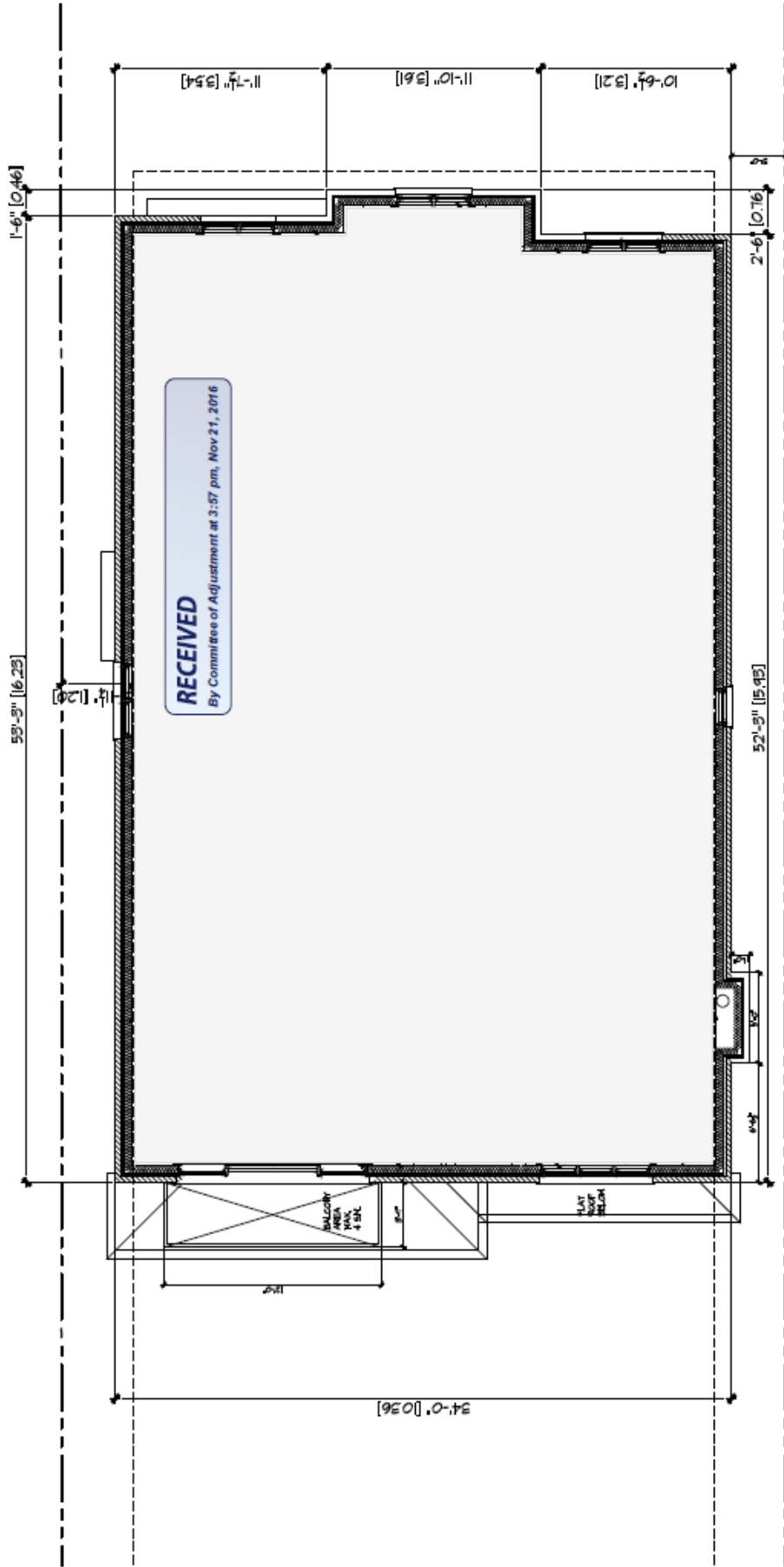
DATE 15NOV08	DRAWN BY CIR
BCN 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	

DATE 15NOV08	DRAWN BY CIR
BCN 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	

DATE: 15NOV08	DRAWN BY: CIR
SCRN: 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	

DATE: 15NOV08	DRAWN BY: CIR
SCRN: 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	

DATE: 15NOV08	DRAWN BY: CIR
SCRN: 4308 3468	CHECKED BY: P.H.
DRAWING LOWER LEVEL	SCALE: 3/8"=1'
PROJECT NO: 14084	



GFA = 1804.74 S.F.

NO.	DATE	DESCRIPTION
1	2016.11.21	RECEIVED FOR ZONING REVIEW
2	2016.11.21	RECEIVED FOR ZONING REVIEW
3	2016.11.21	RECEIVED FOR ZONING REVIEW
4	2016.11.21	RECEIVED FOR ZONING REVIEW
5	2016.11.21	RECEIVED FOR ZONING REVIEW
6	2016.11.21	RECEIVED FOR ZONING REVIEW
7	2016.11.21	RECEIVED FOR ZONING REVIEW
8	2016.11.21	RECEIVED FOR ZONING REVIEW
9	2016.11.21	RECEIVED FOR ZONING REVIEW
10	2016.11.21	RECEIVED FOR ZONING REVIEW

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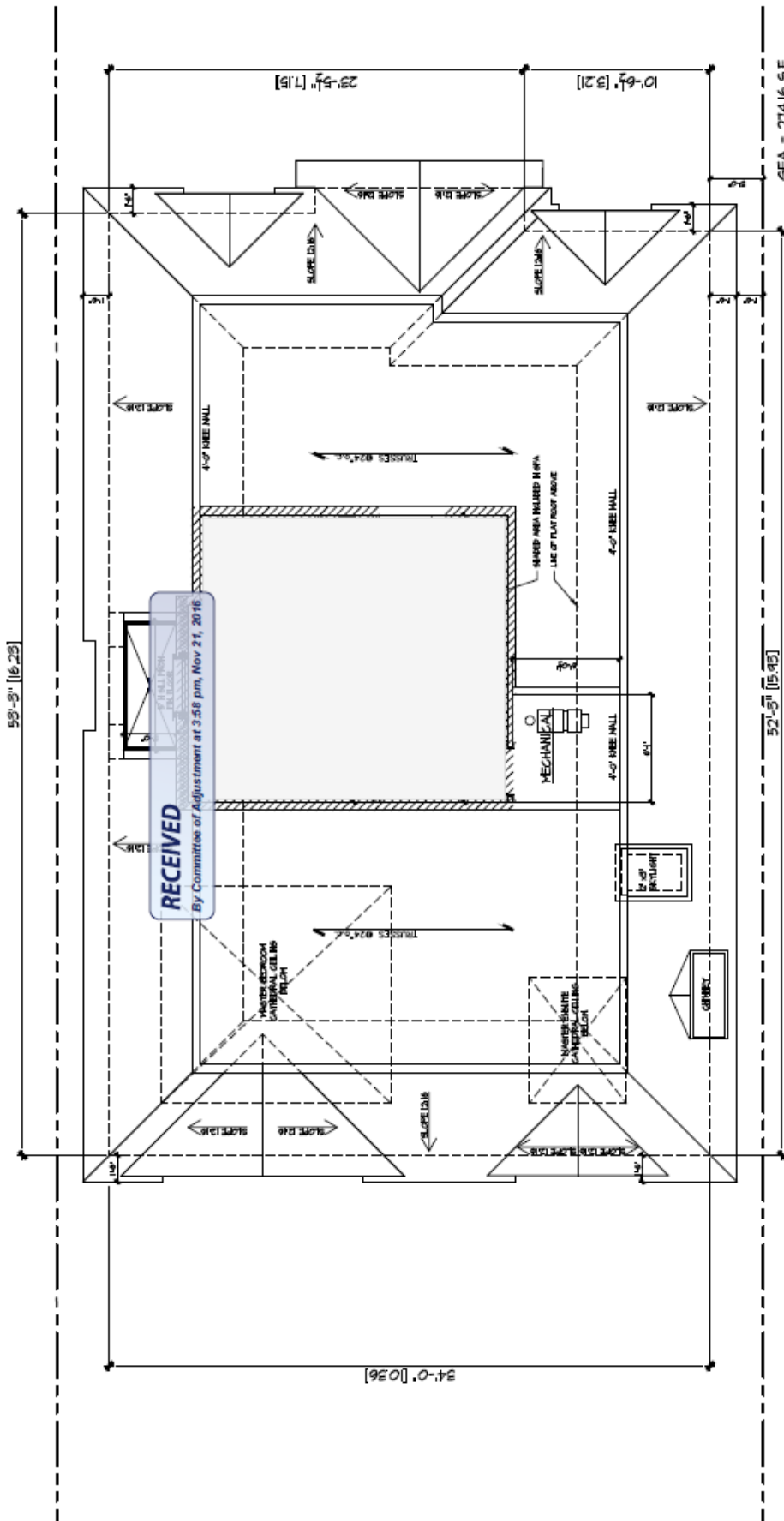
PETER HIGGINS
ARCHITECTS INC.
100 KING ST. W. SUITE 201
TORONTO, ONTARIO M5X 1C7
TEL: (416) 461-4600
FAX: (416) 461-4601



PROJECT:
64 COLIN AVENUE
TORONTO, ONTARIO

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	DATE
PROJECT NO.	DATE

00000000
A-5



GFA = 27416 S.F.

