

Thursday, February 9, 2017

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

File Number:	A0922/16EYK	Zoning	RM & R3
Owner(s):	LIOUDMILA MALKO VLADIMIR MALKO EVGUENI VYDRIA LIOUDMILA VYDRIA	Ward:	Etobicoke-Lakeshore (06)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	236 DELTA ST	Community:	
Legal Description:	PLAN 2225 N PT LOT 185		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a one-storey rear addition, a complete second storey addition, an attached garage along the south side of the dwelling, a rear basement walk-out, a rear yard deck, and a canopy over the existing front porch.

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

- Section 1.(a), By-law 1979-67 and By-law 1981-272**
The maximum permitted gross floor area is 0.4 times the area of the lot (196.21 m²).
The altered dwelling will have a gross floor area of 0.54 times the area of the lot (265.6 m²).
- Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m.
Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 320-42.1.C.(1)
The altered dwelling will be located 0.38 m from the south side lot line.
- Section 3, By-law 1979-67 and By-law 1981-272**
The maximum permitted height is 7.5 m.
The altered dwelling will have a height of 10.03 m.
- Section 10.80.40.10.(2)(A)(i), By-law 569-201**
The maximum permitted height of the front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.2 m.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 320-41.D
The minimum required side yard setback for eaves is 0.4 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D
The eaves/roof projection of the altered dwelling will be located 0 m from the south side lot line.

6. **Section 200.5.1.10.(2)(A), By-law 569-2013 and Section 320-18.A.(1)**
 The minimum required width of a parking space is 3.2 m.
 The proposed parking space, within the attached garage, will have a width of 3.07 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 3.1 The site plan drawing must be revised to clearly show the portion of existing curb cuts that will be closed and the proposed new curb cuts for the new entrance driveway.
 - 3.2 The site plan must include the following notations;
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD;
 - d. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services";

SIGNATURE PAGE

File Number:	A0922/16EYK	Zoning	RM & R3
Owner:	LIOUDMILA MALKO VLADIMIR MALKO EVGUENI VYDRIA LIOUDMILA VYDRIA	Ward:	Etobicoke-Lakeshore (06)
Agent:	JEFF COGLIATI	Heritage:	Not Applicable
Property Address:	236 DELTA ST	Community:	
Legal Description:	PLAN 2225 N PT LOT 185		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0923/16EYK	Zoning	RD & R2
Owner(s):	JOSE ADRIANO RODRIGUES	Ward:	Etobicoke North (02)
Agent:	KHALID IBRAHIM	Heritage:	Not Applicable
Property Address:	20 KENTROYAL DR	Community:	
Legal Description:	PLAN 3347 PT LOTS 52 & 53		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted gross floor area is 0.45 times the lot area (207.26 m²).
The proposed dwelling will have a gross floor area of 0.59 times the lot area (271.62 m²).
2. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required aggregate side yard setback is 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)
The proposed dwelling will be located 0.9 m from the north and south side lot lines, providing an aggregate side yard setback of 1.8 m.
3. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 17.5 m.
4. **Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling depth is 17.5 m.
5. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the proposed dwelling will have a height of 7.82 m.
6. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The soffit height of the proposed dwelling will be 7.41 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

File Number:	A0923/16EYK	Zoning	RD & R2
Owner:	JOSE ADRIANO RODRIGUES	Ward:	Etobicoke North (02)
Agent:	KHALID IBRAHIM	Heritage:	Not Applicable
Property Address:	20 KENTROYAL DR	Community:	
Legal Description:	PLAN 3347 PT LOTS 52 & 53		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0924/16EYK	Zoning	RD & R2
Owner(s):	SURBHI AGARWAL KANISHK GUPTA	Ward:	Etobicoke-Lakeshore (05)
Agent:	KHALID IBRAHIM	Heritage:	Not Applicable
Property Address:	5 KIRK BRADDEN RD W	Community:	
Legal Description:	PLAN 3745 LOT 1		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing: a two-storey east side addition, a second storey addition above the existing dwelling, a new rear deck, a new covered front porch.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569--2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (118 m²).
The altered dwelling will cover 38% of the lot area (136.04 m²).
- 2. Section 900.3.10.(42)(A)(i), By-law 569-2013**
The maximum permitted gross floor area is 0.5 times the area of the lot (178.8 m²).
The altered dwelling will have a gross floor area of 0.75 times the area of the lot (267.37 m²).
Section 1.a), By-law 1993-109
The maximum permitted gross floor area of a detached dwelling is 118 m² plus 25% of the lot area (207.4 m²).
The altered dwelling will have a gross floor area of 118 m² plus 42% of the lot area (267.37 m²).
- 3. Section 900.3.10.(42)(A)(ii), By-law 569-2013 and Section 1(b), By-law 1993-109**
The minimum required side yard setback for a full or partial second storey addition above an existing single storey detached dwelling is 0.6 m and the aggregate width of the side yards shall not equal less than 2.1 m.
The altered dwelling will be located 0.6 m from east side lot line and will have a total aggregate side yard width of 1.8 m.

4. Section 320-41.(D)

The minimum required side yard setback for eaves is 0.4 m.

The eaves of the altered dwelling will be located 0.3 m from the east side lot line.

5. Section 10.20.40.10.(2)(A)(i), By-law 569-2013

The maximum permitted height of all front exterior main walls is 7 m.

The front exterior main walls of the proposed dwelling will have a height of 7.45 m.

6. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.

The soffit height of the proposed dwelling will be 7.24 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0924/16EYK	Zoning	RD & R2
Owner:	SURBHI AGARWAL KANISHK GUPTA	Ward:	Etobicoke-Lakeshore (05)
Agent:	KHALID IBRAHIM	Heritage:	Not Applicable
Property Address:	5 KIRK BRADDEN RD W	Community:	
Legal Description:	PLAN 3745 LOT 1		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0927/16EYK	Zoning	RM & R2
Owner(s):	FILIPPO IOZZO PINO IOZZO TANYA IOZZO	Ward:	Etobicoke-Lakeshore (06)
Agent:	APHRODITE LIAGHAT	Heritage:	Not Applicable
Property Address:	10 SECOND ST	Community:	
Legal Description:	PLAN 1478 S PT LOT 110		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. Section 10.5.40.10.(5), By-law 569-2013

A minimum of 10 m² of the first floor must be within 4 m of the front main wall.
A total of 4 m² of the first floor will be located within 2.37 m of the front main wall.

2. Section 10.80.40.10.(2)(A), By-law 569-2013

The maximum permitted height of the exterior portion of the main wall is 7 m.
The new dwelling will have a wall height of 9.5 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number:	A0927/16EYK	Zoning	RM & R2
Owner:	FILIPPO IOZZO	Ward:	Etobicoke-Lakeshore (06)
	PINO IOZZO		
	TANYA IOZZO		
Agent:	APHRODITE LIAGHAT	Heritage:	Not Applicable
Property Address:	10 SECOND ST	Community:	
Legal Description:	PLAN 1478 S PT LOT 110		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

A&Architects

A & Associates Architects inc.
Six Carlaw Ave, 205 B, Toronto, Ontario, Canada, M4M 2R5
t 416 466-0100 www.aarchitects.ca

10 SECOND STREET

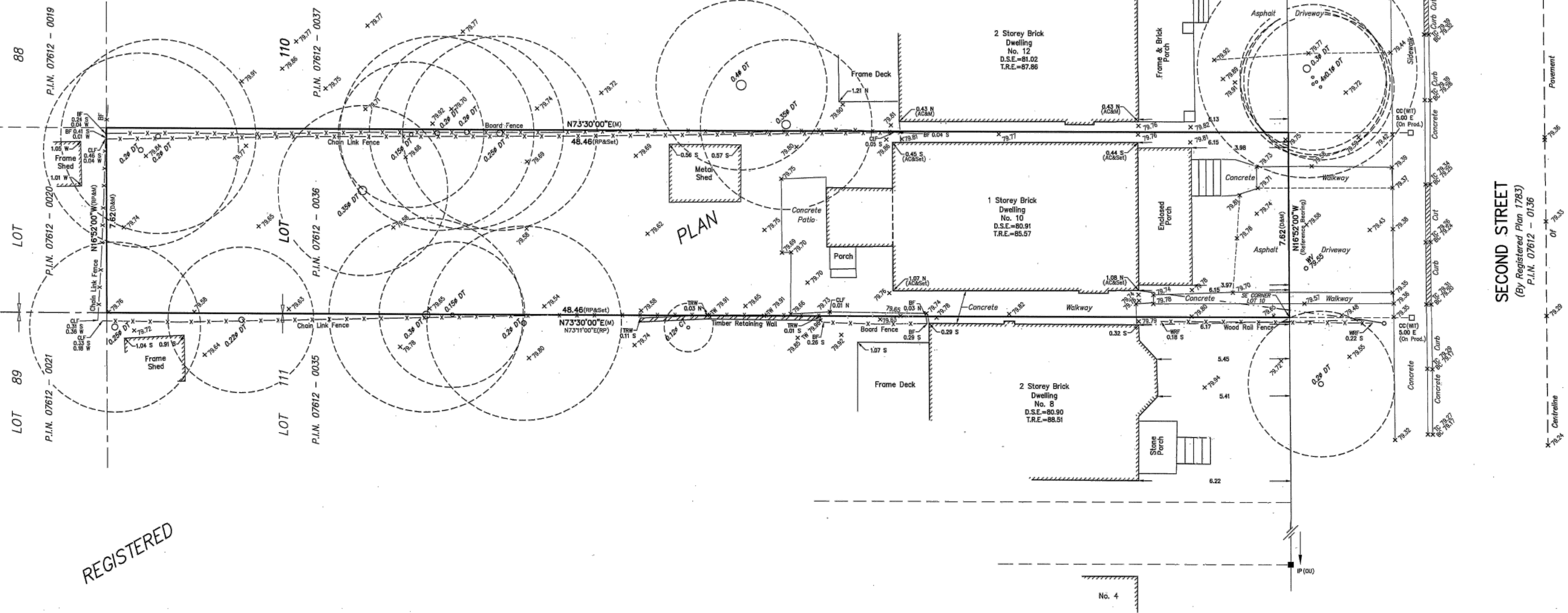
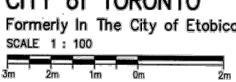
10 SECOND ST , ETOBICOKE, ONTARIO

ISSUED FOR COMMITTEE OF ADJUSTMENT
Date: 28 November 2016

Architectural Drawing List

A000	Cover Sheet
A100	Survey
A101	Site Statistics
A102	Site Plan
A200	Basement Plan
A201	Ground Floor Plan
A202	Second Floor Plan
A203	Roof Plan
A400	East Elevation (Front)
A401	West Elevation
A402	North Elevation
A403	South Elevation
A410	Section

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
Part of LOT 110
REGISTERED PLAN 1478
CITY of TORONTO
Formerly In The City of Etobicoke
SCALE 1 : 100
AVANTI SURVEYING INC.
© COPYRIGHT 2016



REGISTERED

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 14th DAY OF JUNE, 2016.

JUNE 27, 2016
DATE
CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR



LEGEND

- | | | |
|------------|---------|---|
| □ | DENOTES | SURVEY MONUMENT SET |
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| RP | — | REGISTERED PLAN |
| D | — | INSTRUMENT No. T8851478 |
| N, S, E, W | — | NORTH, SOUTH, EAST, WEST |
| M | — | MEASURED |
| CC | — | CUT CROSS |
| IP | — | IRON PIPE |
| PROD. | — | PRODUCTION |
| WT | — | WITNESS |
| P.I.N. | — | PROPERTY IDENTIFIER NUMBER |
| AC | — | OVERHEAD WRES & UTILITY POLE |
| DT | — | PLAN BY A. COOK, O.L.S., DATED OCTOBER 6, 1938 |
| | — | PLAN BY DUNNING & TAYLOR, O.L.S., DATED AUGUST 18, 1980 |

LEGEND (Cont...)

- | | | |
|--------|---------|-----------------------|
| TW | DENOTES | TOP OF WALL |
| CLF | — | CHAIN LINK FENCE |
| BF | — | BOARD FENCE |
| WRF | — | WOOD RAIL FENCE |
| TC | — | TOP OF CURB |
| BC | — | BOTTOM OF CURB |
| D.S.E. | — | DOOR SILL ELEVATION |
| T.R.E. | — | TOP OF ROOF ELEVATION |
| CT | — | CONIFEROUS TREE |
| Ø | — | DIAMETER |
| WV | — | WATER VALVE |

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NO. E92 HAVING A PUBLISHED ELEVATION OF 79.22 METRES.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF SECOND STREET, HAVING A BEARING OF N16°52'00"W ACCORDING TO REGISTERED PLAN 1478.

THIS PLAN WAS PREPARED FOR FRANCO IOZZO

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND WALKWAY
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Avanti
SURVEYING INC.
310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
E-MAIL: info@avantisurveying.com

DRAWN: A.M. CHECKED: B.C./C.B. PROJECT 16-163

NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS	DATE	SCALE	<div><div>A & Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	A100
			01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO				
			02	ISSUED FOR ZC	2016 10 13	PROJECT NO.		MAY 2016			
			03	REVISED FOR ZC	2016 11 21	16-123					
			04	ISSUED FOR COA	2016 11 28	TITLE					
			05			SURVEY					

A & Architects

10 SECOND STREET
Toronto, Ontario

Project Statistics
16-123
11-28-2016

Zoning Bylaw old	R2	GCA= GROSS CONSTRUCTION AREA	
Zoning Bylaw new	RM(U3,d0.6)(x23)	GFA= GROSS FLOOR AREA	

LEVEL	Proposed GCA/ Floor (Above Grade)	
Basement	101 m²	1,084 ft²
Level 1-Ground	101 m²	1,088 ft²
Level 2	97 m²	1,040 ft²
TOTAL GCA	298 m²	3,212 ft²

SITE AREA	369.2 m²	3,974.6 ft²
-----------	----------	-------------

TOTAL GFA Zoning Bylaw 569-2013	275 m²	2,962 ft²
------------------------------------	--------	-----------

DENSITY Zoning Bylaw 569-2013	0.75
----------------------------------	------

TOTAL GFA Zoning Bylaw	256 m²	2,759 ft²
---------------------------	--------	-----------

DENSITY Zoning Bylaw (Etobicoke)	0.69
-------------------------------------	------

DENSITY (Not including Basement)	0.54
-------------------------------------	------

COVERAGE	0.37
----------	------

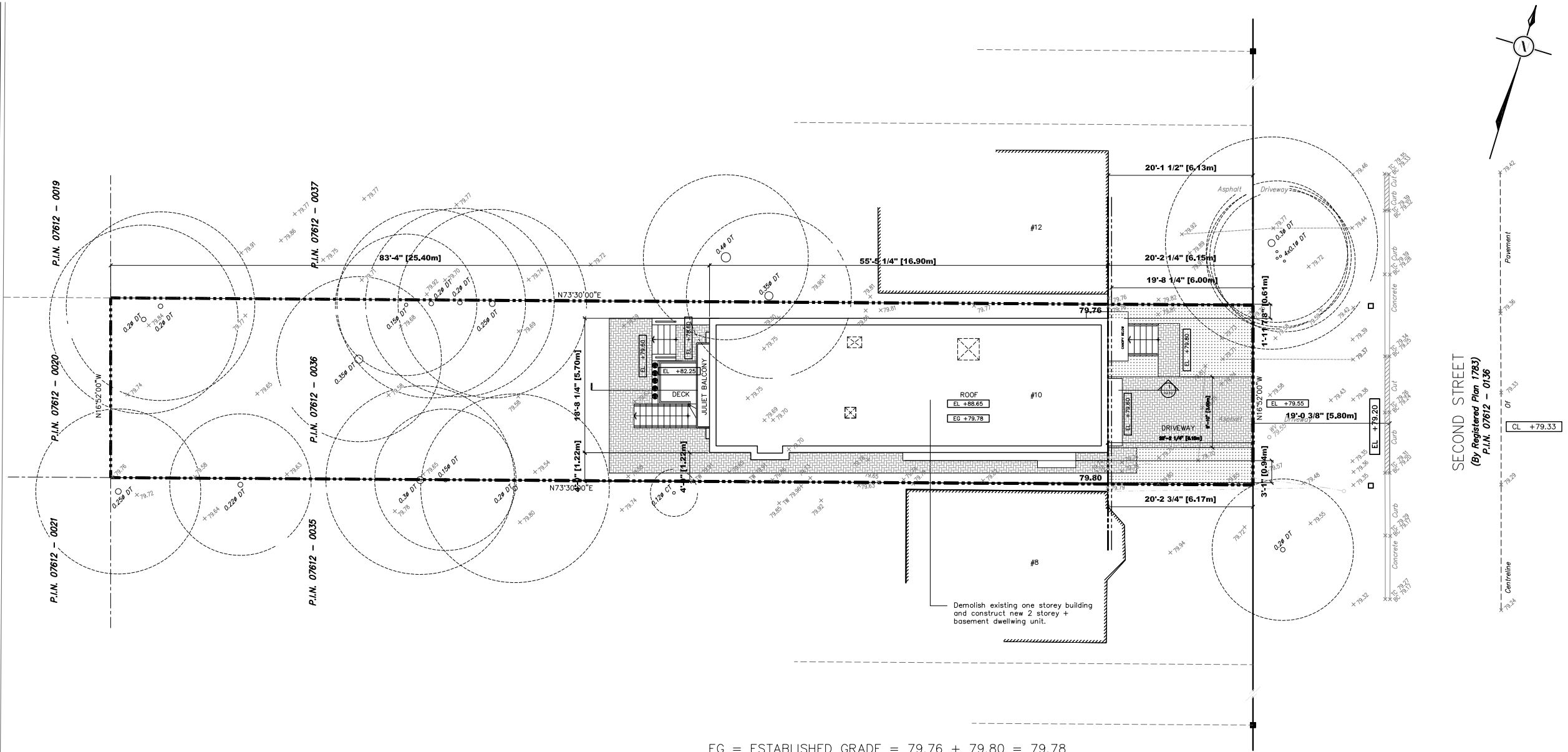
New Zoning Bylaw	BASEMENT		DEDUCTION	TOTAL GFA
	1,084		250 ft²	834 m²
			0 ft²	1,088 m²
			0 ft²	1,040 m²
	Deductions: Parking		250 ft²	2,962 ft²

Old Zoning Bylaw	BASEMENT		DEDUCTION	TOTAL GFA
	1,084		453 ft²	631 ft²
			0 ft²	1,088 ft²
			0 ft²	1,040 ft²
			0	
	Deductions: Parking, Mech Rm, Cold Room		453 ft²	2,759 ft²

SETBACK		New Zoning Bylaw	Old Zoning Bylaw	PROPOSED
	Side-N	0.60 m	0.60 m	0.61 m
	Side-S	0.60 m	0.60 m	0.94-1.22 m
	Rear	7.50 m	7.50 m	25.4 m
	Front	6.15 m	6 m	6.15 m

Note the architectural features such as bands/ frames have not been calculated as part of the GFA calculation.

	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A & Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	A101
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE			
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			SITE STATISTICS				



EG = ESTABLISHED GRADE = 79.76 + 79.80 = 79.78

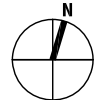
FRONT SETBACK = 6.13 + 6.17 = 6.15

EG (79.78) + 1.2 = 80.98
CL (79.33) + 1.5 = 80.83

NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE
			01	ISSUED FOR PPR	2016 07 20
			02	ISSUED FOR ZC	2016 10 13
			03	REVISED FOR ZC	2016 11 21
			04	ISSUED FOR COA	2016 11 28
			05		

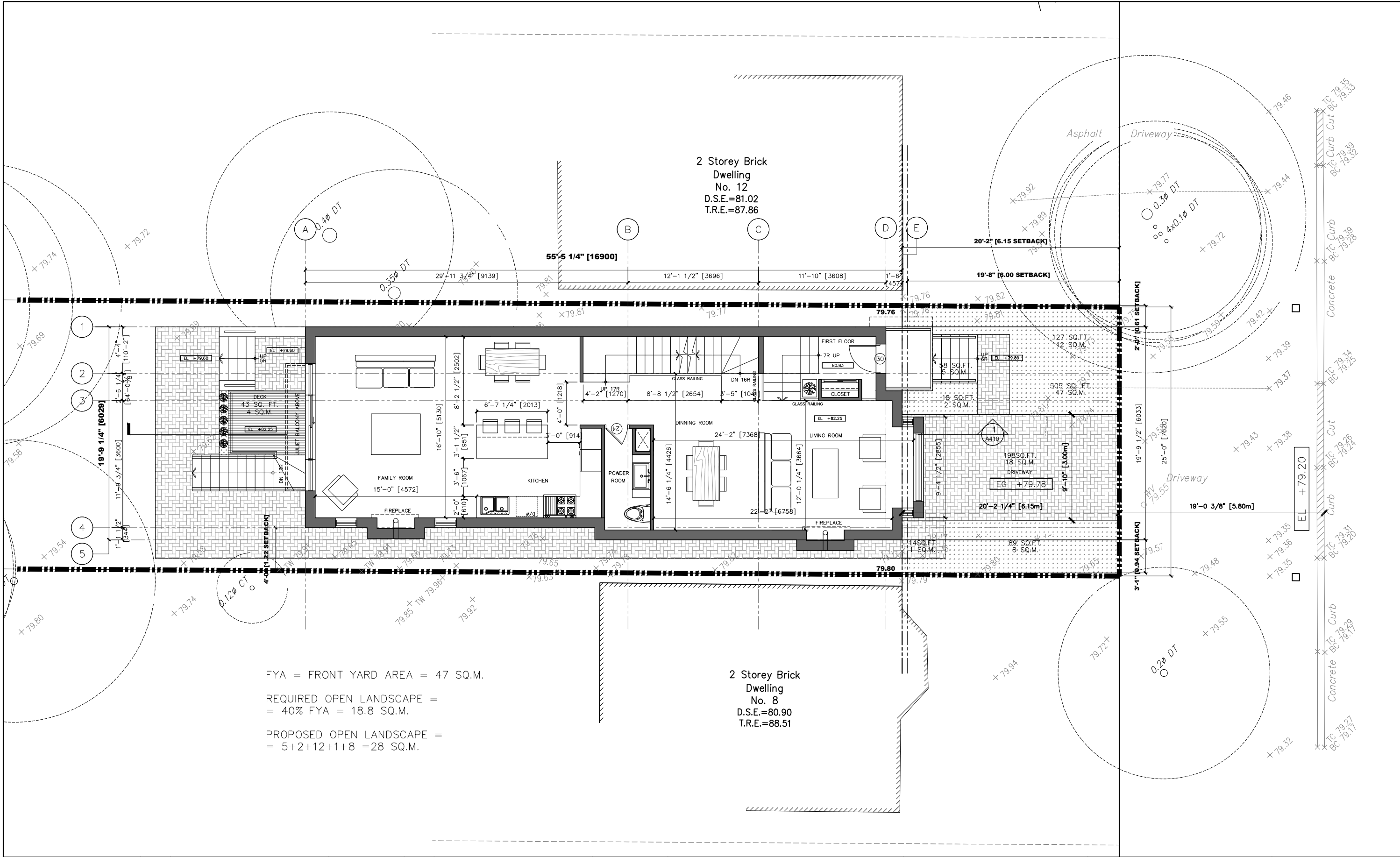
PROJECT NAME	10 SECOND STREET
PROJECT NO.	16-123
TITLE	SITE PLAN

ADDRESS	10 SECOND STREET, ETOBICOKE, ONTARIO
DATE	MAY 2016
SCALE	1:200



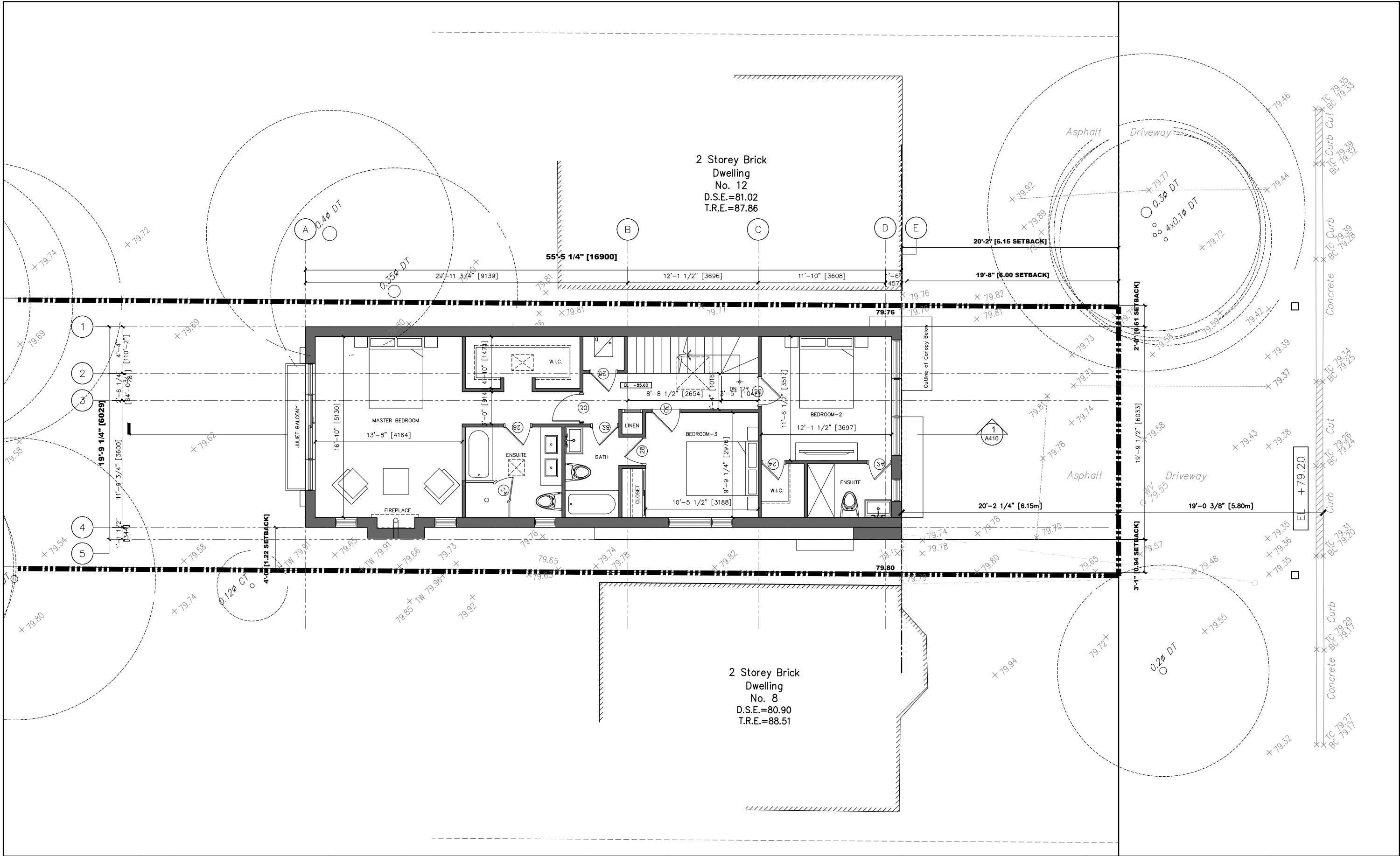
A& Architects
A & Associates Architects Inc.
Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5
T: (416) 466-0100
WWW.AARCHITECTS.CA


A102

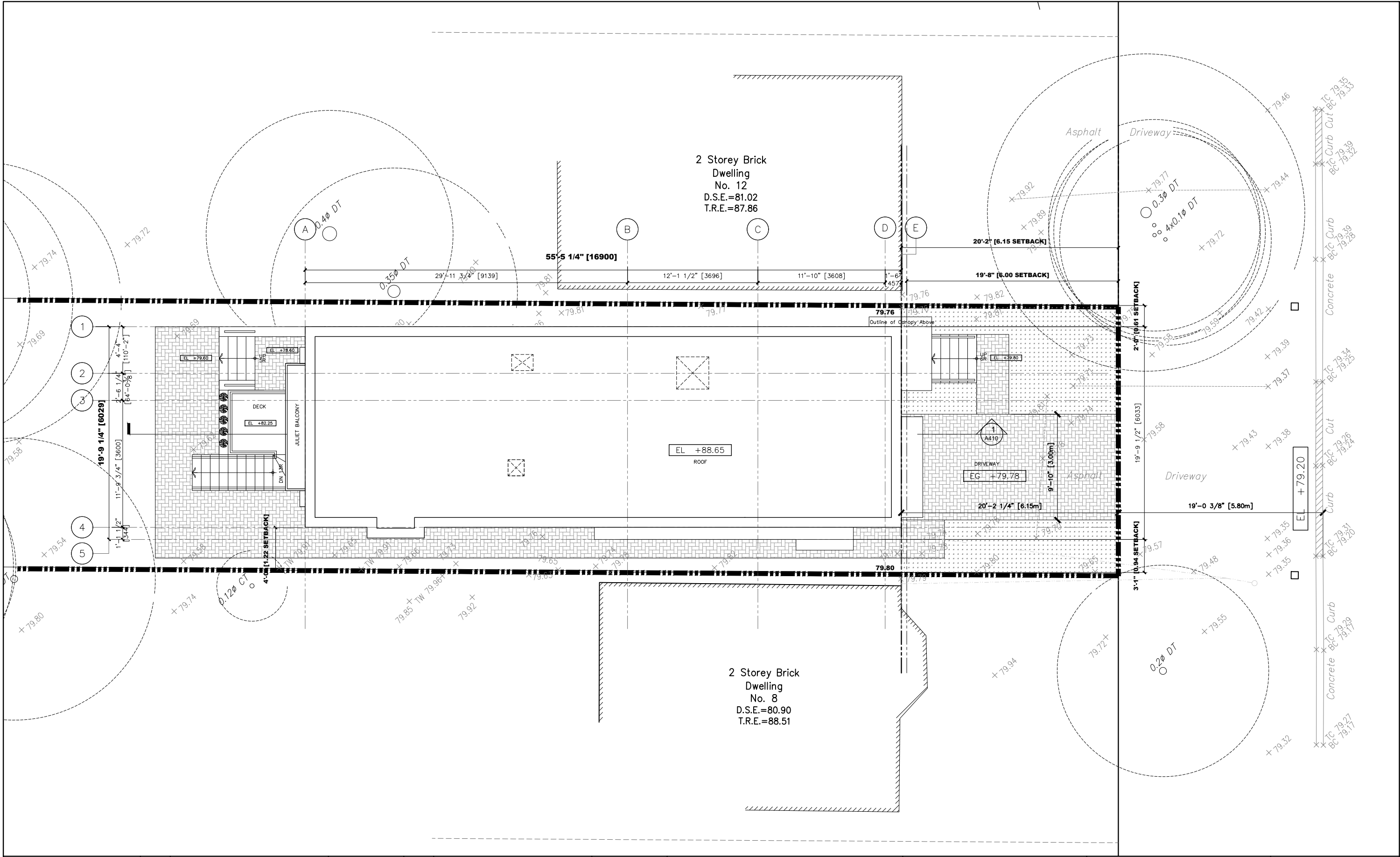


FYA = FRONT YARD AREA = 47 SQ.M.
REQUIRED OPEN LANDSCAPE =
= 40% FYA = 18.8 SQ.M.
PROPOSED OPEN LANDSCAPE =
= 5+2+12+1+8 =28 SQ.M.