<p>RECEIVED By Committee of Adjustment at 3:58 pm, Nov 21, 2016</p>		<p>PROJECT: 64 COLIN AVENUE TORONTO, ONTARIO</p>		<p>DATE: 2016/11/21</p>		<p>PROJECT NO. A-6</p>	
<p>DESIGNED BY: P.H.A.</p>		<p>CHECKED BY: P.H.A.</p>		<p>SCALE: 1/8" = 1'-0"</p>		<p>DATE: 2016/11/21</p>	
<p>PROJECT NO. A-6</p>		<p>DATE: 2016/11/21</p>		<p>SCALE: 1/8" = 1'-0"</p>		<p>DATE: 2016/11/21</p>	
<p>PROJECT NO. A-6</p>		<p>DATE: 2016/11/21</p>		<p>SCALE: 1/8" = 1'-0"</p>		<p>DATE: 2016/11/21</p>	

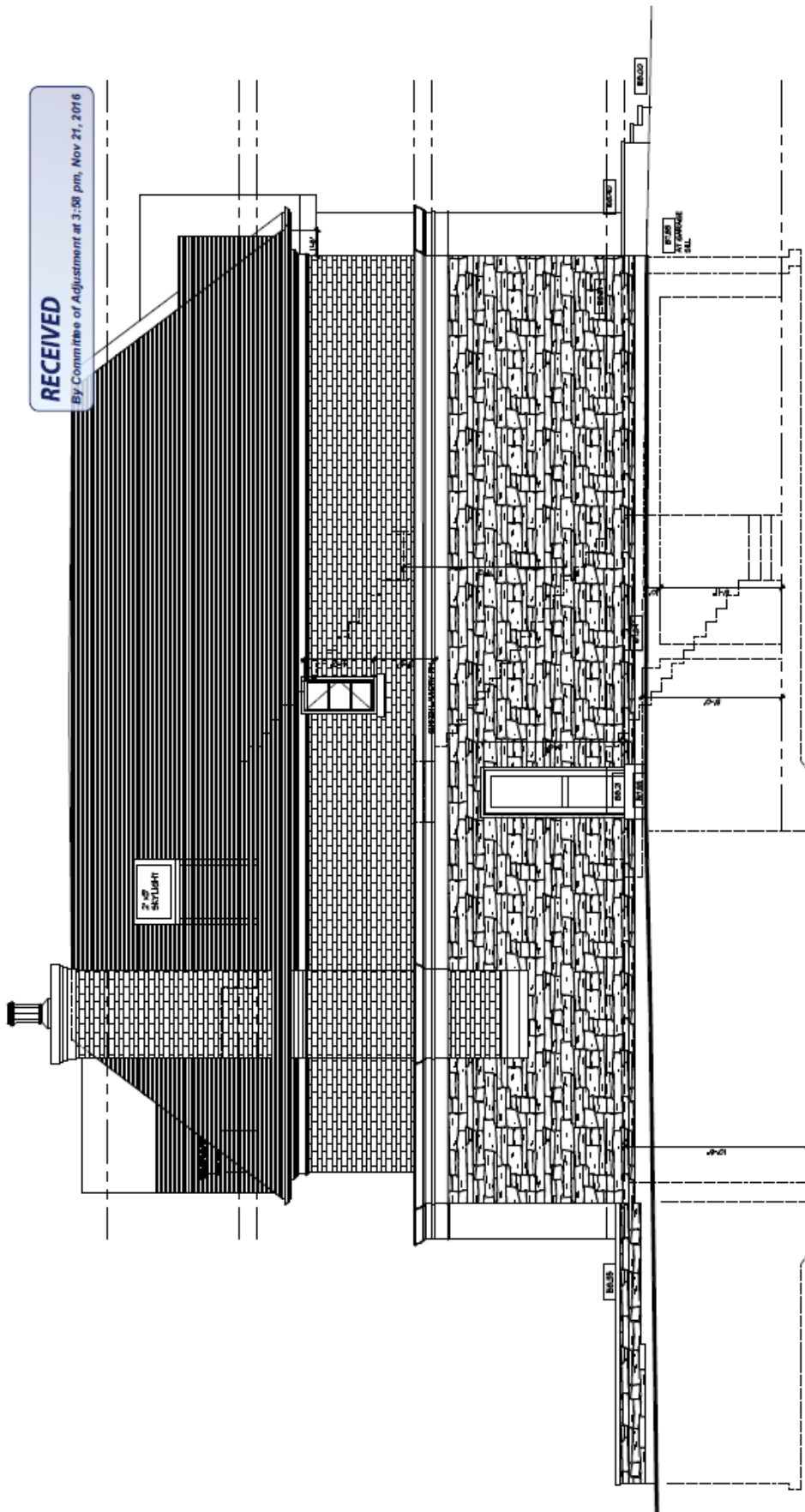
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By Committee of Adjustment at 3:50 pm, Nov 21, 2016



DRAWING NO. A-10	
DRAWN BY COW	DATE JUN 2015
CHECKED BY P.H.	DATE JUN 2015
SCALE AS SHOWN	DRAWING NO. A-10
PROJECT NO. 100-00000000	

PROJECT:
64 COLIN AVENUE
TORONTO, ONTARIO

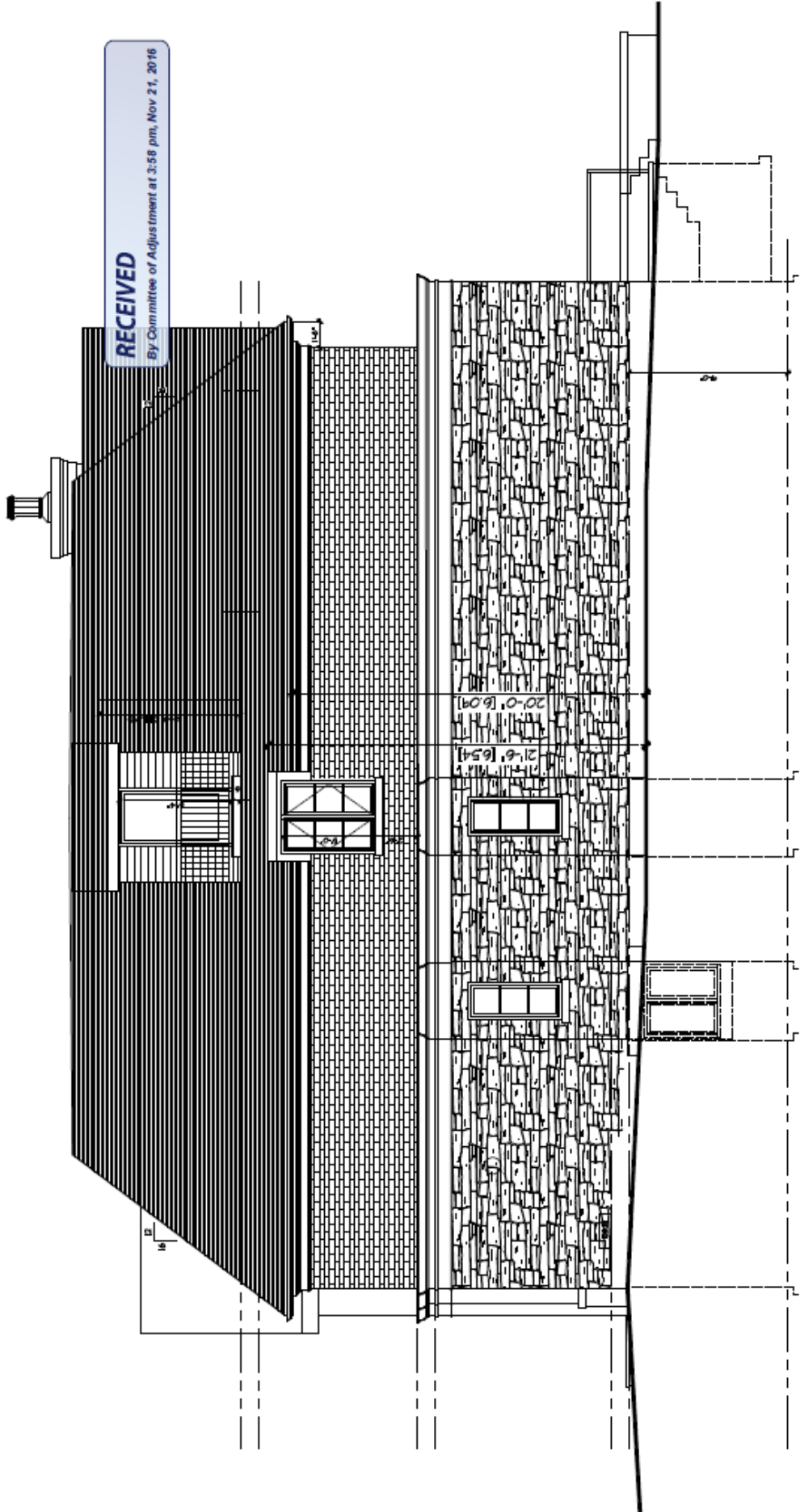
PETER HIGGINS
ARCHITECT INC.
100 MORTIMER STREET, SUITE 100
TORONTO, ONTARIO M5S 1A2
TEL: 416-461-4600
FAX: 416-461-4601

HIGGINS

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RECEIVED

By Committee of Adjustment at 3:58 pm, Nov 21, 2016

DRAWING NO.
A-11

DRAWN BY
DATE
CHECKED BY
DATE
SCALE
PROJECT NO.