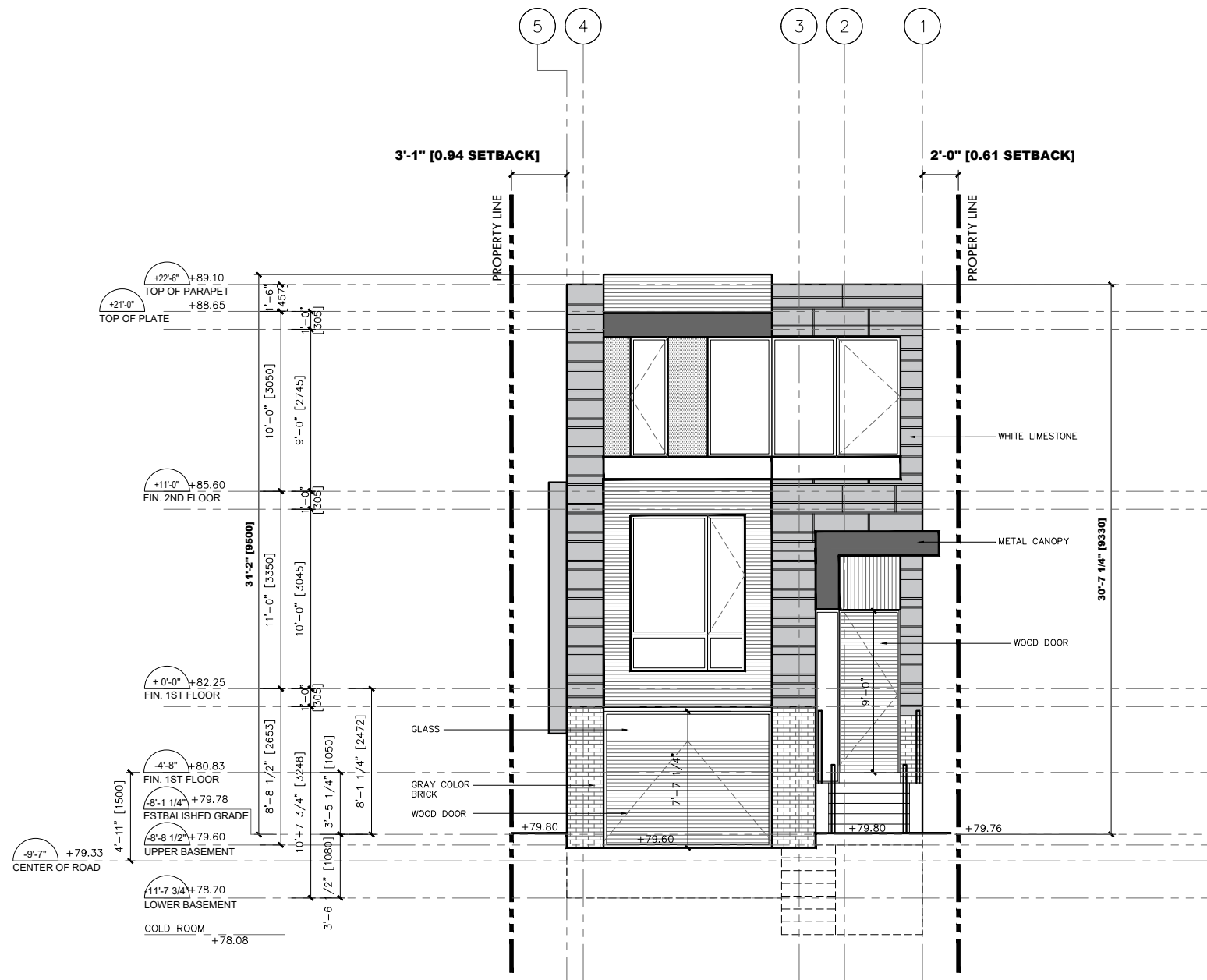
NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS	DATE	SCALE	N	A & Architects A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA	A201
			01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO					
			02	ISSUED FOR ZC	2016 10 13	PROJECT NO.						
			03	REVISED FOR ZC	2016 11 21	16-123						
			04	ISSUED FOR COA	2016 11 28	TITLE						
			05			GROUND FLOOR PLAN						



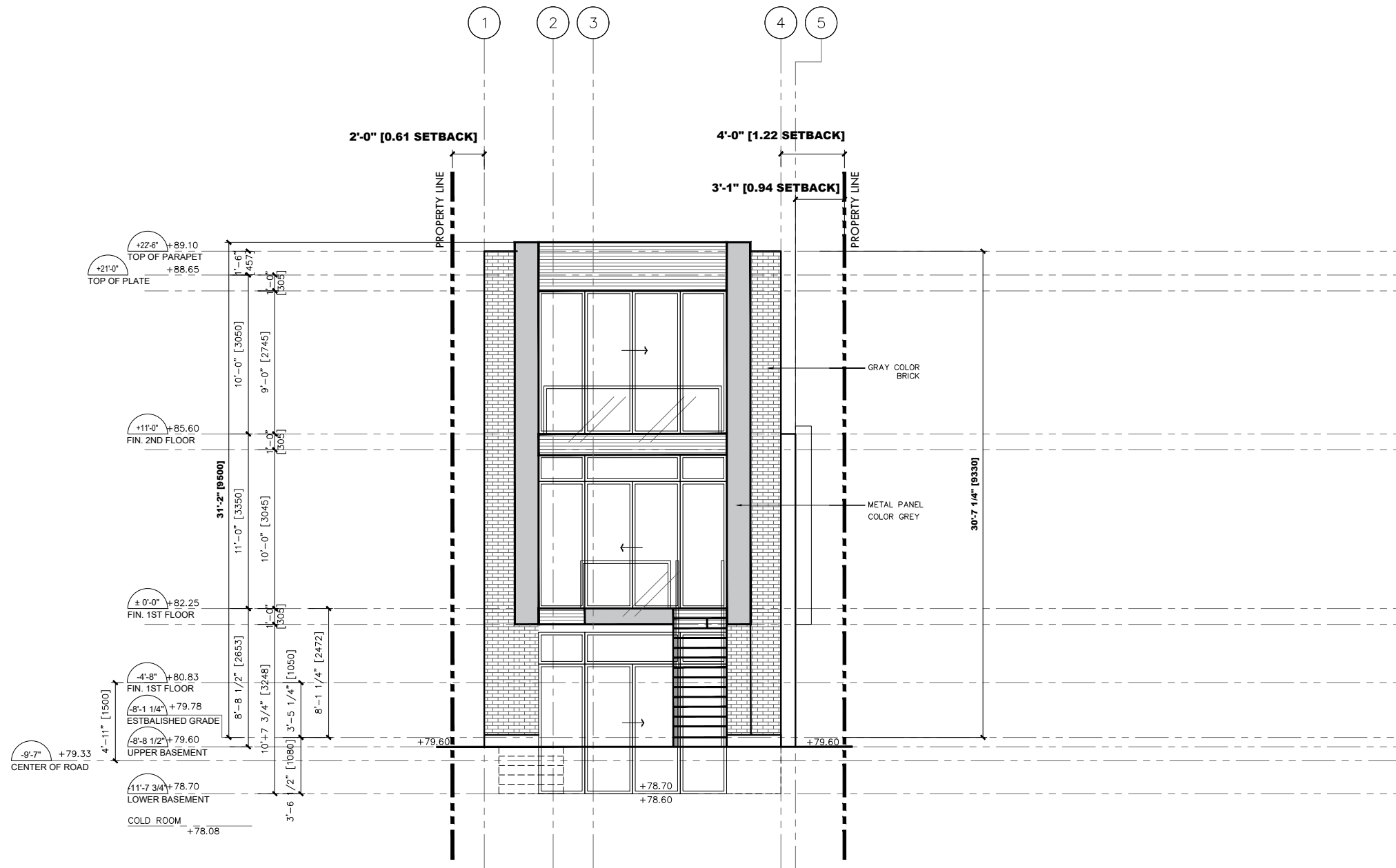
	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A & Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	<div>A202</div>
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE	<div><div>N</div><div></div></div>		
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			SECOND FLOOR PLAN	1:100			



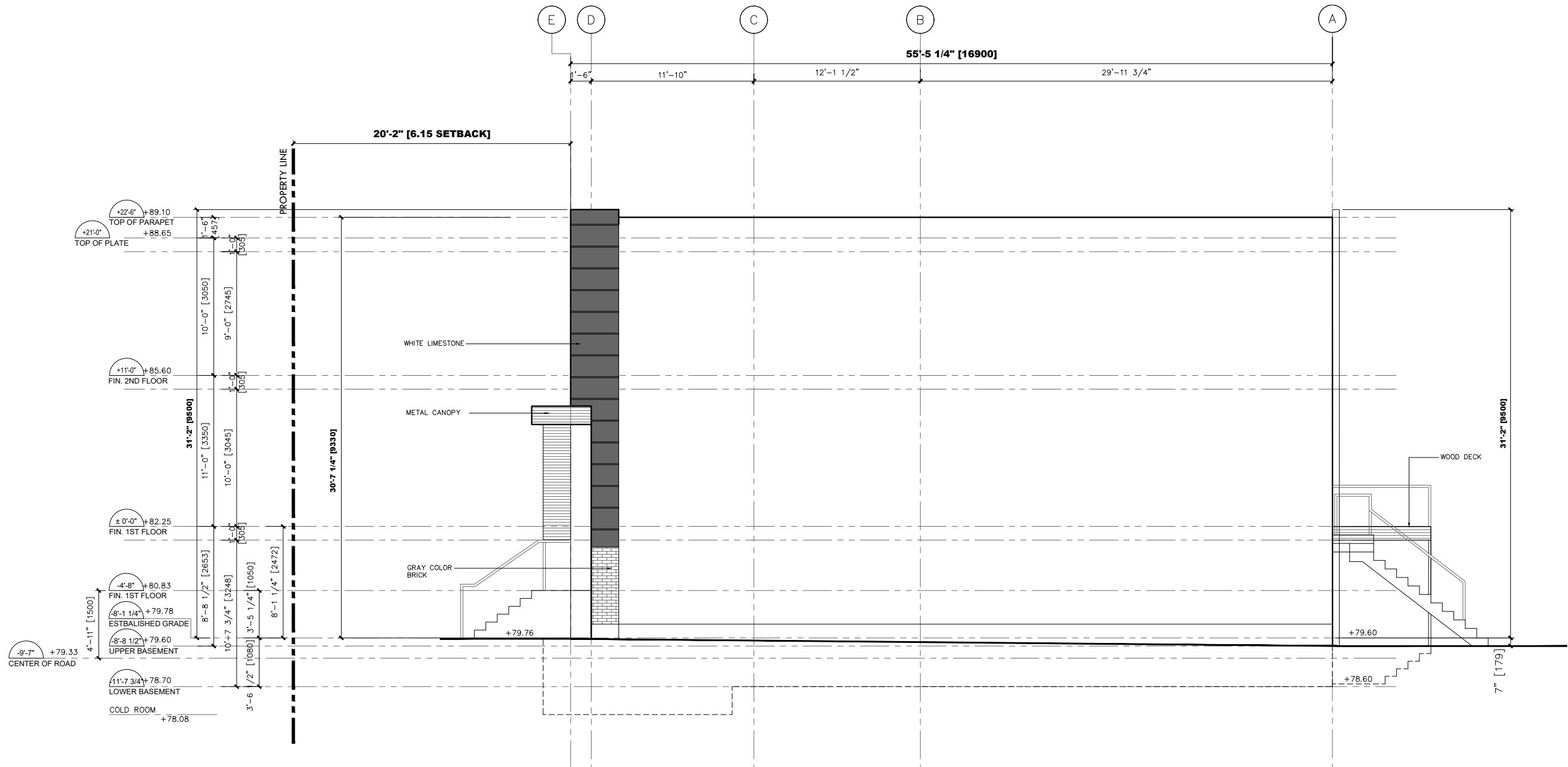
			NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME		ADDRESS		<div><div></div><div>N</div></div>	<div><div>A & Architects</div><div>A & Associates Architects Inc.</div><div>Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5</div><div>T: (416) 466-0100</div><div>WWW.AARCHITECTS.CA</div></div>	<div>A203</div>
						01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET		10 SECOND STREET, ETOBICOKE, ONTARIO				
						02	ISSUED FOR ZC	2016 10 13	PROJECT NO.		DATE				
						03	REVISED FOR ZC	2016 11 21	16-123		MAY 2016				
						04	ISSUED FOR COA	2016 11 28	TITLE		SCALE				
						05			ROOF PLAN		1:100				



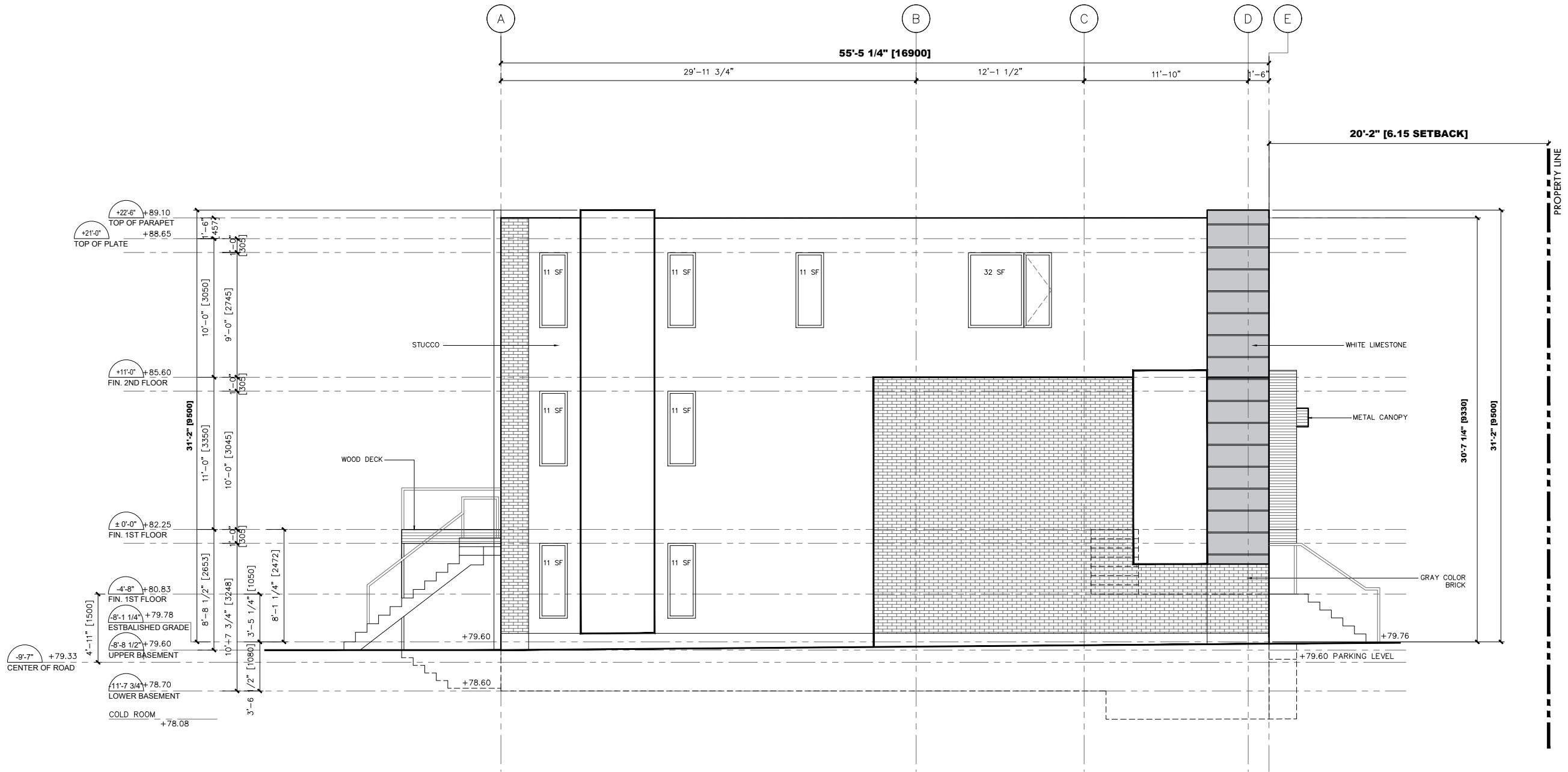
	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME		ADDRESS		<div><div>A& Architects</div><div>A & Associates Architects Inc.</div><div>Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5</div><div>T: (416) 466-0100</div><div>WWW.AARCHITECTS.CA</div></div>	A400
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET		10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.		DATE			
				03	REVISED FOR ZC	2016 11 21	16-123		MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE		SCALE			
				05			EAST ELEVATION (FRONT)		1:100			



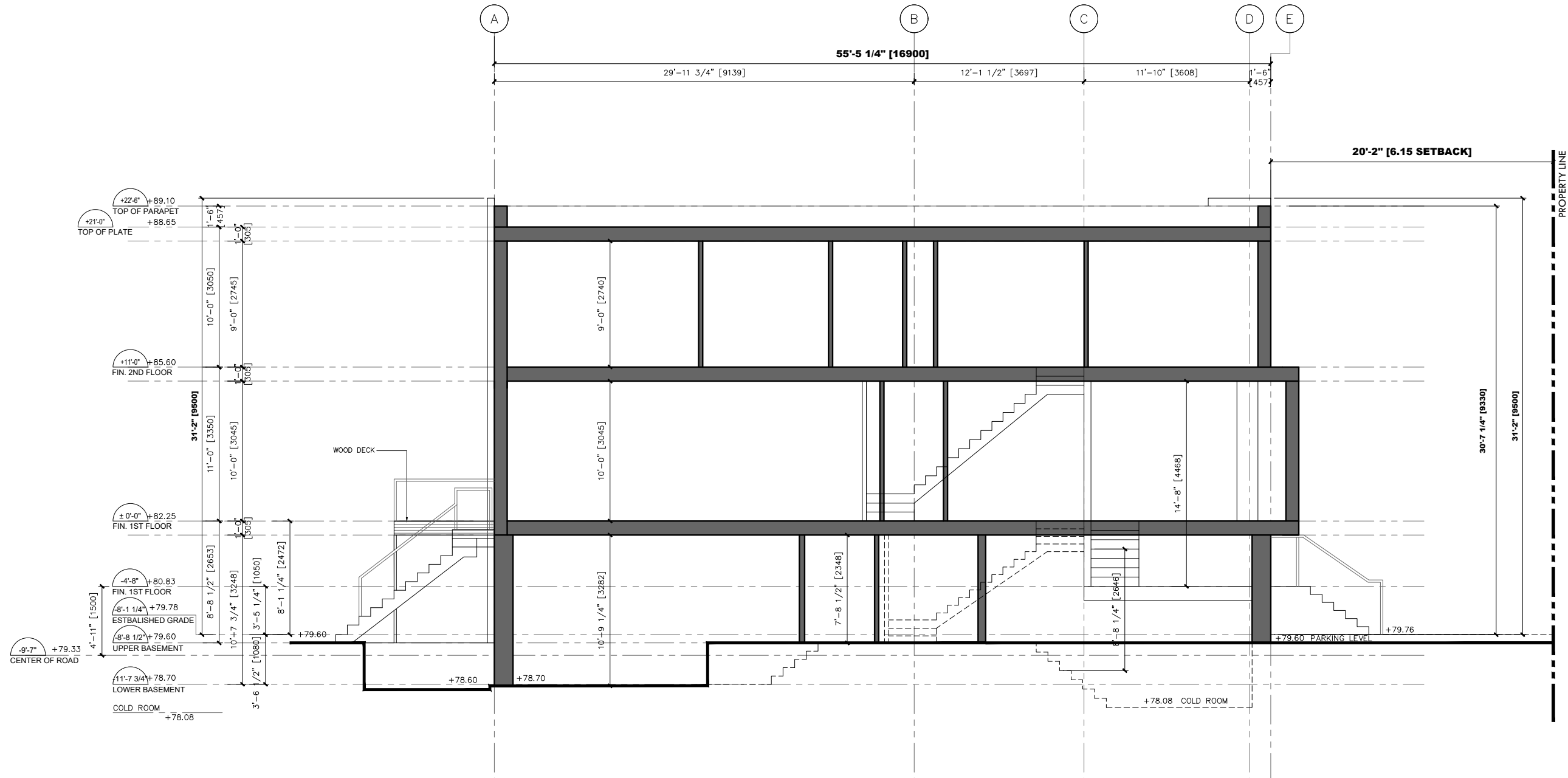
	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A& Architects</div><div>A & Associates Architects Inc.</div><div>Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5</div><div>T: (416) 466-0100</div><div>WWW.AARCHITECTS.CA</div></div>	A401
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE			
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			WEST ELEVATION	1:100			



	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A& Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	A402
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE			
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			NORTH ELEVATION	1:100			



	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A & Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	A403
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE			
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			SOUTH ELEVATION	1:100			



	NUMBER	REVISIONS	DATE	NUMBER	REVISIONS	DATE	PROJECT NAME	ADDRESS		<div><div>A & Architects</div><div>A & Associates Architects Inc. Six Carlaw Ave, Suite 205 B, Toronto, Ontario, M4M 2R5 T: (416) 466-0100 WWW.AARCHITECTS.CA</div></div>	A410
				01	ISSUED FOR PPR	2016 07 20	10 SECOND STREET	10 SECOND STREET, ETOBICOKE, ONTARIO			
				02	ISSUED FOR ZC	2016 10 13	PROJECT NO.	DATE			
				03	REVISED FOR ZC	2016 11 21	16-123	MAY 2016			
				04	ISSUED FOR COA	2016 11 28	TITLE	SCALE			
				05			SECTION	1:100			

Thursday, February 9, 2017

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

File Number:	A0928/16EYK	Zoning	RM & R2
Owner(s):	LIONEL RABKIN	Ward:	Etobicoke-Lakeshore (06)
Agent:	TOMASZ GORAL	Heritage:	Not Applicable
Property Address:	39 BURLINGTON ST	Community:	
Legal Description:	PLAN M246 PT LOT 12		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

- Section 340-30(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.7 m from the west side lot line.
- Section 10.80.40.10.(2)(A)(i) By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.35 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number: A0928/16EYK
Owner: LIONEL RABKIN
Agent: TOMASZ GORAL
Property Address: **39 BURLINGTON ST**
Legal Description: PLAN M246 PT LOT 12

Zoning RM & R2
Ward: Etobicoke-Lakeshore (06)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0934/16EYK	Zoning	RD & R2
Owner(s):	CHRISTINA DIPOCE LAZARUS KIRIAKIDIS	Ward:	Etobicoke Centre (03)
Agent:	ROCCO SCHIPANO	Heritage:	Not Applicable
Property Address:	15 HARTLAND RD	Community:	
Legal Description:	PLAN 5135 LOT 222		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above a portion of the existing dwelling and a new rear deck.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**
The minimum required front yard setback is 8.05 m.
The altered dwelling will be located 7.91 m from the front lot line.
- Section 320-42.1.B.(2)**
The maximum permitted dwelling height is 6.5 m.
The altered dwelling will have a height of 6.86 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0934/16EYK	Zoning	RD & R2
Owner:	CHRISTINA DIPOCE LAZARUS KIRIAKIDIS	Ward:	Etobicoke Centre (03)
Agent:	ROCCO SCHIPANO	Heritage:	Not Applicable
Property Address:	15 HARTLAND RD	Community:	
Legal Description:	PLAN 5135 LOT 222		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0936/16EYK	Zoning	RD & R2
Owner(s):	ROSEMARY DOROTHY MURJI ARIF MURJI	Ward:	Etobicoke-Lakeshore (05)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	20 BERMUDA AVE	Community:	
Legal Description:	PLAN 2318 LOT 42		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (183.96 m²).
The proposed dwelling will have a lot coverage of 38.6% of the lot area (215.16 m²).
- Section 900.3.10.(42)(A)(i), By-law 569-2013 & Section 1.(a), By-law 1993-109**
The maximum permitted gross floor area is 118 m² plus 25% of the lot area (257.36 m²), up to a maximum floor space index of 0.5 (278.72 m²).
Section 900.3.10.(42)(A)(i), By-law 569-2013
The proposed dwelling will have a gross floor area of 118 m² plus 31.6% of the lot area (294.28 m²), with a floor space index of 0.53 (294.28 m²).
Section 1.(a), By-law 1993-109
The proposed dwelling will have a gross floor area of 118 m² plus 36.81% of the lot area (323.19 m²), with a floor space index of 0.58 (323.19 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number:	A0936/16EYK	Zoning	RD & R2
Owner:	ROSEMARY DOROTHY MURJI	Ward:	Etobicoke-Lakeshore (05)
Agent:	ARIF MURJI	Heritage:	Not Applicable
Property Address:	DAVID BROWN	Community:	
Legal Description:	20 BERMUDA AVE PLAN 2318 LOT 42		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0938/16EYK	Zoning	RD & R2
Owner(s):	VANESSA BENFIELD JAMES CARUK	Ward:	Etobicoke-Lakeshore (05)
Agent:	CRAIG RIETZE	Heritage:	Not Applicable
Property Address:	9 WESTROSE AVE	Community:	
Legal Description:	PLAN 2864 N PT LOT 72 S PT LOT 73		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a two-storey rear addition and a new rear deck.

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

- 1. Section 900.3.10.(38)(A), By-law 569-2013**
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (249.15 m²) up to a maximum floor space index of 0.5 (248.31 m²).
Section 1.a), By-law 1993-107
The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (249.15 m²).
Section 900.3.10.(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107
The altered dwelling, including the attached garage, will have a gross floor area of 125 m² plus 27.97% of the lot area (263.93 m²) with a floor space index of 0.53.
- 2. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1 C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C.(1)
The altered dwelling will be located 0.46 m from the north side lot line, 1.04 m from the south side lot line and will have an aggregate side yard width of 1.5 m.

3. Section 900.3.10.(38)(B), By-law 569-2013 and Section 1.b), By-law 1993-107

The minimum required side yard setback for a full or partial second storey addition above an existing one-storey detached dwelling is 0.6 m and the aggregate width of the side yards shall not equal less than 2.1 m. The altered dwelling will be located 0.42 m from the north side lot line, 1.03 m from the south side lot line and will have an aggregate side yard width of 1.45 m.

4. Section 10.5.40.60.(7)(B), By-law 569-2013

The minimum required side yard setback for eaves is 0.3 m.

Section 320-41.D

The minimum required side yard setback for eaves is 0.4 m.

Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D

The eaves of the altered dwelling will be located 0.05 m from the north side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0938/16EYK	Zoning	RD & R2
Owner:	VANESSA BENFIEILD JAMES CARUK	Ward:	Etobicoke-Lakeshore (05)
Agent:	CRAIG RIETZE	Heritage:	Not Applicable
Property Address:	9 WESTROSE AVE	Community:	
Legal Description:	PLAN 2864 N PT LOT 72 S PT LOT 73		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0939/16EYK	Zoning	RD & R2
Owner(s):	DORIAN TABAKU	Ward:	Etobicoke Centre (04)
Agent:	ARCHITALCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	49 LOYALIST RD	Community:	
Legal Description:	PLAN 3275 LOT 43		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 900.3.10(38)(A), By-law 569-2013

The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (261.6 m²), up to a maximum floor space index of 0.5 (273.09 m²).

Section 1.a), By-law 1993-107

The maximum permitted gross floor area, including an attached or detached garage, shall be 125 m² plus 25% of the lot area (261.6 m²).

Section 900.3.10(38)(A), By-law 569-2013 and Section 1.a), By-law 1993-107

The new dwelling, including the attached garage, will have a gross floor area of 125 m² plus 31.8% of the lot area (298.67 m²) with a floor space index of 0.55 (298.67 m²).