PROJECT:
64 COLIN AVENUE
TORONTO, ONTARIO



PETER HIGGINS
ARCHITECT INC.
TORONTO, ONTARIO
TEL: (416) 441-4328
FAX: (416) 441-4328

HIGGINS

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NO.	DATE	DESCRIPTION
1	2016-01-14	ISSUED FOR PERMIT REVIEW
2	2016-01-14	ISSUED FOR PERMIT REVIEW
3	2016-01-14	ISSUED FOR PERMIT REVIEW
4	2016-01-14	ISSUED FOR PERMIT REVIEW

SIGNATURE PAGE

File Number: A1137/16TEY
Owner(s): KAREN SHULTZ
BLAIR SHULTZ
Agent: PETER HIGGINS
Property Address: **64 COLIN AVE**
Legal Description: PLAN 489E LOT 169

Zoning: RD & R1 Z0.6 (PPR)
Ward: St. Paul's (22)
Heritage: Not Applicable
Community: Toronto

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

23. 137 ROXBOROUGH DR

File Number:	A1138/16TEY	Zoning	RD & R1 Z0.6 (PPR)
Owner(s):	FAZLOLLAH YOUSEFPOURFARD	Ward:	Toronto Centre-Rosedale (27)
Agent:	PETER HIGGINS	Heritage:	Designated
Property Address:	137 ROXBOROUGH DR	Community:	Toronto
Legal Description:	PLAN 321 E LT 14		

MOTION

It was moved by Ewa Modlinska, seconded by Edmund Carlson 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 the Ward Councillor and area residents. 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:	A1139/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	SCOTT FAIRWEATHER BRENDA KAMINO	Ward:	Davenport (18)
Agent:	MONICA KUHN	Heritage:	Not Applicable
Property Address:	120 WESTMORELAND AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK L PT LOTS 1 & 2		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear two-storey detached ancillary building containing storage space and a study to replace the existing rear two-storey detached ancillary building.

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

- Chapter 10.5.60.40.(3), By-law 569-2013**
An ancillary building or structure is permitted a maximum height of one storey.
The rear detached ancillary building will have a height of two storeys.
- Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for ancillary buildings or structures is 0.3 m.
The rear detached ancillary building will be located 0.03 m from the west rear lot line.
- Chapter 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required 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 detached ancillary building will be located 0.03 m from the north side lot line and 0.03 m from the south side lot line.
- Chapter 10.5.60.40.(2)(B), By-law 569-2013**
The maximum permitted height of an ancillary building is 4.0 m.
The rear detached ancillary building will have a height of 4.27 m.
- Chapter 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted total floor area of all ancillary buildings or structure on the lot is 40.0 m².
The rear detached ancillary building will have a floor area of 70.57 m².

6. Chapter 10.10.60.70.(1), By-law 569-2013

The maximum permitted lot coverage by an ancillary building or structure is 5% of the area of the lot (12.96 m²).

The rear detached ancillary building will have a lot coverage of 17% of the area of the lot (44.12 m²).

7. Chapter 10.5.50.10.(3)(A), By-law 569-2013

A minimum of 50% (53.34 m²) of the rear yard must be maintained as soft landscaping.

In this case, 24% (26.04 m²) of the rear yard has been maintained as soft landscaping.

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

The minimum required setback of an accessory structure to all lot lines is 3 m.

The rear detached accessory structure will be located 0.03 m from the north side lot line, 0.03 m from the south side lot line, and 0.03 m from the west rear lot line.

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

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

The rear detached accessory structure will have a height of 4.27 m.

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

An accessory building is permitted a maximum floor area no greater than 5% of the lot area (12.96 m²).

The rear detached accessory building will have a gross floor area equal to 17% of the lot area (70.57 m²).

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

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

The rear detached accessory structure will be located 3.2 m from the north adjacent residential building, 122 Westmoreland Avenue.

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

A minimum of 30% of the lot area (77.76 m²) shall be landscaped open space.

In this case, 27 % of the lot area (69.92 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 rear two-storey ancillary building shall not contain any habitable space.

SIGNATURE PAGE

File Number:	A1139/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	SCOTT FAIRWEATHER BRENDA KAMINO	Ward:	Davenport (18)
Agent:	MONICA KUHN	Heritage:	Not Applicable
Property Address:	120 WESTMORELAND AVE	Community:	Toronto
Legal Description:	PLAN 622 BLK L PT LOTS 1 & 2		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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



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:	A1140/16TEY	Zoning	CR T12.0 C8.0 R11.7 (WAIVER)
Owner(s):	9486798 CANADA INC OXFORD PROPERTIES CANADA LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	ANDREW FERANCIK	Heritage:	Not Applicable
Property Address:	120 ADELAIDE ST W	Community:	Toronto
Legal Description:	PLAN PT TOWN LOT 7 S/S RICHMOND ST W PT LOT 8 N/S ADELAIDE ST W RP 63R4821 PARTS 6 AND 8		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To facilitate the recladding of the existing office building and a reconfiguration of Open Space on the lot to facilitate new directory signage and new restaurant patio spaces.

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

1. Section 1(6), By-law 875-2000

The maximum permitted total non-residential gross floor area of all buildings on the lot is 211,500 m².
The altered buildings will have a total non-residential gross floor area on the lot will be 226,344 m².

2. Section 1(7), By-law 875-2000

The area delineated on Plan 3 as open space shall be used for no other purpose than an open recreation area, accessible to the public, except for those area used for non-profit daycare facility and shall contain no structure other than vents or access to the underground non-residential uses or ornamentation provided in accordance with a public art program or landscaping pursuant to Section 41 of the Planning Act.

The open recreation area will be located in the area delineated as open space on the revised Plan 3 and shall allow signage having a floor area of not more than 1.0 m² to be installed in the open space area shown on Plan 3 in accordance with Toronto Municipal Code Chapter 694. (Please see attached Revised Plan 3)

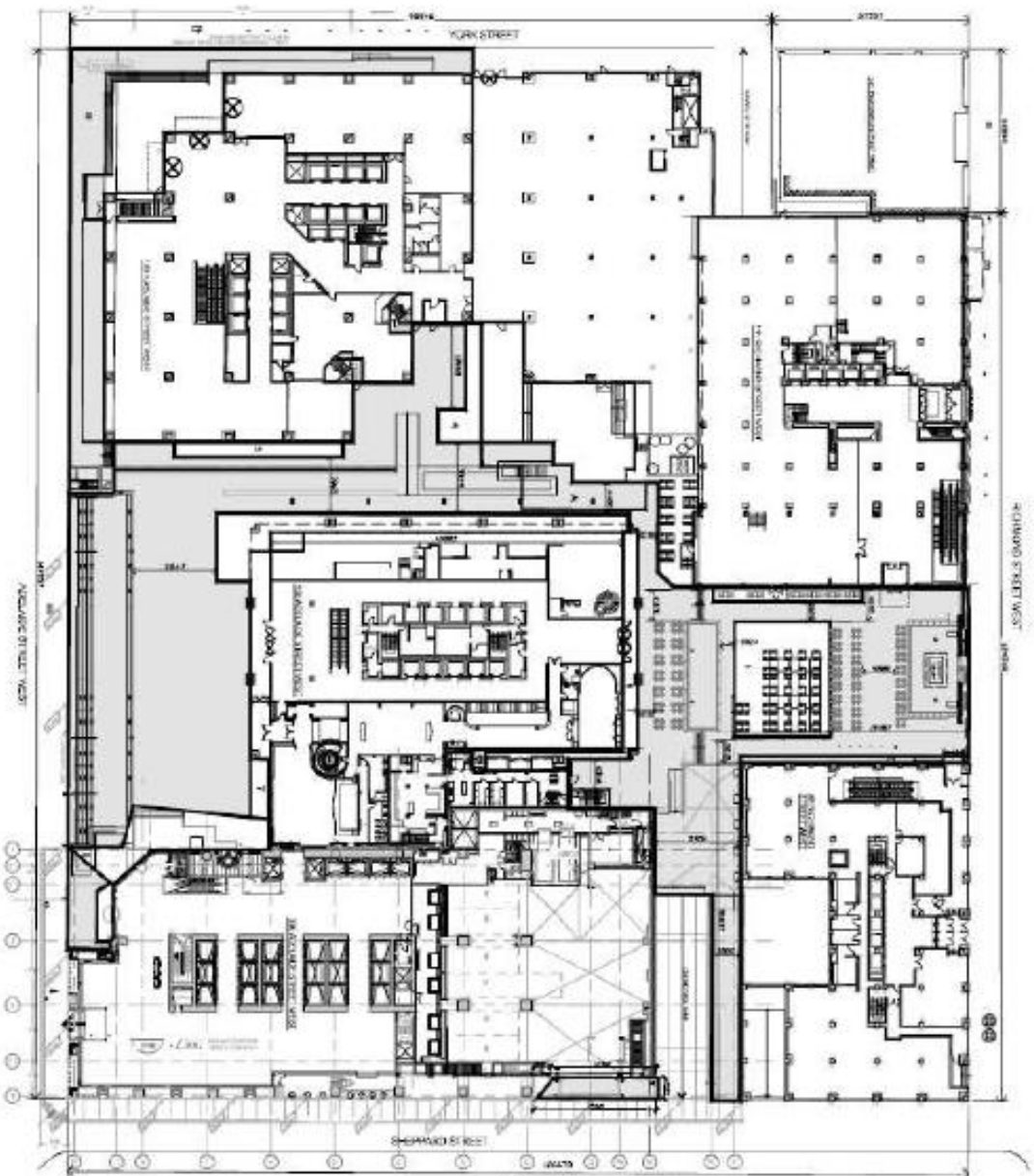
The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

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.