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

SIGNATURE PAGE

File Number:	A0939/16EYK	Zoning	RD & R2
Owner:	DORIAN TABAKU	Ward:	Etobicoke Centre (04)
Agent:	ARCHITALCAN DESIGN INC	Heritage:	Not Applicable
Property Address:	49 LOYALIST RD	Community:	
Legal Description:	PLAN 3275 LOT 43		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0941/16EYK	Zoning	A-4
Owner(s):	ARBOR MEMORIAL INC	Ward:	Etobicoke North (01)
Agent:	LARKIN AND LAND USE PLANNERS	Heritage:	Not Applicable
Property Address:	1810 ALBION RD	Community:	
Legal Description:	CON 3 PT LOTS 38 39 RP 66R12371 PART 5 RP 66R10903 PART 1		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a funeral establishment within the existing reception centre.

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

Section 1, By-law 1981-168

A funeral establishment is not a permitted use in an Agricultural A-4 zone.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0941/16EYK	Zoning	A-4
Owner:	ARBOR MEMORIAL INC	Ward:	Etobicoke North (01)
Agent:	LARKIN AND LAND USE PLANNERS	Heritage:	Not Applicable
Property Address:	1810 ALBION RD	Community:	
Legal Description:	CON 3 PT LOTS 38 39 RP 66R12371 PART 5 RP 66R10903 PART 1		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0944/16EYK	Zoning	RD & R2
Owner(s):	GUIDO MARCONICCHIO	Ward:	Etobicoke North (02)
Agent:	NAPA DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	54 LOCKHEED BLVD	Community:	
Legal Description:	PLAN M577 LOT 40		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A137/12EYK) approved a new detached dwelling with variances relating to floor space index, side yard setback and dwelling height.

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

1. Section 320-59.C

The maximum permitted floor space index is 33% of the lot area (199.23 m²).
The new dwelling will have a floor space index of 37% of the lot area (222.56 m²).

2. Section 10.20.40.40.(1).(A), By-law 569-2013 and Section 320-42.1.A.(1)

The maximum permitted floor space index is 0.45 times the lot area (271.68 m²).
A previous Committee of Adjustment application (A137/12EYK) approved a floor space index of 54.2% of the lot area (327.23 m²).
The new dwelling will have a floor space index of 0.54 times the lot area (326.63 m²).

3. Section 320-42.1.D.(1)

The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 16.84 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

File Number:	A0944/16EYK	Zoning	RD & R2
Owner:	GUIDO MARCONICCHIO	Ward:	Etobicoke North (02)
Agent:	NAPA DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	54 LOCKHEED BLVD	Community:	
Legal Description:	PLAN M577 LOT 40		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0946/16EYK	Zoning	RD & R2
Owner(s):	EVA ELEANORA CARNIELLO JASON ANTHONY OTTEY	Ward:	Etobicoke-Lakeshore (05)
Agent:	FRANCESCO BISCI	Heritage:	Not Applicable
Property Address:	38 CRONIN DR	Community:	
Legal Description:	PLAN 5557 LOT 16		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.(C)**
The maximum permitted lot coverage is 33% of the lot area (188.4 m²).
The new dwelling will cover 38% of the lot area (216.8 m²).
- Section 900.3.10.(21)(C), By-law 569-2013 and Section 1.b.(1), By-law 1992-23**
The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (277.8 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (285.52 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 28% of the lot area (297.1 m²) and will have a floor space index equal to 0.52 (297.1 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0946/16EYK	Zoning	RD & R2
Owner:	EVA ELEANORA CARNIELLO JASON ANTHONY OTTEY	Ward:	Etobicoke-Lakeshore (05)
Agent:	FRANCESCO BISCI	Heritage:	Not Applicable
Property Address:	38 CRONIN DR	Community:	
Legal Description:	PLAN 5557 LOT 16		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0951/16EYK	Zoning	RD & R1
Owner(s):	BRIAN JOHN WYN COLL STACIA CATHERINE MORRIS	Ward:	Etobicoke Centre (04)
Agent:	JARLE LOVLIN	Heritage:	Not Applicable
Property Address:	109 VALECREST DR	Community:	
Legal Description:	PLAN 4103 LOT 20		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a second storey addition above the existing dwelling, a new front porch, a new rear deck and a pool enclosure.

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

1. **Section 900.3.10(32)(A), By-law 5669-2013 & Section 1.(c), By-law 1988-194**
The maximum permitted lot coverage is 28% of the lot area (290.8 m²).
Section 900.3.10(32)(A), By-law 5669-2013
The altered dwelling will have a lot coverage of 29.9% of the lot area (304.75 m²).
Section 1.(c), By-law 1988-194
The altered dwelling, including the front porch and rear verandas, will have a lot coverage of 35% of the lot area (363.35 m²).
2. **Section 900.3.10(32)(C), By-law 5669-2013 & Section 1.(c), By-law 1988-194**
The maximum permitted floor space index is 0.35 times the lot area (363.5 m²).
Section 900.3.10(32)(C), By-law 5669-2013
The altered dwelling will have a floor space index is 0.51 times the lot area (533.1 m²).
Section 1.(c), By-law 1988-194
The altered dwelling will have a floor space index is 0.56 times the lot area (597.17 m²).
3. **Section 10.20.40.70..(1), By-law 569-2013**
The minimum required front yard setback is 11.16 m.
The altered dwelling will be located 9.1 m from the front lot line.
4. **Section 900.3.10(32)(H), by-law 569-2013 & Section 1.(e), By-law 1988-194**
The minimum required side yard setback is 2 m, provided the aggregate side yard setback is not less than 5 m.
The altered dwelling will be located 1.8 m from the south side lot line, with an aggregate side yard setback of 4.17 m.
5. **Section 900.3.10.(32)(D), By-law 569-2013**
The minimum required side yard setback is 19.5 m.
The altered dwelling will be located 15.8 m from the rear lot line.

6. Section 900.3.10.(32)(F), By-law 569-2013 & Section 1.(j), By-law 1988-194

The maximum permitted encroachment for a two-storey addition into the rear yard is 5 m, permitted the minimum rear yard setback is 19.5 m.

The altered dwelling will encroach 3.74 m and will have a rear yard setback of 15.8 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0951/16EYK	Zoning	RD & R1
Owner:	BRIAN JOHN WYNOLL STACIA CATHERINE MORRIS	Ward:	Etobicoke Centre (04)
Agent:	JARLE LOVLIN	Heritage:	Not Applicable
Property Address:	109 VALECREST DR	Community:	
Legal Description:	PLAN 4103 LOT 20		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0952/16EYK	Zoning	RD & R2
Owner(s):	CHIARA GALLORO CARMELA GALLORO	Ward:	Etobicoke-Lakeshore (05)
Agent:	BATTAGLIA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	55 EDGE CROFT RD	Community:	
Legal Description:	PLAN 3888 LOT 29		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted floor space index is 0.45 times the lot area (223.41 m²).
The new dwelling will have a floor space index of 0.48 times the lot area (238.66 m²).
2. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1 C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C.(1)
The new dwelling will be located 0.99 m from the east side lot line, 1.2 m from the west side lot line and will have an aggregate side yard width of 2.19 m.
3. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 9.98 m.
4. **Section 320-42.1.B.(2)**
The maximum permitted soffit of the eaves overhang height is 6.5 m.
The new dwelling will have a soffit of the eaves overhang height of 6.9 m.
5. **Section 320-42.1.(D)(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 16.84 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

SIGNATURE PAGE

File Number:	A0952/16EYK	Zoning	RD & R2
Owner:	CHIARA GALLORO CARMELA GALLORO	Ward:	Etobicoke-Lakeshore (05)
Agent:	BATTAGLIA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	55 EDGECROFT RD	Community:	
Legal Description:	PLAN 3888 LOT 29		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0953/16EYK	Zoning	RD & R2
Owner(s):	MOHAMMAD KHAIRUL ANAM SELINA MEENA AKHTAR	Ward:	Etobicoke Centre (03)
Agent:	DANIEL ALLAN	Heritage:	Not Applicable
Property Address:	320 RENFORTH DR	Community:	
Legal Description:	PLAN 4607 LOT 267		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a two-storey south side addition which will include a garage and a second storey balcony, and to create a secondary suite in the basement.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (231.98 m²).
The altered dwelling will have a floor space index of 0.55 times the area of the lot (281.39 m²).
- Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 7.91 m.
The altered dwelling will be located 7.88 m from the front lot line.
- Section 10.20.40.70.(6)(A), By-law 569-2013**
The minimum required side yard setback abutting a street is 3 m.
Section 320-41.B
The minimum required side yard setback abutting a street is 4.18 m.
Section 10.20.40.70.(6)(A), By-law 569-2013 and Section 320-41.B
The altered dwelling will be located 2.89 m from the south side lot line abutting a street (Boreal Road).
- Section 10.20.40.70.(6)(B), By-law 569-2013**
The minimum required side yard setback is 3 m for a corner lot where there is an adjacent lot fronting on the street abutting the side lot line.
The altered dwelling will be located 2.89 m from the south side lot line abutting a street (Boreal Road).

5. **Section 320-42.1.B.(2)**

The maximum permitted soffit height is 6.5 m.

The altered dwelling will have a soffit height of 6.87 m.

6. **Section 10.20.40.50.(1)(B), By-law 569-2013**

The maximum area of a platform at or above the second storey is 4 m²

The proposed platform at or above the second storey will have an area of 9.03 m².

7. **Section 320-41.F**

The minimum required distance from a driveway on a corner lot to an intersection is 9 m.

The driveway on the corner lot will be located 5.79 m from the intersection of Renforth Drive and Boreal Road.

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

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

The proposed vehicle access to a parking space is from the front of the property (Renforth Drive).

9. **Section 150.10.40.1.(1), By-law 569-2013 and Section 304-22**

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

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

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to illustrate the abutting Renforth Drive and Boreal Road municipal boulevards, including the edge of pavement for each of these roads and the driveway location within the Renforth Drive municipal boulevard;
 - 2.2 Since it appears that the portion of the driveway within the Renforth Drive municipal boulevard is wider than the portion of the driveway within private property, we require that the portion of the driveway within the boulevard that is in excess of the 2.44-metre driveway width shown on-site be removed and restored with sod; i.e., the portion of the driveway within the municipal boulevard must also measure 2.44 metres in width. This must be shown on the revised site plan;
 - 2.3 The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 2.4 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard; and
 - 2.5 The site plan must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services (i.e. curb cut permits, etc.)";

SIGNATURE PAGE

File Number:	A0953/16EYK	Zoning	RD & R2
Owner:	MOHAMMAD KHAIRUL ANAM	Ward:	Etobicoke Centre (03)
Agent:	SELINA MEENA AKHTAR DANIEL ALLAN	Heritage:	Not Applicable
Property Address:	320 RENFORTH DR	Community:	
Legal Description:	PLAN 4607 LOT 267		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0954/16EYK	Zoning	RD & R2
Owner(s):	SIPCO HOMES LTD	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROMAN DERBISH ROMAN DERBISH ASSOCIATES	Heritage:	Not Applicable
Property Address:	92 MERVYN AVE	Community:	
Legal Description:	PLAN 3909 LOT 46		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 900.3.10.(21)(C), By-law 569-2013 & Section 1.(b)(a), By-law 1992-23**
The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (307.52 m²), up to a maximum floor space index of 0.5 (345 m²).
The proposed dwelling, including the attached garage, will have a gross floor area of 135 m² plus 33.82% of the lot area (368.36 m²), with a floor space index of 0.53 (368.36 m²).
- 2. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 17.53 m.
- 3. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The proposed dwelling will have a depth of 17.56 m.
- 4. Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The soffit height of the proposed dwelling will be 6.8 m.
- 5. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey rear platform is 14.5 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
3. A 1.6 m high screen shall be constructed on the west side of the second storey rear platform, as indicated on the second floor plan (A04) submitted and held on file by the Committee of Adjustment office.

SIGNATURE PAGE

File Number:	A0954/16EYK	Zoning	RD & R2
Owner:	SIPCO HOMES LTD	Ward:	Etobicoke-Lakeshore (05)
Agent:	ROMAN DERBISH ROMAN DERBISH ASSOCIATES	Heritage:	Not Applicable
Property Address:	92 MERVYN AVE	Community:	
Legal Description:	PLAN 3909 LOT 46		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0955/16EYK	Zoning	RD & R2
Owner(s):	2482551 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	42 RADLETT AVE	Community:	
Legal Description:	PLAN 3968 LOT 29		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.(C)**
The maximum permitted lot coverage is 33% of the lot area (163.2 m²).
The new dwelling will cover 34% of the lot area (168.2 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.(A)(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (222.5 m²).
The new dwelling will have a floor space index of 0.57 times the area of the lot (284.5 m²).
- Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.2 m.
- Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The new dwelling will have a front exterior main wall height of 7.18 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

2. Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number: A0955/16EYK
Owner: 2482551 ONTARIO INC
Agent: MARIO SILVA
Property Address: **42 RADLETT AVE**
Legal Description: PLAN 3968 LOT 29

Zoning RD & R2
Ward: Etobicoke-Lakeshore (06)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0956/16EYK	Zoning	RD & R2
Owner(s):	MATTIA FORTE FRANCESCA FORTE	Ward:	Etobicoke North (01)
Agent:	TONY BIANCHI	Heritage:	Not Applicable
Property Address:	24 TURNVALE RD	Community:	
Legal Description:	PLAN M1122 LOT 22		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To enclose the existing patio at the rear of the dwelling.

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

Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.

The maximum permitted lot coverage is 33% of the lot area (171.64 m²).

Section 10.20.30.40.(1)(A), By-law 569-2013

The altered dwelling will cover 35.5% of the lot area (184.74 m²).

Section 320-59.C.

The altered dwelling will cover 37.7% of the lot area (196.09 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0956/16EYK	Zoning	RD & R2
Owner:	MATTIA FORTE FRANCESCA FORTE	Ward:	Etobicoke North (01)
Agent:	TONY BIANCHI	Heritage:	Not Applicable
Property Address:	24 TURNVALE RD	Community:	
Legal Description:	PLAN M1122 LOT 22		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0958/16EYK	Zoning	CR 3.0 & C
Owner(s):	TERESA JANKOWSKI ZYGMENT JANKOWSKI	Ward:	Etobicoke-Lakeshore (06)
Agent:	SONNY LUPO	Heritage:	Not Applicable
Property Address:	2434-2436 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN M77 PT LOT 347		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the ground floor of the existing building into a medical office.

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

Section 340-40

A minimum of 11 parking spaces are required for the proposed medical office.
A total of 2 existing parking spaces are being provided.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0958/16EYK	Zoning	CR 3.0 & C
Owner:	TERESA JANKOWSKI ZYGMUNT JANKOWSKI	Ward:	Etobicoke-Lakeshore (06)
Agent:	SONNY LUPO	Heritage:	Not Applicable
Property Address:	2434-2436 LAKE SHORE BLVD W	Community:	
Legal Description:	PLAN M77 PT LOT 347		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0959/16EYK	Zoning	RM & R2
Owner(s):	TREMONTI CONSTRUCTION LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	GORDON GRIFFITHS G. GRIFFITHS & ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	98 SEVENTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 287		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a new rear deck and a two-storey front addition with a covered porch and a balcony above.