PROPOSED PLAN 1
CHINA SHIP & 1794 RECORDATION AREA

Legend:
- **LEGEND**
- **CHINA SHIP & 1794 RECORDATION AREA**
- **1794 RECORDATION AREA**

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	RECEIVING AREA	1,200	3,600	
102	STORAGE	800	2,400	
103	OFFICE	1,500	4,500	
104	CONFERENCE	1,000	3,000	
105	RESTROOM	200	600	
106	STAIRWELL	100	300	
107	LOBBY	1,800	5,400	
108	STORAGE	600	1,800	
109	OFFICE	1,200	3,600	
110	CONFERENCE	1,000	3,000	
111	RESTROOM	200	600	
112	STAIRWELL	100	300	
113	LOBBY	1,800	5,400	
114	STORAGE	600	1,800	
115	OFFICE	1,200	3,600	
116	CONFERENCE	1,000	3,000	
117	RESTROOM	200	600	
118	STAIRWELL	100	300	
119	LOBBY	1,800	5,400	
120	STORAGE	600	1,800	
121	OFFICE	1,200	3,600	
122	CONFERENCE	1,000	3,000	
123	RESTROOM	200	600	
124	STAIRWELL	100	300	
125	LOBBY	1,800	5,400	
126	STORAGE	600	1,800	
127	OFFICE	1,200	3,600	
128	CONFERENCE	1,000	3,000	
129	RESTROOM	200	600	
130	STAIRWELL	100	300	
131	LOBBY	1,800	5,400	
132	STORAGE	600	1,800	
133	OFFICE	1,200	3,600	
134	CONFERENCE	1,000	3,000	
135	RESTROOM	200	600	
136	STAIRWELL	100	300	
137	LOBBY	1,800	5,400	
138	STORAGE	600	1,800	
139	OFFICE	1,200	3,600	
140	CONFERENCE	1,000	3,000	
141	RESTROOM	200	600	
142	STAIRWELL	100	300	
143	LOBBY	1,800	5,400	
144	STORAGE	600	1,800	
145	OFFICE	1,200	3,600	
146	CONFERENCE	1,000	3,000	
147	RESTROOM	200	600	
148	STAIRWELL	100	300	
149	LOBBY	1,800	5,400	
150	STORAGE	600	1,800	
151	OFFICE	1,200	3,600	
152	CONFERENCE	1,000	3,000	
153	RESTROOM	200	600	
154	STAIRWELL	100	300	
155	LOBBY	1,800	5,400	
156	STORAGE	600	1,800	
157	OFFICE	1,200	3,600	
158	CONFERENCE	1,000	3,000	
159	RESTROOM	200	600	
160	STAIRWELL	100	300	
161	LOBBY	1,800	5,400	
162	STORAGE	600	1,800	
163	OFFICE	1,200	3,600	
164	CONFERENCE	1,000	3,000	
165	RESTROOM	200	600	
166	STAIRWELL	100	300	
167	LOBBY	1,800	5,400	
168	STORAGE	600	1,800	
169	OFFICE	1,200	3,600	
170	CONFERENCE	1,000	3,000	
171	RESTROOM	200	600	
172	STAIRWELL	100	300	
173	LOBBY	1,800	5,400	
174	STORAGE	600	1,800	
175	OFFICE	1,200	3,600	
176	CONFERENCE	1,000	3,000	
177	RESTROOM	200	600	
178	STAIRWELL	100	300	
179	LOBBY	1,800	5,400	
180	STORAGE	600	1,800	
181	OFFICE	1,200	3,600	
182	CONFERENCE	1,000	3,000	
183	RESTROOM	200	600	
184	STAIRWELL	100	300	
185	LOBBY	1,800	5,400	
186	STORAGE	600	1,800	
187	OFFICE	1,200	3,600	
188	CONFERENCE	1,000	3,000	
189	RESTROOM	200	600	
190	STAIRWELL	100	300	
191	LOBBY	1,800	5,400	
192	STORAGE	600	1,800	
193	OFFICE	1,200	3,600	
194	CONFERENCE	1,000	3,000	
195	RESTROOM	200	600	
196	STAIRWELL	100	300	
197	LOBBY	1,800	5,400	
198	STORAGE	600	1,800	
199	OFFICE	1,200	3,600	
200	CONFERENCE	1,000	3,000	
201	RESTROOM	200	600	
202	STAIRWELL	100	300	
203	LOBBY	1,800	5,400	
204	STORAGE	600	1,800	
205	OFFICE	1,200	3,600	
206	CONFERENCE	1,000	3,000	
207	RESTROOM	200	600	
208	STAIRWELL	100	300	
209	LOBBY	1,800	5,400	
210	STORAGE	600	1,800	
211	OFFICE	1,200	3,600	
212	CONFERENCE	1,000	3,000	
213	RESTROOM	200	600	
214	STAIRWELL	100	300	
215	LOBBY	1,800	5,400	
216	STORAGE	600	1,800	
217	OFFICE	1,200	3,600	
218	CONFERENCE	1,000	3,000	
219	RESTROOM	200	600	
220	STAIRWELL	100	300	
221	LOBBY	1,800	5,400	
222	STORAGE	600	1,800	
223	OFFICE	1,200	3,600	
224	CONFERENCE	1,000	3,000	
225	RESTROOM	200	600	
226	STAIRWELL	100	300	
227	LOBBY	1,800	5,400	
228	STORAGE	600	1,800	
229	OFFICE	1,200	3,600	
230	CONFERENCE	1,000	3,000	
231	RESTROOM	200	600	
232	STAIRWELL	100	300	
233	LOBBY	1,800	5,400	
234	STORAGE	600	1,800	
235	OFFICE	1,200	3,600	
236	CONFERENCE	1,000	3,000	
237	RESTROOM	200	600	
238	STAIRWELL	100	300	
239	LOBBY	1,800	5,400	
240	STORAGE	600	1,800	
241	OFFICE	1,200	3,600	
242	CONFERENCE	1,000	3,000	
243	RESTROOM	200	600	
244	STAIRWELL	100	300	
245	LOBBY	1,800	5,400	
246	STORAGE	600	1,800	
247	OFFICE	1,200	3,600	
248	CONFERENCE	1,000	3,000	
249	RESTROOM	200	600	
250	STAIRWELL	100	300	
251	LOBBY	1,800	5,400	
252	STORAGE	600	1,800	
253	OFFICE	1,200	3,600	
254	CONFERENCE	1,000	3,000	
255	RESTROOM	200	600	
256	STAIRWELL	100	300	
257	LOBBY	1,800	5,400	
258	STORAGE	600	1,800	
259	OFFICE	1,200	3,600	
260	CONFERENCE	1,000	3,000	
261	RESTROOM	200	600	
262	STAIRWELL	100	300	
263	LOBBY	1,800	5,400	
264	STORAGE	600	1,800	
265	OFFICE	1,200	3,600	
266	CONFERENCE	1,000	3,000	
267	RESTROOM	200	600	
268	STAIRWELL	100	300	
269	LOBBY	1,800	5,400	
270	STORAGE	600	1,800	
271	OFFICE	1,200	3,600	
272	CONFERENCE	1,000	3,000	
273	RESTROOM	200	600	
274	STAIRWELL	100	300	
275	LOBBY	1,800	5,400	
276	STORAGE	600	1,800	
277	OFFICE	1,200	3,600	
278	CONFERENCE	1,000	3,000	
279	RESTROOM	200	600	
280	STAIRWELL	100	300	
281	LOBBY	1,800	5,400	
282	STORAGE	600	1,800	
283	OFFICE	1,200	3,600	
284	CONFERENCE	1,000	3,000	
285	RESTROOM	200	600	
286	STAIRWELL	100	300	
287	LOBBY	1,800	5,400	
288	STORAGE	600	1,800	
289	OFFICE	1,200	3,600	
290	CONFERENCE	1,000	3,000	
291	RESTROOM	200	600	
292	STAIRWELL	100	300	
293	LOBBY	1,800	5,400	
294	STORAGE	600	1,800	
295	OFFICE	1,200	3,600	
296	CONFERENCE	1,000	3,000	
297	RESTROOM	200	600	
298	STAIRWELL	100	300	
299	LOBBY	1,800	5,400	
300	STORAGE	600	1,800	
301	OFFICE	1,200	3,600	
302	CONFERENCE	1,000	3,000	
303	RESTROOM	200	600	
304	STAIRWELL	100	300	
305	LOBBY	1,800	5,400	
306	STORAGE	600	1,800	
307	OFFICE	1,200	3,600	
308	CONFERENCE	1,000	3,000	
309	RESTROOM	200	600	
310	STAIRWELL	100	300	
311	LOBBY	1,800	5,400	
312	STORAGE	600	1,800	
313	OFFICE	1,200	3,600	
314	CONFERENCE	1,000	3,000	
315	RESTROOM	200	600	
316	STAIRWELL	100	300	
317	LOBBY	1,800	5,400	
318	STORAGE	600	1,800	
319	OFFICE	1,200	3,600	
320	CONFERENCE	1,000	3,000	
321	RESTROOM	200	600	
322	STAIRWELL	100	300	
323	LOBBY	1,800	5,400	
324	STORAGE	600	1,800	
325	OFFICE	1,200	3,600	
326	CONFERENCE	1,000	3,000	
327	RESTROOM	200	600	
328	STAIRWELL	100	300	
329	LOBBY	1,800	5,400	
330	STORAGE	600	1,800	
331	OFFICE	1,200	3,600	
332	CONFERENCE	1,000	3,000	
333	RESTROOM	200	600	
334	STAIRWELL	100	300	
335	LOBBY	1,800	5,400	
336	STORAGE	600	1,800	
337	OFFICE	1,200	3,600	
338	CONFERENCE	1,000	3,000	
339	RESTROOM	200	600	
340	STAIRWELL	100	300	
341	LOBBY	1,800	5,400	
342	STORAGE	600	1,800	
343	OFFICE	1,200	3,600	
344	CONFERENCE	1,000	3,000	
345	RESTROOM	200	600	
346	STAIRWELL	100	300	
347	LOBBY	1,800	5,400	
348	STORAGE	600	1,800	
349	OFFICE	1,200	3,600	
350	CONFERENCE	1,000	3,000	
351	RESTROOM	200	600	
352	STAIRWELL	100	300	
353	LOBBY	1,800	5,400	
354	STORAGE	600	1,800	
355	OFFICE	1,200	3,600	
356	CONFERENCE	1,000	3,000	
357	RESTROOM	200	600	
358	STAIRWELL	100	300	
359	LOBBY	1,800	5,400	
360	STORAGE	600	1,800	
361	OFFICE	1,200	3,600	
362	CONFERENCE	1,000	3,000	
363	RESTROOM	200	600	
364	STAIRWELL	100	300	
365	LOBBY	1,800	5,400	
366	STORAGE	600	1,800	
367	OFFICE	1,200	3,600	
368	CONFERENCE	1,000	3,000	
369	RESTROOM	200	600	
370	STAIRWELL	100	300	
371	LOBBY	1,800	5,400	
372	STORAGE	600	1,800	
373	OFFICE	1,200	3,600	
374	CONFERENCE	1,000	3,000	
375	RESTROOM	200	600	
376	STAIRWELL	100	300	
377	LOBBY	1,800	5,400	
378	STORAGE	600	1,800	
379	OFFICE	1,200	3,600	
380	CONFERENCE	1,000	3,000	
381	RESTROOM	200	600	
382	STAIRWELL	100	300	
383	LOBBY	1,800	5,400	
384	STORAGE	600	1,800	
385	OFFICE	1,200	3,600	
386	CONFERENCE	1,000	3,000	
387	RESTROOM	200	600	
388	STAIRWELL	100	300	
389	LOBBY	1,800	5,400	
390	STORAGE	600	1,800	
391	OFFICE	1,200	3,600	
392	CONFERENCE	1,000	3,000	
393	RESTROOM	200		

SIGNATURE PAGE

File Number:	A1140/16TEY	Zoning	CR T12.0 C8.0 R11.7 (WAIVER)
Owner(s):	9486798 CANADA INC OXFORD PROPERTIES CANADA LIMITED	Ward:	Toronto Centre-Rosedale (28)
Agent:	ANDREW FERANCIK	Heritage:	Not Applicable
Property Address:	120 ADELAIDE ST W	Community:	Toronto
Legal Description:	PLAN PT TOWN LOT 7 S/S RICHMOND ST W PT LOT 8 N/S ADELAIDE ST W RP 63R4821 PARTS 6 AND 8		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1141/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	MITESH PATEL	Ward:	Trinity-Spadina (20)
Agent:	ROBBIE MICACCHI	Heritage:	Not Applicable
Property Address:	620 CLINTON ST	Community:	Toronto
Legal Description:	PLAN 991 BLK E LOT 123		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with rear ground and third floor decks, a front porch, and a rear detached two-car garage.

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

- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The new detached dwelling will have a height of 10.3 m.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (21.67 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.
In this case, 32.3% (9.8 m²) of the required front yard landscaped open space will be in the form of soft landscaping.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The front stairs will be located 0.05 m from the north side lot line.
- Chapter 10.10.40.70.(4)(D), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new detached dwelling will be located 0.0 m from the north and south side lot lines.

5. 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 (147.31 m²).

The new detached dwelling will have a floor space index equal to 0.98 times the area of the lot (234.0 m²).

6. Chapter 10.5.60.70.(1), By-law 569-2013

The area of the lot covered by all ancillary buildings and structures may not exceed 10% of the lot area (24.5 m²).

The rear garage will have a lot coverage of 20.35% (49.92 m²).

7. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7.5 m for 60% of their length.

The height of the front exterior main walls will slope upward at a 20% slope between 9.0 m and 10.3 m for 100% of their length.

8. Chapter 10.10.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all rear exterior main walls is 7.5 m for 60% of their length.

The height of the rear exterior main walls will slope upward at a 20% slope between 9.0 m and 10.3 m for 100% of their length.

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

The maximum permitted building height is 10.0 m.

The new detached dwelling will have a height of 10.25 m.

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

A minimum of 75% (21.67 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 32.3% (9.8 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

3. 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 (147.31 m²).

The new detached dwelling will have a gross floor area equal to 0.98 times the area of the lot (234 m²).

4. 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 0.84 m from the side wall of the south adjacent building (618 Clinton Street).

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

The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.

The new detached dwelling will be located 0.0 m from the north and south side lot lines.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number: A1141/16TEY
Owner(s): MITESH PATEL
Agent: ROBBIE MICACCHI
Property Address: **620 CLINTON ST**
Legal Description: PLAN 991 BLK E LOT 123

Zoning: R(d0.6) & R2 Z0.6 (ZZC)
Ward: Trinity-Spadina (20)
Heritage: Not Applicable
Community: Toronto

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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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:	A1142/16TEY	Zoning:	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RUBINA SIDDIQUI SHAHEEN SIDDIQUI	Ward:	Davenport (18)
Agent:	MUHAMMAD SIDDIQUI	Heritage:	Not Applicable
Property Address:	362 LANSDOWNE AVE	Community:	Toronto
Legal Description:	PLAN 843 PT LOT 7		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a third storey addition, rear three-storey addition, and a secondary suite.

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

- Chapter 10.10.40.10.(1)(A), By-law 569-2013**
The maximum permitted building height is 10.0 m.
The altered detached dwelling will have a height of 10.12 m.
- Chapter 10.10.40.10.(2)(B)(ii), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.
The height of the side exterior main walls facing a side lot line will be 9.95 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17.0 m.
The altered detached dwelling will have a depth of 17.37 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 (131.52 m²).
The altered detached dwelling will have a floor space index equal to 1.01 times the area of the lot (222.4 m²).

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

A minimum of 75% (29.69 m²) of the required front yard landscaped open space shall be in the form of soft landscaping.

In this case, 74.2% (29.64 m²) of the required front yard landscaped open space will be in the form of soft landscaping.

6. 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 that faces the street.

1. 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 10.17 m.

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

The maximum permitted depth is 14.0 m.

The altered detached dwelling will have a depth of 17.37 m.

3. 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 (131.52 m²).

The altered detached dwelling will have a gross floor area equal to 1.01 times the area of the lot (222.4 m²).

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

The minimum required side lot line setback of a detached dwelling is 1.2 m where the side wall contains openings.

The altered detached dwelling will be located 0.62 m from the south side lot line.

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

The minimum required side lot line setback of a detached dwelling is 0.45 m where the side wall contains no openings.

The altered detached dwelling will be located 0.32 m from the north side lot line.

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

A converted dwelling is permitted, provided there is no exterior alteration or addition to the front main wall of the dwelling.

In this case, the additions will alter the front main wall of the dwelling

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

The maximum permitted floor space of an addition to a converted house is 0.15 times the area of the lot (32.88 m²) and only one addition may be erected either at the time of conversion or thereafter.

The additions will have an area equal to 0.34 times the area of the lot (73.76 m²) and more than one addition will be constructed at the time of conversion.

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

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

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

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:	A1142/16TEY	Zoning	R(d0.6) & R2 Z0.6 (ZZC)
Owner(s):	RUBINA SIDDIQUI SHAHEEN SIDDIQUI	Ward:	Davenport (18)
Agent:	MUHAMMAD SIDDIQUI	Heritage:	Not Applicable
Property Address:	362 LANSDOWNE AVE	Community:	Toronto
Legal Description:	PLAN 843 PT LOT 7		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A1143/16TEY	Zoning	R2 Z0.6 & R(d0.6)(x931) (WAIVER)
Owner(s):	MOHAMMED SOHAIL SIDDIQUI ABDUL MANAN	Ward:	St. Paul's (22)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	24 OSWALD CRES	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 122		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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 is 0.6 times the area of the lot (176.3 m²).
The new dwelling will have a floor space index equal to 0.73 times the area of lot (214.5 m²).
- Chapter 10.10.40.10. (1) (A), By-law 569-2013**
The maximum permitted height is 9.0m.
The new dwelling will have a height of 9.3m.
- Chapter 10.10.80.40 (1, By-law 569-2013**
An integral garage is not permitted in a building on a lot with a frontage of less than 7.62m if the vehicle access to the garage is located in a wall facing the front lot line.
The new dwelling will have an integral garage facing the east front lot line.
- Section 9(5), By-law 1676-2013**
A minimum of 10m² of the first floor must be within 4.0 m of the front main wall.
In this case, 1.55m² of the first floor will be within 4.0 m of the front main wall.
- Section 6(3) Part I, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (176.3 m²).
The new dwelling will have a floor space index equal to 0.73 times the area of lot (214.5 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A1143/16TEY	Zoning	R2 Z0.6 & R(d0.6)(x931) (WAIVER)
Owner(s):	MOHAMMED SOHAIL SIDDIQUI ABDUL MANAN	Ward:	St. Paul's (22)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	24 OSWALD CRES	Community:	Toronto
Legal Description:	PLAN 1789 PT LOT 122		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1144/16TEY	Zoning	Rd (d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	BILL MURRAY JIE ZHANG	Ward:	Beaches-East York (32)
Agent:	JONATHAN BENCZKOWSKI	Heritage:	Not Applicable
Property Address:	26 GLEN STEWART AVE	Community:	Toronto
Legal Description:	PLAN M467 PT LOTS 80 AND 81		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing a rear three-storey addition and reconstructing the detached garage.