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

- Section 10.80.40.70.(1), By-law 569-2013 and Section 350-31(K)**
The minimum required front yard setback is 4.52 m.
The altered dwelling will be located 2 m from the front lot line.
- Section 900.6.10.(23)(D)(i), By-law 569-2013 and Section 350-31(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.44 m from the south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 350-13(B)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 350-13(B)
The eaves of the altered dwelling will be located 0.05 m from the south side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The proposed platform at or above the second storey will have an area of 5.4 m².
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.14 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0959/16EYK	Zoning	RM & R2
Owner:	TREMONTI CONSTRUCTION LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	GORDON GRIFFITHS G. GRIFFITHS & ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	98 SEVENTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 287		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0963/16EYK	Zoning	RD & R2
Owner(s):	PETER ALBERT BLACKWELL SUSAN MARIE WILSON BLACKWELL	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANGUS SKENE ARCHITECT	Heritage:	Not Applicable
Property Address:	43 GLENADEN AVE E	Community:	
Legal Description:	PLAN 3272 W PT BLK B		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition with a new rear deck.

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

- 1. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1(C)(1)
The minimum required side yard setback is 0.9 m, provided the aggregate is not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)(1)
The altered dwelling will be located 0.37 m from the east side lot line, with an aggregate side yard setback of 1.42 m.
- 2. Section 10.5.40.60.(7), By-law 569-2013**
The maximum permitted eaves setback is 0.3 m.
Section 320-41(D)
The maximum permitted eaves setback is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41(D)
The eaves of the altered dwelling will be located 0.07 m from the east side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0963/16EYK	Zoning	RD & R2
Owner:	PETER ALBERT BLACKWELL SUSAN MARIE WILSON BLACKWELL	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANGUS SKENE ARCHITECT	Heritage:	Not Applicable
Property Address:	43 GLENADEN AVE E	Community:	
Legal Description:	PLAN 3272 W PT BLK B		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0964/16EYK	Zoning	E & IC2
Owner(s):	ALMON EQUIPMENT LTD	Ward:	Etobicoke North (02)
Agent:	SUSTAINABLE TO	Heritage:	Not Applicable
Property Address:	45 RACINE RD	Community:	
Legal Description:	PLAN 4630 PT LOT 6 RP 64R7619 PART 2		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey north side addition, to increase the quantity of parking spaces and to construct a new driveway along the east side of the building.

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

1. Section 60.5.80.10.(2)(A), By-law 569-2013

A parking space may be in the front yard or the side yard that abuts a street, if no more than 5 parking spaces for the first 15 m of the main wall and thereafter 2 parking spaces for each additional 15 m of main wall that abuts the yard containing the parking spaces.

A total of 36 parking spaces will be located in the front yard along Racine Road, which exceeds the maximum permitted of 9 parking spaces.

2. Section 60.5.80.10.(1)(B), By-law 569-2013

A required parking space in a street yard must be at a right angle to the driveway that provides vehicle access from the street.

The proposed 36 parking spaces will not be at a right angle to the driveway that provides access from the street to the parking area.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
3. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.

SIGNATURE PAGE

File Number:	A0964/16EYK	Zoning	E & IC2
Owner:	ALMON EQUIPMENT LTD	Ward:	Etobicoke North (02)
Agent:	SUSTAINABLE TO	Heritage:	Not Applicable
Property Address:	45 RACINE RD	Community:	
Legal Description:	PLAN 4630 PT LOT 6 RP 64R7619 PART 2		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0966/16EYK	Zoning	RD & R2
Owner(s):	ANNA DEFINA	Ward:	Etobicoke North (02)
Agent:	ANNA DEFINA	Heritage:	Not Applicable
Property Address:	12 HAVENRIDGE DR	Community:	
Legal Description:	PLAN 3586 LOT 20		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.5.100.1.(1)(D)(i), By-law 569-2013 and Section 320-44.A.(1)(d)(1)**
The maximum permitted driveway width is 9 m.
The proposed driveway will have a width of 10.15 m.
- Section 320-42.1.E.**
A three-car garage shall be permitted only on lots with a frontage greater than 27 m.
The lot frontage is 25.6 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan drawings must explicitly show the maximum width of the proposed driveway within the Havenridge Drive municipal right-of-way, which must be 9.0 m or less.
 - 2.2 The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cut that will be closed.
 - 2.3 The site plan must include the following notations:
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services",

SIGNATURE PAGE

File Number: A0966/16EYK
Owner: ANNA DEFINA
Agent: ANNA DEFINA
Property Address: **12 HAVENRIDGE DR**
Legal Description: PLAN 3586 LOT 20

Zoning RD & R2
Ward: Etobicoke North (02)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0967/16EYK	Zoning	RD & R2
Owner(s):	ROBERT DAVIS	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	4 SMITH CRES	Community:	
Legal Description:	PLAN 3588 LOT 132		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with a carport.

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

1. **Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (108.69 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The proposed dwelling will have a lot coverage of 40% of the lot area (133.05 m²).
Section 320-59.C.
The proposed dwelling will have a lot coverage of 41% of the lot area (134.4 m²).
2. **Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (148.21 m²).
The proposed dwelling will have a floor space index of 0.58 times the lot area (192.92 m²).
3. **Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**
The minimum required front yard setback is 3.82 m.
The proposed dwelling will be located 2.42 m from the front lot line.
4. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m, providing the aggregate us not less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1.C.(1)
The proposed dwelling will be located 0.51 m from the north side lot line, with an aggregate side yard setback of 1.94 m.
5. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the proposed dwelling will have height of 7.27 m.
6. **Section 320-42.1.B.(2)**
The maximum permitted soffit height is 6.5 m.
The soffit height of the proposed dwelling will be 7.27 m.

7. Section 10.20.40.50.(1)(B), By-law 569-2013

The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed second storey rear platform will have an area of 5.95 m².

8. Section 320-18.A.(4)

A minimum access driveway of 6 m shall be provided in front of all parking spaces.
The proposed driveway access in front of the carport will be 2.42 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 1. The site plan drawings must explicitly show the maximum width of the proposed driveway and the maximum width of the proposed curb cut within the Smith Crescent municipal right-of-way.
 2. The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cuts that will be closed.
 3. The site plan must include the following notations:
 - a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards and requirements, and must be constructed at no cost to the municipality";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveway(s) and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and

- d. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services”;

SIGNATURE PAGE

File Number: A0967/16EYK
Owner: ROBERT DAVIS
Agent: EPIC DESIGNS INC
Property Address: **4 SMITH CRES**
Legal Description: PLAN 3588 LOT 132

Zoning: RD & R2
Ward: Etobicoke-Lakeshore (05)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0968/16EYK	Zoning	RD & R2
Owner(s):	JACQUELINE LOPES PROBERT ADAM JOHN PROBERT	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	9 STATLER AVE	Community:	
Legal Description:	PLAN 3486 E PT LOT 20		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 900.3.10.(21)(C), By-law 569-2013 and Section 1(b), By-law 1992-23**
The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (367 m²).
The new dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 29.77% of the lot area (411.6 m²).
- 2. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.98 m.
- 3. Section 1(d)(1), By-law 1992-23**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.98 m.
- 4. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey is 4 m².
The proposed second storey balcony will have an area of 5.6 m².
- 5. Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 320-44.A**
The maximum permitted width of a driveway is 6 m.
The proposed driveway will have a width of 6.3 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to include the following notations
 - a. "The proposed new driveways shall be constructed to the applicable City of Toronto Design Standards";
 - b. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards";
 - c. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD;
 - d. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services";

SIGNATURE PAGE

File Number:	A0968/16EYK	Zoning	RD & R2
Owner:	JACQUELINE LOPES PROBERT ADAM JOHN PROBERT	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	9 STATLER AVE	Community:	
Legal Description:	PLAN 3486 E PT LOT 20		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0970/16EYK	Zoning	CR & CPP
Owner(s):	WHITEROCK 300, 302 & 304 THE EAST MALL TORONTO INC MIRIAM HASKO	Ward:	Etobicoke-Lakeshore (05)
Agent:	PAUL WRIGHT	Heritage:	Not Applicable
Property Address:	302 THE EAST MALL (UNIT 101)	Community:	
Legal Description:	PLAN M1046 BLKS G & H RP 66R692 PARTS 1-5		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a day care facility.

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

Section 150.45.20.1.(1), By-law 569-2013

A day nursery is a permitted use provided that it is located only in an apartment building or a building with one or more of the following uses: public school, private school, place of worship, community centre, or library. The proposed day nursery is located in a building with commercial uses.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0970/16EYK	Zoning	CR & CPP
Owner:	WHITEROCK 300, 302 & 304 THE EAST MALL TORONTO INC MIRIAM HASKO	Ward:	Etobicoke-Lakeshore (05)
Agent:	PAUL WRIGHT	Heritage:	Not Applicable
Property Address:	302 THE EAST MALL (UNIT 101)	Community:	
Legal Description:	PLAN M1046 BLKS G & H RP 66R692 PARTS 1-5		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0971/16EYK	Zoning	RM & R2
Owner(s):	SUNIL MISTRY KAMINI MISTRY	Ward:	Etobicoke-Lakeshore (06)
Agent:	SUNIL MISTRY	Heritage:	Not Applicable
Property Address:	7 FOURTEENTH ST	Community:	
Legal Description:	PLAN 1101 PT LOT 11 BLK 18		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey south side addition and a second storey front addition.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 350-31.F.(2)**
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (149.98 m²).
The altered dwelling will have a floor space index/ gross floor area of 0.62 times the lot area (155.94 m²).
- Section 10.80.40.70.(1), By-law 569-2013 & Section 350-31.K.**
The minimum required front yard setback is 4.1 m.
The altered dwelling is located 2.09 m from the front lot line.
- Section 350-13.B**
The minimum required side yard setback for roof projections is 0.5 m.
The roof projections of the altered dwelling will be located 0.3 m from the south side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0971/16EYK	Zoning	RM & R2
Owner:	SUNIL MISTRY KAMINI MISTRY	Ward:	Etobicoke-Lakeshore (06)
Agent:	SUNIL MISTRY	Heritage:	Not Applicable
Property Address:	7 FOURTEENTH ST	Community:	
Legal Description:	PLAN 1101 PT LOT 11 BLK 18		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0973/16EYK	Zoning	RD & R2
Owner(s):	FRASER CUNNINGHAM VALERIE CUNNINGHAM	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTONELLA FERRONE-WILD	Heritage:	Not Applicable
Property Address:	50 QUEEN ANNE RD	Community:	
Legal Description:	PLAN 1615 E PT LOT 19		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition with a rear deck. The existing garage will be demolished.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (137.93 m²).
The altered dwelling will cover 37.4% of the lot area (156.3 m²).
- 2. Section 900.3.10.(35)(A), By-law 569-2013**
The maximum permitted gross floor area is 150 m² plus 25% of the lot area (254.49 m²), up to a maximum floor space index of 0.5 times the area of the lot (208.99 m²).
Section 1.a), By-law 1993-108
The maximum permitted gross floor area of a detached dwelling, including an attached or detached garage, is 150 m² plus 25% of the lot area (254.49 m²).
Section 900.3.10.(35)(A), By-law 569-2013 and Section 1.a), By-law 1993-108
The altered dwelling will have a gross floor area of 150 m² plus 29% of the lot area (271.3 m²), with a floor space index of 0.65 times the area of the lot (271.68 m²).
- 3. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.(C)(1)
The minimum required side yard setback is 0.9 m and the aggregate width of the side yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1.(C)(1)
The altered dwelling will be located 0.9 m from the west side, 0.9 m from the east side lot line and will have an aggregate side yard width of 1.8 m.

4. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 20.04 m.
5. **Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted dwelling depth is 19 m.
Section 320-42.1.(D)(1)
The maximum permitted dwelling depth is 16.5 m.
Section 10.20.40.20.(1), By-law 569-2013 and Section 320-42.1.(D)(1)
The altered dwelling will have a depth of 20.2 m.
6. **Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.(B)(1)**
A minimum of 1 parking space is required.
No parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0973/16EYK	Zoning	RD & R2
Owner:	FRASER CUNNINGHAM VALERIE CUNNINGHAM	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTONELLA FERRONE-WILD	Heritage:	Not Applicable
Property Address:	50 QUEEN ANNE RD	Community:	
Legal Description:	PLAN 1615 E PT LOT 19		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0975/16EYK	Zoning	RD & R1
Owner(s):	AMAN GUPTA PRIYANKA GUPTA	Ward:	Etobicoke Centre (04)
Agent:	MAKOW ASSOCIATES ARCHITECT, INC	Heritage:	Not Applicable
Property Address:	33 NORTH DR	Community:	
Legal Description:	PLAN 965 PT LOTS 43 & 44		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage and two cabanas in the rear yard.

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

1. **Section 10.20.40.10.(1)(A), By-law 569-2013**
The maximum permitted height is 9.5 m.
Section 320-42.1.B.(2)
The maximum permitted height is 6.5 m for a flat roof.
Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(2)
The proposed dwelling will have a height of 11.3 m to the peak of the roof and 11.8 m to the top of the skylight.
2. **Section 10.20.40.10.(2)(B)(ii) By-law 569-2013**
The maximum permitted height of the all side exterior main walls is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 7.31 m.
3. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The two proposed rear balconies will have areas of 24 m².
4. **Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum number of platforms at or above the second storey is 1.
The total number of rear balconies at or above the second storey is 2.
5. **Section 320-43.E(1)**
The maximum permitted lot coverage for an accessory structure is 2% of the lot area.
The proposed cabanas will have a lot coverage of 4% of the lot area.

6. Section 320-43.D

An accessory structure or building shall not exceed 2.5 m in height, except that for any such building or structure that is constructed with a pitched roof the maximum height of such building may be 3.7 m, provided that no part of the walls or supporting posts shall exceed 2.5 m in height. In addition, no part of any accessory structure or building shall exceed the maximums herein provided.

The proposed cabanas will have a height of 4 m and a supporting wall height and flat roof height of 2.85 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
4. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
5. The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:
 - 5.1. Prior to the issuance of a demolition and/or building permit, the applicant must obtain a Permit or Clearance under Chapter 658 – Ravine and Natural Feature Protection. The permit will be subject to conditions including tree protection.

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

SIGNATURE PAGE

File Number:	A0975/16EYK	Zoning	RD & R1
Owner:	AMAN GUPTA PRIYANKA GUPTA	Ward:	Etobicoke Centre (04)
Agent:	MAKOW ASSOCIATES ARCHITECT, INC	Heritage:	Not Applicable
Property Address:	33 NORTH DR	Community:	
Legal Description:	PLAN 965 PT LOTS 43 & 44		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0976/16EYK	Zoning	RD & R1
Owner(s):	NICOLE MARIE MELNBARDIS DENNIS IVARS MELNBARDIS	Ward:	Etobicoke Centre (04)
Agent:	ANTHONY GORNIK	Heritage:	Not Applicable
Property Address:	425 THE KINGSWAY	Community:	
Legal Description:	PLAN 2615 PT BLK A		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a loggia that includes a covered dining area at the rear of the dwelling and a covered hot tub area at the rear of the dwelling.

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

- Section 900.3.10.(28)(D)(iii), By-law 569-2013 and Section 1.c)(3), By-law 1992-24**
The minimum required side yard setback is 2.7 m with an aggregate side yard width of 6.1 m.
The altered dwelling will be located 2.55 m from the east side lot line and will have a total aggregate side yard width of 5.25 m.
- Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The altered dwelling will have a length of 37.37 m.
- Section 10.20.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 28.13 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The proposal shall be constructed substantially in accordance with the revised site plan (A-00) submitted and held on file by the Committee of Adjustment office and stamped as received on February 8, 2017, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
2. The following conditions shall be fulfilled to the satisfaction of Urban Forestry Ravine and Natural Feature Protection:
 - a. Prior to the issuance of a demolition and/or building permit, that applicant must obtain a Permit or Clearance under Chapter 658 - Ravine and Natural Feature Protection. The permit will be subject to conditions including tree protection.
 - b. Prior to the issuance of a demolition and/or building permit, all trees not approved for removal must be protected according to the "City of Toronto Tree Protection Policy and Specifications for Construction near Trees" (<http://www.toronto.ca/trees/pdfs/TreeProtSpecs/pdf>) and to the satisfaction of Urban Forestry RNFP. The tree protection measures must be installed on site and approved by Urban Forestry RNFP prior to beginning any demolition or construction activities on the subject property.

SIGNATURE PAGE

File Number:	A0976/16EYK	Zoning	RD & R1
Owner:	NICOLE MARIE MELNBARDIS DENNIS IVARS MELNBARDIS	Ward:	Etobicoke Centre (04)
Agent:	ANTHONY GORNIK	Heritage:	Not Applicable
Property Address:	425 THE KINGSWAY	Community:	
Legal Description:	PLAN 2615 PT BLK A		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

REVISED

9:59 am, Feb 08, 2017

AREA SUMMARY

AREAS	Common	m ²	ft ²
LOT AREA FROM SURVEY	Common	2885.1	31162.60
FIRST FLOOR	Common	m ²	ft ²
FIRST FLOOR COVERAGE INCLUDING ATTACHED GARAGE AND RECESSED ENTRANCE	Common	508.05	5468.64
FIRST FLOOR COVERAGE NOT INCLUDING ATTACHED GARAGE OR RECESSED ENTRANCE	Common	446.24	4803.34
GARAGE INCLUDING RECESSED ENTRANCE	Common	61.81	665.30
SECOND FLOOR	Common	m ²	ft ²
SECOND FLOOR GLACUATED TO EXTERIOR FACE OF KNEEWALLS INCLUDING STAIR	Common	68.47	737.00
COVERED AREAS	Common	m ²	ft ²
HOT TUB AREA	Common	22.67	244.02
COVERED DINING TERRACE	Common	49.14	529.94
LOGGIA	Common	49.10	529.51
POOL EQUIPMENT / CHANGE ROOM	Common	15.79	169.96
COVERAGE	Common	m ²	ft ²
FIRST FLOOR COVERAGE INCLUDING ATTACHED GARAGE & COVERED AREAS	Common	644.75	6940.07
COVERAGE OF SITE AREA:	Common	22.3%	
REAR YARD	Common	m ²	ft ²
REAR YARD AREA	Common	753.64	8112.11
REAR YARD LANDSCAPING	Common	m ²	ft ²
HARD LANDSCAPING (APPROXIMATE)	Common	29.9%	225.65 2428.88
CONVERSION FACTORS		metric	imperial
m ² to ft ²		1.00	10.7639
ft ² to m ²		0.0929	1.00
m to ft		1.00	3.2808
ft to m		0.3048	1.00

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION

Required unless design is exempt under Division C - Part 3, Article 3.2.5.1 of the Ontario Building Code

NAME: TONY GORNIK BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C - Part 3, Article 3.2.5.1 of the Ontario Building Code
Mel Rosenow 30126
NAME: SIGNATURE: BCIN

COPYRIGHT

THE IDEAS AND CONCEPTS EXPRESSED ON THIS AUTOCAD DRAWING (.dwg) AND/OR PDF (.pdf) DOCUMENT ARE THE EXPRESSED IDEAS OF T. GORNIK BUILD / DESIGN LTD. AND ARE PROTECTED BY COPYRIGHT.

THE AUTOCAD DRAWINGS, PDF DOCUMENTS, SPECIFICATIONS, AND THE INFORMATION CONTAINED WITHIN ARE INSTRUMENTS OF SERVICE PREPARED BY T. GORNIK BUILD / DESIGN LTD. FOR THE SPECIFIC NAMED PROJECT.

T. GORNIK BUILD / DESIGN LTD. RETAINS THE COPYRIGHT TO THESE AUTOCAD DRAWINGS, PDF DOCUMENTS AND SPECIFICATIONS, WHICH SHALL NOT BE CHANGED OR ALTERED IN ANY WAY FOR THIS PROJECT, OR USED FOR ANY OTHER PURPOSE OR PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF T. GORNIK DESIGN / BUILD LTD.

AUTOCAD DRAWINGS, PDF DOCUMENTS AND SPECIFICATIONS LOCATED AT THE OFFICE OF T. GORNIK BUILD / DESIGN LTD. ARE DEEMED THE ORIGINALS

© 2016 T. GORNIK BUILD / DESIGN LTD.

JANUARY 17, 2017
MISCELLANEOUS DESIGN REVISIONS

COMMENTS



270 THE KINGSWAY • P.O. BOX 74582
TORONTO • ONTARIO • M9A 3T0
TEL: 416-239-1303 • FAX: 416-239-3907

PROJECT TITLE:

PROPOSED
REAR YARD LANDSCAPING
425 THE KINGSWAY
TORONTO, ONTARIO, M9A 3W1

DRAWING TITLE:
PART SITE PLAN

Designed by: TONY GORNIK

Drawn by: LINEABOVE

Scale: 1 : 125

Issued:
DECEMBER 11, 2016 PLOTTED
FEBRUARY 7, 2017

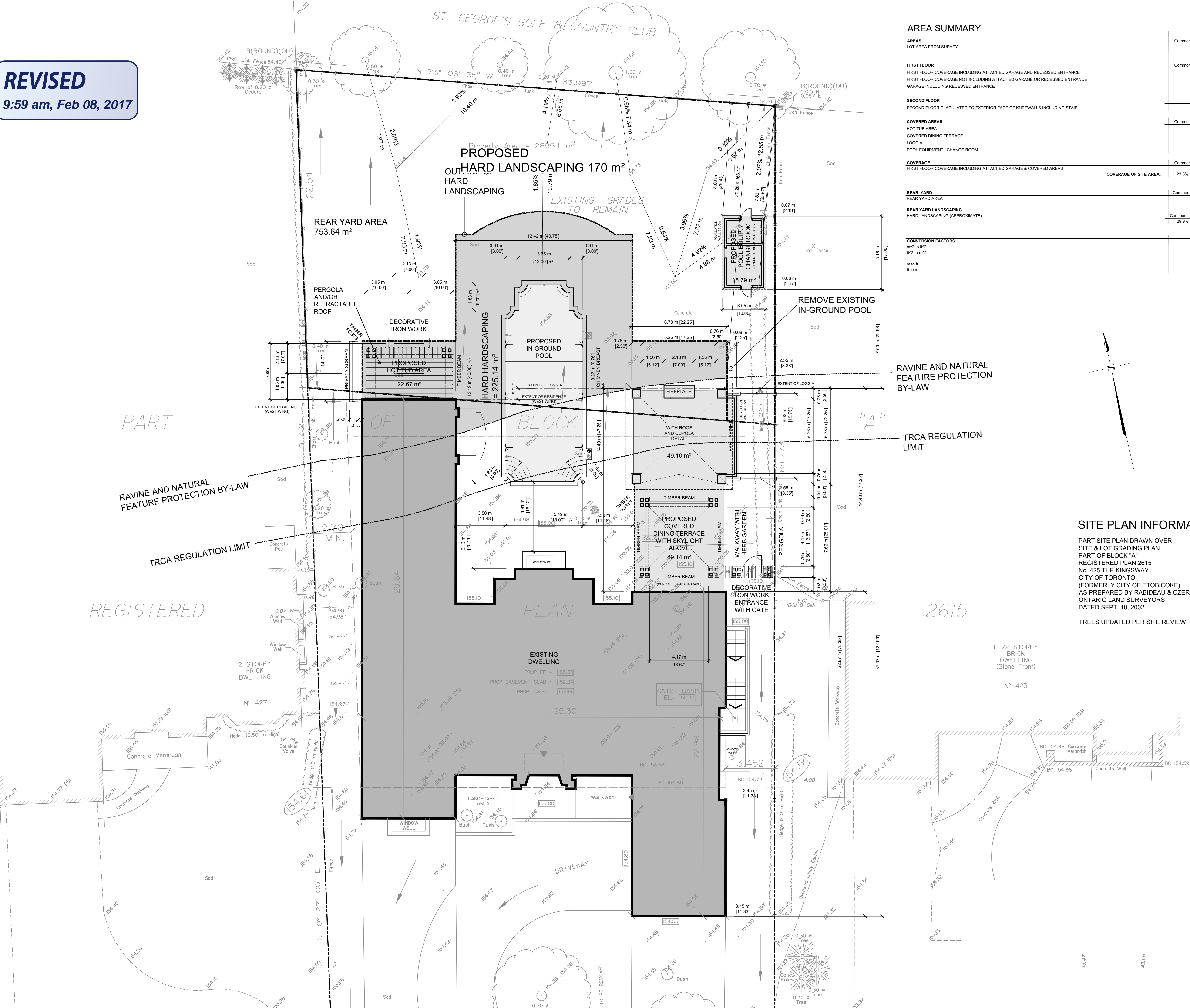
Drawing Number:

A-00

DECEMBER 11, 2016
RE-ISSUED FOR ZCC

DECEMBER 20, 2016
ISSUED FOR COMMITTEE OF ADJUSTMENT

NOVEMBER 30, 2016
ISSUED FOR ZCC



Thursday, February 9, 2017

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

File Number:	A0977/16EYK	Zoning	RD & R2
Owner(s):	STEFAN IWAN TUPIS	Ward:	Etobicoke-Lakeshore (05)
Agent:	EY1	Heritage:	Not Applicable
Property Address:	144 SMITHWOOD DR	Community:	
Legal Description:	PLAN 5727 LOT 17		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To extend the existing garage.

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

- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-41.A.
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-41.A.
The altered dwelling will be located 0.67 m from the east side lot line.
- Section 10.20.40.70.(2)(B), By-law 569-2013**
The minimum required rear yard setback is 7.65 m.
The altered dwelling will be located 5.82 m from the rear lot line.

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

The Minor Variance Application is Approved on Condition

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

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

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

Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number: A0977/16EYK
Owner: STEFAN IWAN TUPIS
Agent: EY1
Property Address: **144 SMITHWOOD DR**
Legal Description: PLAN 5727 LOT 17

Zoning RD & R2
Ward: Etobicoke-Lakeshore (05)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0979/16EYK	Zoning	RD & R1
Owner(s):	ZIAD HANNA BACHIR	Ward:	Etobicoke Centre (04)
Agent:	DAMIAN YANNOPOULOS	Heritage:	Not Applicable
Property Address:	1169 ROYAL YORK RD	Community:	
Legal Description:	PLAN 2875 LOT 17		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

- 1. Section 900.3.10.(28)(C), By-law 569-2013 and Section 1.(b)(1), By-law 1992-24**
The maximum permitted gross floor area is 165 m² plus 25% of the lot area (374 m²).
Section 900.3.10.(28)(C), By-law 569-2013
The new dwelling will have a gross floor area equal to 165 m² plus 36.34% of the lot area (468.6 m²).
Section 1.(b)(1), By-law 1992-24
The new dwelling will have a gross floor area equal to 165 m² plus 38.97% of the lot area (490.6 m²).
- 2. Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.78 m.
- 3. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-24**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 9.62 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0979/16EYK	Zoning	RD & R1
Owner:	ZIAD HANNA BACHIR	Ward:	Etobicoke Centre (04)
Agent:	DAMIAN YANNOPOULOS	Heritage:	Not Applicable
Property Address:	1169 ROYAL YORK RD	Community:	
Legal Description:	PLAN 2875 LOT 17		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	B0081/16EYK	Zoning	E1.0 & IC.2
Owner(s):	2154781 CANADA LTD.	Ward:	Etobicoke North (02)
Agent:	DIANA MERCIER	Heritage:	Not Applicable
Property Address:	25 VICE REGENT BLVD	Community:	
Legal Description:	CON 2 FTH PT LOTS 27 28 RP 66R14670 PARTS 29 30 & 31		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the lot into 2 lots and to create an easement/right-of-way for the purpose of vehicular and pedestrian access.

Retained - Parts 6, 7 & 8 on Plan 66R-26618

25 Vice Regent Blvd

Parts 6, 7 & 8 on Plan 66R-26618 have a combined lot frontage of 198.46 m² and a combined lot area of 22 284.6 m². The existing car dealership will be maintained.

Conveyed - Parts 1, 2, 3, 4 & 5 on Plan 66R-26618

Address to be assigned

Parts 1, 2, 3, 4 & 5 on Plan 66R-26618 have a combined lot frontage of 42.14 m and a combined lot area of 4857.1 m². The vacant site will consist of a proposed bank and a parking lot.

Easement - Part 4 on Plan 66R-26618 will be subject to an easement for vehicular and pedestrian access in favour of the lands to the south that currently occupy an existing car dealership, known as 25 Vice Regent Blvd (Parts 6, 7 & 8).

Any existing easements will be maintained.

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

The Consent Application is Approved on Condition

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

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
3. The applicant shall satisfy all conditions concerning City/Private owned trees, to the satisfaction of Urban Forestry Services.
4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
6. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
7. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 7.1 The owner shall file with the Director, Community Planning, Etobicoke York District, in consultation with the Executive Director, Engineering & Construction Services, fully executed copies of the following certificates to the said Director:
 - a. from the applicant's solicitor with respect to the creation of necessary easements;
 - b. from the applicant's surveyor with respect to the identification of necessary easements;
 - c. from the applicant's engineer with respect to the identification of necessary easements.