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

- Chapter 10.5.50.10.(3)(A), By-law 569-2013**
The minimum required rear yard soft landscaping area is 50% (41.54 m²).
The rear yard soft landscaping area is 41.32% (34.33 m²).
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.35 times the area of the lot (91.04 m²).
The altered dwelling will have a floor space index equal to 0.87 times the area of the lot (227.32 m²).
- Chapter 10.5.60.20.(5)(A), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure containing a parking space where the rear lot line abuts a lane and vehicle access to the parking space in the ancillary building is from the lane is 1.0 m.
In this case, the rear yard setback for the ancillary building will be 0.26 m.
- Chapter 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage for an ancillary building or structure is 10% of the lot area (26.01 m²).
In this case, the ancillary building will have a lot coverage equal to 13.3% of the lot area (34.83 m²).

5. Chapter 200.5.1.10.(2)(A), By-law 569-2013

The minimum required dimensions for a parking space are 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.

In this case, the parking space located within the carport will have a width of 2.85 m and a length of 4.57 m, and the parking space located within the garage will have a length of 4.12 m.

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

The maximum permitted gross floor area is 0.35 times the area of the lot (91.04 m²).

The altered dwelling will have a gross floor area equal to 0.87 times the area of the lot (227.32 m²).

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

The maximum permitted floor area of an accessory structure is equal to 5% of the area of the lot (13.01 m²).

The accessory structure will have a floor area equal to 13.3% of the lot area (34.83 m²).

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

The minimum required setback for an accessory structure is 3.0 m from all lot lines.

In this case, the accessory structure will be located 0.0 m from east side lot line, 1.0 m from the west side lot line and 0.26 m from the rear lot line.

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

The minimum required dimensions for a parking space are 3.2 m in width, 5.6 m in length and 2.0 m in vertical clearance.

In this case, the parking space located within the carport will have a width of 2.85 m and a length of 4.57 m, and the parking space located within the garage will have a length of 4.12 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

The third floor of the altered dwelling shall not exceed a building length 11.91 m, measured from the front main wall of the dwelling.

SIGNATURE PAGE

File Number:	A1144/16TEY	Zoning	Rd (d0.35)(x961) & R1 Z0.35 (ZZC)
Owner(s):	BILL MURRAY JIE ZHANG	Ward:	Beaches-East York (32)
Agent:	JONATHAN BENCZKOWSKI	Heritage:	Not Applicable
Property Address:	26 GLEN STEWART AVE	Community:	Toronto
Legal Description:	PLAN M467 PT LOTS 80 AND 81		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1145/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	MURAD VELSHI	Ward:	St. Paul's (22)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	42 HOYLE AVE	Community:	Toronto
Legal Description:	PLAN 694 BLK Q PT LOT 17		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Chapter 10.10.40.10.(2)(B)(i), By-law 569-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 7.5 m.
- Chapter 10.10.40.30.(1)(A), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 17 m.
The new detached dwelling will have a depth of 18.2 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 (250.73 m²).
The new detached dwelling will have a floor space index equal to 0.69 times the area of the lot (287.36 m²).
- Chapter 10.5.40.60.(7), By-law 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The roof eaves will be located 0 m from the north side lot line.

1. 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.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (250.73 m²).

The new detached dwelling will have a gross floor area equal to 0.69 times the area of the lot (287.36 m²).

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 1.2 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 0.46 m from the north and south side lot line.

4. 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 0.95 m from the side wall of the south adjacent building, 40 Hoyle Avenue.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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:	A1145/16TEY	Zoning	R (d0.6)(x930) & R2 Z0.6 (ZZC)
Owner(s):	MURAD VELSHI	Ward:	St. Paul's (22)
Agent:	DUYEN NGUYEN	Heritage:	Not Applicable
Property Address:	42 HOYLE AVE	Community:	Toronto
Legal Description:	PLAN 694 BLK Q PT LOT 17		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A1146/16TEY	Zoning	RS & R2A (PPR)
Owner(s):	P. K. & E. B.	Ward:	Toronto-Danforth (29)
Agent:	E. B.	Heritage:	Not Applicable
Property Address:	96 KINGS PARK BLVD	Community:	Toronto
Legal Description:	PLAN M484 LOT 796 PT LOTS 795 AND 797 N MACLEAN BLVD PT LOTS 763 TO 765		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second floor addition and a rear second storey addition.

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

- 1. Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The west side yard setback will be 0.35 m.
- 2. Chapter 10.40.40.70.(3) (A), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length will be 17.89 m.
- 3. 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 eaves will project 0.16 m and are 0.15 m from the west side lot line.
- 1. Section 7.5.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 17.89 m.
- 2. Section 7.5.3, By-law 6752**
The minimum required side yard setback is 0.60 m.
The west side yard setback will be 0.35 m.

3. Section 7.1., By-law 6752

The minimum required driveway width is 2.6 m.

In this case the proposed driveway width will be 2.11 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:	A1146/16TEY	Zoning	RS & R2A (PPR)
Owner(s):	P. K. & E. B.	Ward:	Toronto-Danforth (29)
Agent:	E. B.	Heritage:	Not Applicable
Property Address:	96 KINGS PARK BLVD	Community:	Toronto
Legal Description:	PLAN M484 LOT 796 PT LOTS 795 AND 797 N MACLEAN BLVD PT LOTS 763 TO 765		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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

File Number:	A1147/16TEY	Zoning	R(f4.5; d1.0)(x847) & R3 Z1.0 (ZZC)
Owner(s):	CRAIG RICHARD R GARBE MICHELLE CHRISTINA LEE- GARBE	Ward:	Trinity-Spadina (20)
Agent:	MELODIE CONEYBEARE	Heritage:	Not Applicable
Property Address:	50 LIPPINCOTT ST	Community:	Toronto
Legal Description:	PLAN 314 PT LOT 17 PT LOT 18		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey townhouse with a front third storey deck and a south side basement walkout.

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

- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a detached dwelling is 14.0 m.
The new townhouse will have a depth of 19.74 m.
- Chapter 10.10.40.70.(4), By-law 569-2013**
The minimum required side yard setback is 0.45 m.
The new townhouse will be located 0.0 m from the north and south side lot lines.
- Chapter 10.5.40.60.(3)(A)(iii), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.
The south side stairs will be located 0.0 m from the south side lot line.
- Chapter 10.10.40.80.(1), 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 facing 48 Lippincott Street will be 1.2 m, and facing 52 Lippincott Street will be 1.1 m.

5. Chapter 10.5.40.50.(3), By-law 569-2013

The level of the floor of a platform located at or above the second storey of a residential building is not permitted to be higher than the level of the floor of the storey from which it gains access.

The platform is higher than the level of the floor of the storey from which it gains access.

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

The maximum permitted depth of a townhouse is 14.0 m.

The new townhouse will have a depth of 19.47 m.

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 new townhouse will be located 0.0 m from the side wall of the north and south adjacent buildings.

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

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

The new townhouse will be located 1.1 m from the side wall of the north adjacent building (52 Lippincott 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 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:	A1147/16TEY	Zoning	R(f4.5; d1.0)(x847) & R3 Z1.0 (ZZC)
Owner(s):	CRAIG RICHARD R GARBE MICHELLE CHRISTINA LEE- GARBE	Ward:	Trinity-Spadina (20)
Agent:	MELODIE CONEYBEARE	Heritage:	Not Applicable
Property Address:	50 LIPPINCOTT ST	Community:	Toronto
Legal Description:	PLAN 314 PT LOT 17 PT LOT 18		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Manager & Deputy Secretary-Treasurer
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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1148/16TEY	Zoning	R (d2.0)(x811) & R3 Z2.0 (ZZC)
Owner(s):	M.G.B.E. SPENCER INC.	Ward:	Parkdale-High Park (14)
Agent:	MICHAEL MANETT	Heritage:	Not Applicable
Property Address:	63 SPENCER AVE	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 76		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing residential building and the existing coach house into residential care facilities.

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

- 1. Chapter 10.10.20.10.(1), By-law 569-2013**
A residential care home is not a permitted use.
In this case, the existing residential building and the existing coach house will be converted into a residential care facility.
- 2. Chapter 10.5.40.71.(4)(B)(i), By-law 569-2013**
The minimum required building setback from a side lot line is 3.75 m,
The converted building will be located 0.71 m from the south side lot line running parallel to the front lot line.
- 1. Section 6(3) Part II 3.G, By-law 438-86**
The minimum required side yard setback is 7.5 m.
The converted building will be located 0.71 m from the south side lot line running parallel to the front lot line and 4.7 m from the north side lot line.
- 2. Section 6(3) Part III 1(A), By-law 438-86**
A minimum of 30% (209.031 m²) of the lot is required to be landscaped open space.
In this case, 28% (195.0 m²) of the lot will be maintained to 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):

- (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 use permitted in variance request 1, By-law 569-2013, shall be limited to the buildings, as they existed on the lot, on March 1, 2017.

SIGNATURE PAGE

File Number:	A1148/16TEY	Zoning	R (d2.0)(x811) & R3 Z2.0 (ZZC)
Owner(s):	M.G.B.E. SPENCER INC.	Ward:	Parkdale-High Park (14)
Agent:	MICHAEL MANETT	Heritage:	Not Applicable
Property Address:	63 SPENCER AVE	Community:	Toronto
Legal Description:	PLAN 431 PT LOT 76		

DISSENTED

Edmund Carlson

Ewa Modlinska

Nancy Oomen

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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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:	A1149/16TEY	Zoning	R (d1.0)(x313) & R2 Z1.0 (ZZC)
Owner(s):	LAWRENCE VINCENT TESTA KELLY MCISAAC	Ward:	Parkdale-High Park (14)
Agent:	BRADLEY NETKIN	Heritage:	Not Applicable
Property Address:	76 WILSON PARK RD	Community:	Toronto
Legal Description:	PLAN 731Y PT LOTS 14 & 15		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-storey detached dwelling by enlarging the third floor and constructing a rear third floor deck.

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

1. Chapter 10.5.40.71.(3), By-law 569-2013

The minimum required setback for any addition or extension above a lawfully existing building or structure is the minimum building setback from the respective lot line, which in this case, is 0.86 m. The third floor addition will be setback 0.41 m from the south lot line.

2. Chapter 10.10.40.10.(1)(B), By-law 569-2013

The maximum permitted building or structure height is 10.0 m. The altered dwelling will have a height of 10.44 m.

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

The maximum permitted height of all front exterior main walls is 7.5 m. In this case, the height of front exterior main wall of the altered dwelling will be 10.44 m.

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

The minimum required side lot line setback for a detached house in an R2 district is 0.45 m for a depth not exceeding 17.0 m and where the side walls contain no openings. The third floor addition will be located 0.0 m from the north side lot line.

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

The minimum required side lot line setback for the portion of the dwelling not exceeding a depth of 17 m and where the side wall contains openings is 0.9 m.

The third floor addition will be located 0.41 m from the south side lot line.

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

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

The third floor addition will be located 0.9 m from the side wall of the adjacent building to the south.

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

The maximum permitted building height is 10.0 m.

The altered dwelling will have a height of 10.44 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A1149/16TEY	Zoning	R (d1.0)(x313) & R2 Z1.0 (ZZC)
Owner(s):	LAWRENCE VINCENT TESTA KELLY MCISAAC	Ward:	Parkdale-High Park (14)
Agent:	BRADLEY NETKIN	Heritage:	Not Applicable
Property Address:	76 WILSON PARK RD	Community:	Toronto
Legal Description:	PLAN 731Y PT LOTS 14 & 15		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1150/16TEY	Zoning	R (f5.0; d1.0)(x860) & R3 Z1.0 (ZZC)
Owner(s):	SHERRIE ANN POLLOCK	Ward:	Toronto Centre-Rosedale (27)
Agent:	WILLIAM DEWSON	Heritage:	Designated
Property Address:	73 HAZELTON AVE	Community:	Toronto
Legal Description:	PLAN 358 PT LOTS 24 & 25		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey townhouse/rowhouse by constructing a rear three-storey addition, a rear two-storey addition, a rear one-storey addition with rooftop deck, and a rear semi-detached garage.

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

- 1. Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted depth of a townhouse/rowhouse is 14.0 m.
The altered townhouse/rowhouse will have a depth of 20.12 m.
- 2. Chapter 10.10.40.70.(3), By-law 569-2013**
The minimum required side yard setback is 0.9 m.
The altered townhouse/rowhouse will be located 0.15 m from the south side lot line, and 0.0 m from the north side lot line.
- 1. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback of a townhouse/rowhouse is 0.45 m where the side wall contains no openings.
The altered townhouse/rowhouse will be located 0.15 m from the south side lot line, and 0.0 m from the north side lot line.
- 2. Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a townhouse/rowhouse is 14.0 m.
The altered townhouse/rowhouse will have a depth of 20.12 m.

3. Section 12(2) 322(ii)(a), By-law 438-86

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, where the building or structure has a depth greater than 17.0 m. The altered townhouse/rowhouse will have a depth of 20.12 m.

4. Section 12(2) 322(ii)(b), By-law 438-86

No person shall erect or use a building or structure on any lot within the Yorkville Triangle with a front lot line on Hazelton Avenue, where the height of the building or structure is greater than 7.0 m for any portion of the building or structure having a depth greater than 14 m.

In this case, the portion of the altered townhouse/rowhouse exceeding a depth of 14 m, will have a height of 7.28 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:	A1150/16TEY	Zoning	R (f5.0; d1.0)(x860) & R3 Z1.0 (ZZC)
Owner(s):	SHERRIE ANN POLLOCK	Ward:	Toronto Centre-Rosedale (27)
Agent:	WILLIAM DEWSON	Heritage:	Designated
Property Address:	73 HAZELTON AVE	Community:	Toronto
Legal Description:	PLAN 358 PT LOTS 24 & 25		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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



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:	A1151/16TEY	Zoning	R (u2; d0.6) (x728) & R1S Z0.6 (ZZC)
Owner(s):	IVANO VARLESE	Ward:	Toronto Centre-Rosedale (27)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	88 GLENROSE AVE	Community:	Toronto
Legal Description:	PLAN 719 PT LOT 215 PLAN 770E PT LOT 2 RP 64R14300 PART 2		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To enclose the existing third floor porch which was constructed without a building permit.

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 is 0.6 times the area of the lot (188.35 m²).

The altered dwelling will have a floor space index equal to 0.96 times the area of the lot (300.15 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 (188.35 m²).

The altered dwelling will have a gross floor area equal to 0.96 times the area of the lot (300.15 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A1151/16TEY	Zoning	R (u2; d0.6) (x728) & R1S Z0.6 (ZZC)
Owner(s):	IVANO VARLESE	Ward:	Toronto Centre-Rosedale (27)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	88 GLENROSE AVE	Community:	Toronto
Legal Description:	PLAN 719 PT LOT 215 PLAN 770E PT LOT 2 RP 64R14300 PART 2		

DISSENTED

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1152/16TEY	Zoning	RD (f12.0;d0.6)(x1430) & R1 Z0.6 (ZZC)
Owner(s):	GINA BURTON	Ward:	Toronto Centre-Rosedale (27)
Agent:	TOM SPRAGGE	Heritage:	Not Applicable
Property Address:	283 INGLEWOOD DR	Community:	Toronto
Legal Description:	PLAN 1116 LOT 46 PT LOT 45		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing rear detached garage by converting it to an ancillary building to be used as an entertainment area and by constructing a new side storage space addition.

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

1. Chapter 10.5.60.20.(3)(C)(iii), 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 0.3 m.

The rear ancillary building will be located 0.15 m from the west side lot line.

2. Chapter 10.5.60.60.(1), By-law 569-2013

The permitted maximum projection of the roof eaves of an ancillary building into the minimum building setback is 0.3 m if the eaves are no closer to a lot line than 0.15 m.

The eaves of the rear ancillary building will be located 0.05 m from the west side lot line and 0.07 m from the north rear lot line.

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

The minimum required setback of an accessory structure to all lot lines is 3.0 m.

The rear accessory structure will be located 0.15 m from the west side lot line, 0.37 m from the north rear lot line, and the lattice structure will be located 2.25 m from the west side lot line.

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

An accessory building is permitted a maximum floor area no greater than 5% of the lot area (36.53 m²).

The rear accessory building will have a gross floor area equal to 6.35% of the lot area (46.42 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

Prior to the issuance of a 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:	A1152/16TEY	Zoning	RD (f12.0;d0.6)(x1430) & R1 Z0.6 (ZZC)
Owner(s):	GINA BURTON	Ward:	Toronto Centre-Rosedale (27)
Agent:	TOM SPRAGGE	Heritage:	Not Applicable
Property Address:	283 INGLEWOOD DR	Community:	Toronto
Legal Description:	PLAN 1116 LOT 46 PT LOT 45		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A1153/16TEY	Zoning	R & R4 Z1.0 (PPR)
Owner(s):	ROBBIE SAMULEMITSCH	Ward:	Trinity-Spadina (19)
Agent:	DENNIS SINTIC	Heritage:	Not Applicable
Property Address:	12 CLAREMONT ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOTS 8 & 9		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the existing detached one-storey dwelling and to convert the existing single family dwelling to a converted house with two units.

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 7.50 m.
The rear yard setback will be 3.44 m.
- 2. 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 7.50 m.
The height of the side exterior main walls facing a side lot line will be 9.72 m.
- 3. Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted height of a building is 10.00 m.
The height of the building will be 10.03 m.
- 4. Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 1.00 times the area of the lot (141.24 m²).
The floor space index will be 1.33 times the area of the lot (188.12 m²).
- 1. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.50 m.
The rear yard setback will be 3.44 m.
- 2. Section 4(2) (a), By-law 438-86**
The maximum permitted building height is 10.00 m.
The altered building height will be 10.03 m.

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

The maximum permitted residential gross floor area is 1.00 times the area of the lot (141.24 m²).
The residential gross floor area of the altered building will be 1.33 times the area of the lot (188.12 m²).

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

A converted house is a permitted use provided an addition to a part (other than to the front wall and, in the case of a corner lot, other than to the side of the house facing the flanking street) of the exterior either of the above mentioned buildings or structures, provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (21.19 m²).

The two storey addition increases the residential gross floor area by 0.82 times the area of the lot (115.58 m²).

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

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

In this case the proposed two storey addition will be a substantial change to the appearance of the dwelling.

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

A converted house is a permitted use provided the residential gross floor area of the dwelling unit to be created, including any floor area below grade, is less than the residential gross floor area of the remaining dwelling unit in this case 78.63 m².

The gross floor area of the secondary suite will be 188.11 m².

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

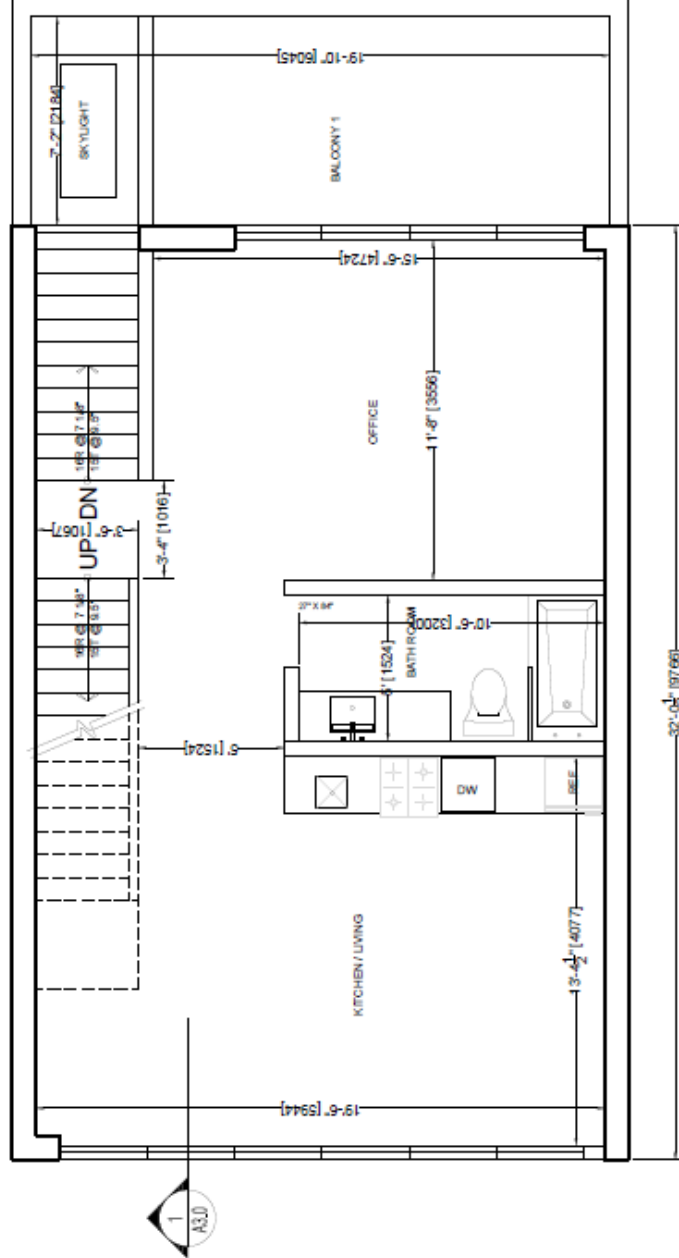
- (1) The second floor of the altered dwelling shall not exceed a maximum building length of 9.8 m exclusive of the rear deck, as illustrated on the second floor plan received by the Committee of Adjustment on November 24, 2016.
- (2) The third floor of the altered dwelling shall not exceed a maximum building depth of 8.1 m exclusive of the front and rear decks, as illustrated on the third floor plan received by the Committee of Adjustment on November 24, 2016.

LEGEND:

EXIST. TO REMAIN

RECEIVED

By Committee of Adjustment at 11:18 am, Nov 24, 2016



DENNIS SINTIC ARCHITECT
 1000 DUNDAS STREET WEST
 TORONTO, ONTARIO M6J 1B5
 TEL: 416-593-1234
 FAX: 416-593-1235
 WWW.DENNISARCHITECT.COM

Cofa
 These drawings are NOT FOR CONSTRUCTION.
 Drawings and plans are the property of the Architect.
 Architect shall be notified of any discrepancies in the drawings.

CLAREMONT RESIDENCE
 12 CLAREMONT STREET
 TORONTO, ONTARIO



CHK. BY: _____
 DRW. BY: _____
 SCALE: 1/8" = 1'-0"

PROJ. NO.: 2016-07
 DATE: 20 NOV 2016
 REV. NO.: _____

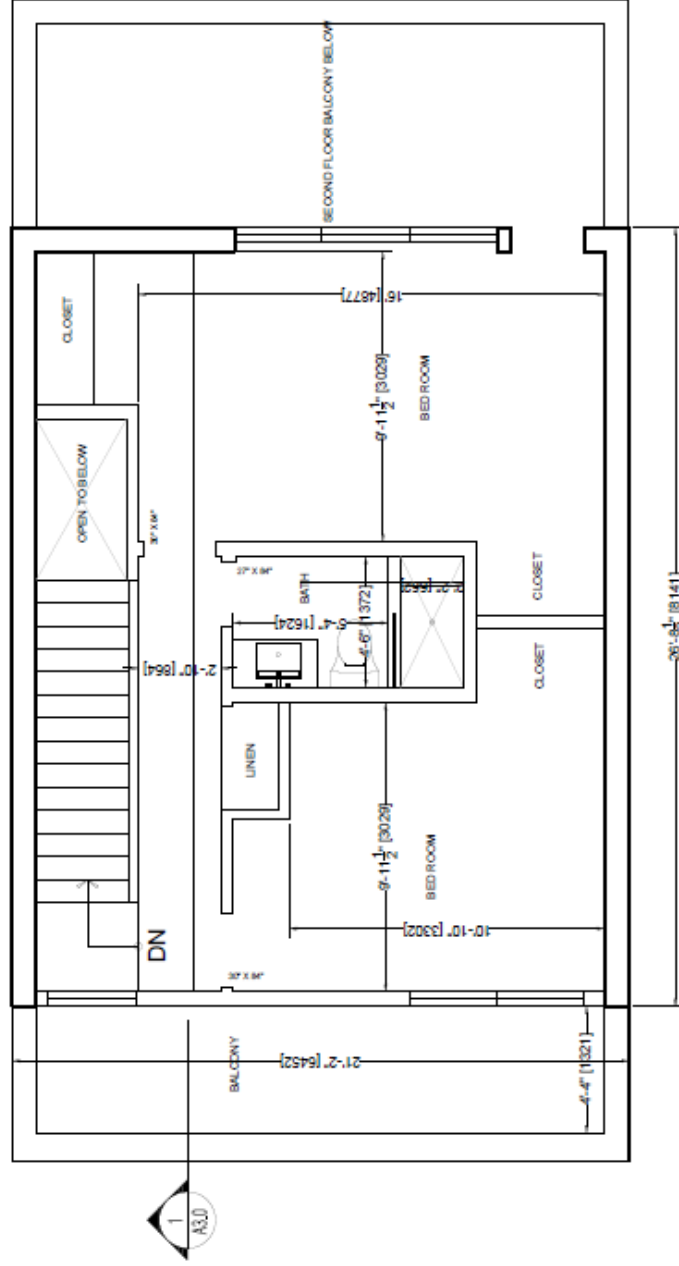
A1.2
SECOND FLR

LEGEND:

EXIST. TO REMAIN

RECEIVED

By Committee of Adjustment at 11:19 am, Nov 24, 2016



DENNIS SINTIC ARCHITECT
1111 BAYVIEW AVE. SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y5
TEL: (416) 291-1111
WWW.DSARCHITECT.COM

Cofa
These drawings are NOT FOR CONSTRUCTION.
Developed and plans are the property of the Architect.
Noted and be noted of any discrepancy in the drawings.

CLAREMONT RESIDENCE
12 CLAREMONT STREET
TORONTO, ONTARIO



CHK. BY: _____
DRW. BY: _____
SCALE: 1/8" = 1'-0"

PROJ. NO.: 2016-07
DATE: 20 NOV 2016
REV. NO.: _____

A1.3
THIRD FLR

SIGNATURE PAGE

File Number:	A1153/16TEY	Zoning	R & R4 Z1.0 (PPR)
Owner(s):	ROBBIE SAMULEMITSCH	Ward:	Trinity-Spadina (19)
Agent:	DENNIS SINTIC	Heritage:	Not Applicable
Property Address:	12 CLAREMONT ST	Community:	Toronto
Legal Description:	PLAN 75 PT LOTS 8 & 9		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

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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:	A0744/16TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (ZZC)
Owner(s):	CATHERINE MOORE	Ward:	Toronto-Danforth (29)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	2 SPRINGDALE BLVD	Community:	East York
Legal Description:	PLAN M515 PT LOT 23 PT LOT 24		

Notice was given and a Public Hearing was held on **Wednesday, March 1, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a basement secondary suite, a side basement walkout, and a rear ground floor deck.

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

- 1. Chapter 200.5.10.1.(1), By-law 569-2013**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
- 2. Chapter 200.5.1.10.(2)(A)(i), By-law 569-2013**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.13 m in width.
- 1. Section 7.5.3, By-law 6752**
A minimum of two parking spaces are required to be provided.
In this case, one parking space will be provided.
- 2. Section 5.40, By-law 6752**
The required parking space must have a minimum width of 3.2 m.
The parking space will measure 2.13 m in width.

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:	A0744/16TEY	Zoning	RS (f10.5;a325;d0.75)(x312) & R2A (ZZC)
Owner(s):	CATHERINE MOORE	Ward:	Toronto-Danforth (29)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	2 SPRINGDALE BLVD	Community:	East York
Legal Description:	PLAN M515 PT LOT 23 PT LOT 24		

Edmund Carlson

Ewa Modlinska

Nancy Oomen

ABSENT

Worrick Russell

DATE DECISION MAILED ON: **Monday March 7, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday March 21, 2017**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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