8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0081/16EYK	Zoning	E1.0 & IC.2
Owner(s):	2154781 CANADA LTD.	Ward:	Etobicoke North (02)
Agent:	DIANA MERCIER	Heritage:	Not Applicable
Property Address:	25 VICE REGENT BLVD	Community:	
Legal Description:	CON 2 FTH PT LOTS 27 28 RP 66R14670 PARTS 29 30 & 31		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 9, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

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

Thursday, February 9, 2017

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

File Number:	B0074/16EYK	Zoning	RD & R2
Owner(s):	YUL KIM	Ward:	Etobicoke North (02)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	38 YORK RD	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 12.24 m and the lot area is 459.5 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0784/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 12.24 m and the lot area is 459.4 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0785/16EYK.

File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.

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

The Consent Application is Approved on Condition

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

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

SIGNATURE PAGE

File Number: B0074/16EYK
Owner(s): YUL KIM
Agent: ROCK KIM
Property Address: **38 YORK RD**
Legal Description: PLAN 3565 S PT LOT 102

Zoning: RD & R2
Ward: Etobicoke North (02)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 9, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

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

Thursday, February 9, 2017

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

File Number:	A0784/16EYK	Zoning	RD & R2
Owner(s):	YUL KIM	Ward:	Etobicoke North (02)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	38 YORK RD - PART 1	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The new lot area will be 459.5 m².
- Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 12.24 m.
- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (151.6 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 34.81% of the lot area (159.93 m²).
Section 320-59.C.
The new dwelling will cover 36% of the lot area (165.37 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (206.7 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.61 times the area of the lot (278.98 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index of 0.61 times the area of the lot (278.36 m²).
- Section 10.20.40.70.(6), By-law 569-2013**
The minimum required side yard setback abutting a street setback for a corner lot is 3 m.
Section 320-41.B.
The minimum required side yard setback from the flankage street is 3.9 m (Hamer Boulevard).
Section 10.20.40.70.(6), By-law 569-2013 and Section 320-41.B.
The new dwelling will be located 1.22 m from the north side lot line from the flankage street (Hamer Boulevard).

6. **Section 320-42.1.B.(2)**
The maximum permitted height from the established grade to the soffit of the roof eaves is 6.5 m.
The new dwelling will have a height of 6.96 m.
7. **Section 200.5.1.(3)(A), By-law 569-2013 and Section 320-18.A.(4)**
The minimum required access driveway width is 6 m in front of a parking space.
The proposed access driveway will have a width of 1.22 m from the lot line to the garage.
8. **Section 320-41.F.(1)**
A minimum of 6 m must be provided in front of a garage door facing a flanking street.
The garage door facing the flanking street (Hamer Boulevard) will be located 1.22 m from the lot line to the garage.

File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0074/16EYK**.
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.
3. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 3.1 The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Engineering and Construction Services and Transportation Services, at no cost to the City;
 - a. Site plan drawing should illustrate a minimum 2% positive driveway slope on the plan;
 - b. Show and label proposed curb cut for driveways. Label depressed curb that is to be restored to full curb and gutter;

- c. Update the garage labels on the plan to say two car garage (not one);
- d. Remove the 5.6m wide driveway that is proposed for the detached dwelling on the Part 1 lot;
- e. Provide a new 5.6m wide driveway for the proposed double-car garage that will be accessed from the Hamer Boulevard frontage on the proposed severed Part 1 lot;
- f. Illustrate each of the proposed driveways, on Parts 1 and 2, for the detached dwellings as being maintained with a positive slope of 2% to 4% within the municipal boulevards;
- g. Insert a notation on the site plan stating that, "The applicant is required to reinstate the existing driveway depressed curb that is being closed along the York Road frontage with poured raised concrete curb according to the City of Toronto Design Standard Drawing No. T-600.11-1. The existing driveway that is being removed within the York Road municipal boulevard must be restored with sod";
- h. Insert an advisory notation on the site plan stating that, "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant shall contact Ms. Joanne Vecchiarelli of Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

SIGNATURE PAGE

File Number:	A0784/16EYK	Zoning	RD & R2
Owner:	YUL KIM	Ward:	Etobicoke North (02)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	38 YORK RD - PART 1	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0785/16EYK	Zoning	RD & R2
Owner(s):	YUL KIM	Ward:	Etobicoke North (02)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	38 YORK RD - PART 2	Community:	
Legal Description:	PLAN 3565 S PT LOT 102		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The new lot area will be 459.4 m².
2. **Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 12.24 m.
3. **Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (151.6 m²).
Section 10.20.30.40.(1)(A), By-law 569-2013
The new dwelling will cover 34.81% of the lot area (159.93 m²).
Section 320-59.C.
The new dwelling will cover 36% of the lot area (165.37 m²).
4. **Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the area of the lot (206.7 m²).
Section 10.20.40.40.(1)(A), By-law 569-2013
The new dwelling will have a floor space index of 0.61 times the area of the lot (280.75 m²).
Section 320-42.1.A.(1)
The new dwelling will have a floor space index of 0.61 times the area of the lot (281.83 m²).
5. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)**
The maximum permitted building height is 9.5 m.
The new dwelling will have a height of 9.7 m.

6. Section 320-42.1.B.(2)

The maximum permitted height from the established grade to the soffit of the roof eaves is 6.5 m.
The new dwelling will have a height of 6.95 m.

File Numbers B0074/16EYK, A0784/16EYK AND A0785/16EYK will be considered jointly.

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0074/16EYK**.
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

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

3. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

- 3.1 The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Engineering and Construction Services and Transportation Services, at no cost to the City;
 - a. Site plan drawing should illustrate a minimum 2% positive driveway slope on the plan;
 - b. Show and label proposed curb cut for driveways. Label depressed curb that is to be restored to full curb and gutter;
 - c. Update the garage labels on the plan to say two car garage (not one);
 - d. Remove the 5.6m wide driveway that is proposed for the detached dwelling on the Part 1 lot;
 - e. Provide a new 5.6m wide driveway for the proposed double-car garage that will be accessed from the Hamer Boulevard frontage on the proposed severed Part 1 lot;
 - f. Illustrate each of the proposed driveways, on Parts 1 and 2, for the detached dwellings as being maintained with a positive slope of 2% to 4% within the municipal boulevards;

- g. Insert a notation on the site plan stating that, "The applicant is required to reinstate the existing driveway depressed curb that is being closed along the York Road frontage with poured raised concrete curb according to the City of Toronto Design Standard Drawing No. T-600.11-1. The existing driveway that is being removed within the York Road municipal boulevard must be restored with sod";
- h. Insert an advisory notation on the site plan stating that, "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant shall contact Ms. Joanne Vecchiarelli of Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

SIGNATURE PAGE

File Number: A0785/16EYK
Owner: YUL KIM
Agent: ROCK KIM
Property Address: **38 YORK RD - PART 2**
Legal Description: PLAN 3565 S PT LOT 102

Zoning: RD & R2
Ward: Etobicoke North (02)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	B0075/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD	Community:	
Legal Description:	PLAN 3586 LOT 13		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage along McArthur Street is 16.53 m and the lot area is 385 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0790/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage along McArthur Street is 9.83 m and the lot area is 224.8 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0791/16EYK.

Conveyed - Part 3

Address to be assigned

The lot frontage along McArthur Street is 9.83 m and the lot area is 224.8 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0792/16EYK.

Conveyed - Part 4

Address to be assigned

The lot frontage along McArthur Street is 11.04 m and the lot area is 245.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0793/16EYK.

File numbers B0075/16EYK, A0790/16EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.

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

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0075/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD	Community:	
Legal Description:	PLAN 3586 LOT 13		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 9, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

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

Thursday, February 9, 2017

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

File Number:	A0790/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 1	Community:	
Legal Description:	PLAN 3586 LOT 13		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 24 m.
Section 1.(a), By-law 3078
The minimum required lot frontage is 24.38 m.
Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078
The lot frontage will be 16.53 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1110 m².
Section 1.(b), By-law 3078
The minimum required lot area is 1114.84 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078
The lot area will be 385.02 m².
- 3. Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
Section 320-40.A.
The minimum required front yard setback is 7.5 m.
Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.
The propose dwelling will be located 4.53 m from the front lot line.

4. **Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(2)
The minimum required side yard setback is 1.2 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)
The proposed dwelling will be located 0.76 m from the north side lot line.
5. **Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.33 m from the north side lot line.
6. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 6.69 m from the rear lot line.
7. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**
The minimum required lot depth is 45.72 m.
The lot depth will be 22.88 m.
8. **Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor is 1.2 m. above established grade.
The first floor height of the proposed dwelling will have a height of 1.24 m above established grade.
9. **Section 320-42.1.B.(2)**
The maximum permitted soffit height of 6.5 m.
The proposed dwelling will have a soffit height of 6.56 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 10.06 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.
Section 320-42.E.
The maximum projection for a deck into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E
The proposed deck will project 2.64 m into the required rear yard setback.

File numbers B0075/16EYK, A0790/16EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0790/16EYK	Zoning	RD & R2
Owner:	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 1	Community:	
Legal Description:	PLAN 3586 LOT 13		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0791/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 2	Community:	
Legal Description:	PLAN 3586 LOT 13		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 24 m.
Section 1.(a), By-law 3078
The minimum required lot frontage is 24.38 m.
Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078
The lot frontage will be 9.83 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1110 m².
Section 1.(b), By-law 3078
The minimum required lot area is 1114.84 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078
The lot area will be 224.81 m².
- 3. Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (74.19 m²).
The proposed dwelling will have a lot coverage of 42% of the lot area (95.42 m²).
- 4. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (101.16 m²).
The proposed dwelling will have a floor space index of 0.74 times the lot area (166.42 m²).

5. **Section 10.20.40.70.(1), By-law 569-2013**
The minimum required front yard setback is 6 m.
Section 320-40.A.
The minimum required front yard setback is 7.5 m.
Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.
The proposed dwelling will be located 4.53 m from the front lot line.
6. **Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(2)
The minimum required side yard setback is 0.9 m, provided that the aggregate width of both side yards shall equal not less than 2.1 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)
The proposed dwelling will be located 0.76 m from the north and south side lot line, providing an aggregate side yard setback of 1.52 m.
7. **Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.33 m from the north and south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**
The minimum required lot depth is 45.72 m.
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.
Section 320-42.E.
The maximum projection for a deck into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E
The proposed deck will project 2.64 m into the required rear yard setback.

File numbers B0075/16EYK, A0790/16EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0791/16EYK	Zoning	RD & R2
Owner:	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 2	Community:	
Legal Description:	PLAN 3586 LOT 13		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0792/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 3	Community:	
Legal Description:	PLAN 3586 LOT 13		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 24 m.
Section 1.(a), By-law 3078
The minimum required lot frontage is 24.38 m.
Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078
The lot frontage will be 9.83 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1110 m².
Section 1.(b), By-law 3078
The minimum required lot area is 1114.84 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078
The lot area will be 224.81 m².
- 3. Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (74.19 m²).
The proposed dwelling will have a lot coverage of 42% of the lot area (95.42 m²).
- 4. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (101.16 m²).
The proposed dwelling will have a floor space index of 0.74 times the lot area (166.42 m²).

5. **Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.C.(1)**
The minimum required front yard setback is 12.22 m.
The proposed dwelling will be located 4.53 m from the front lot line.
6. **Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(2)
The minimum required side yard setback is 0.9 m, with a minimum aggregate side yard setback of 2.1 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(2)
The proposed dwelling will be located 0.76 m from the north and south side lot line, providing an aggregate side yard setback of 1.52 m.
7. **Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.33 m from the north and south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**
The minimum required lot depth is 45.72 m.
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.
Section 320-42.E.
The maximum projection for a deck into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E
The proposed deck will project 2.64 m into the required rear yard setback.

File numbers B0075/16EYK, A079016EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0792/16EYK	Zoning	RD & R2
Owner:	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 3	Community:	
Legal Description:	PLAN 3586 LOT 13		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0793/16EYK	Zoning	RD & R2
Owner(s):	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 4	Community:	
Legal Description:	PLAN 3586 LOT 13		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 24 m.
Section 1.(a), By-law 3078
The minimum required lot frontage is 24.38 m.
Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 1.(a), By-law 3078
The lot frontage will be 11.04 m.
- 2. Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 1110 m².
Section 1.(b), By-law 3078
The minimum required lot area is 1114.84 m².
Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 1.(b), By-law 3078
The lot area will be 245.25 m².
- 3. Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 320-55.C.**
The maximum permitted lot coverage is 33% of the lot area (80.93 m²).
The proposed dwelling will have a lot coverage of 39% of the lot area (95.42 m²).
- 4. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (110.36 m²).
The proposed dwelling will have a floor space index of 0.68 times the lot area (166.42 m²).

5. **Section 10.20.40.70.(1), By-law 569-2013 & Section 320-40.A.**
The minimum required front yard setback is 12.22 m.
The proposed dwelling will be located 4.53 m from the front lot line.
6. **Section 10.20.40.70.(3)(F), By-law 569-2013**
The minimum required side yard setback is 2.4 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(F), By-law 569-2013 & Section 320-42.1.C.(1)
The proposed dwelling will be located 1.52 m from the north side lot line and 0.76 m from the south side lot line.
7. **Section 320-41.D.**
The minimum required side yard setback for eaves is 0.4 m.
The eaves of the proposed dwelling will be located 0.33 m from the south side lot line.
8. **Section 10.20.40.70.(2)(A), By-law 569-2013 & Section 320-42.A.**
The minimum required rear yard setback is 7.5 m.
The proposed dwelling will be located 6.69 m from the rear lot line.
9. **Section 900.3.10(14)(A), By-law 569-2013 & 1.(c), By-law 3078**
The minimum required lot depth is 45.72 m.
The lot depth will be 22.88 m.
10. **Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m.
The proposed dwelling will have a height of 9.86 m.
11. **Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade, may encroach into the required rear yard setback 2.5 m.
Section 320-42.E.
The maximum projection for a deck into the required rear yard setback is 1.6 m.
Section 10.5.40.60.(1)(C), By-law 569-2013 & Section 320-42.E
The proposed deck will project 2.64 m into the required rear yard setback.

File numbers B0075/16EYK, A079016EYK, A0791/16EYK, A0792/16EYK and A0793/16EYK will be considered jointly.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0793/16EYK	Zoning	RD & R2
Owner:	2415961 ONTARIO LTD	Ward:	Etobicoke North (02)
Agent:	DESIGN PLAN SERVICES INC	Heritage:	Not Applicable
Property Address:	216 DIXON RD - PART 4	Community:	
Legal Description:	PLAN 3586 LOT 13		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	B0082/16EYK	Zoning	RM & RM-1
Owner(s):	DEAN ENNIS DENISE ENNIS	Ward:	Etobicoke-Lakeshore (06)
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST	Community:	
Legal Description:	PLAN 2172 LOT 206		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.61 m and the lot area is 278.9 m². The existing detached dwelling will be maintained, requiring variances to the Zoning By-law, as outlined in Application A0895/16EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.61 m and the lot area is 278.8 m². The vacant lot will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0896/16EYK.

File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.

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

The Consent Application is Approved on Condition

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

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

SIGNATURE PAGE

File Number:	B0082/16EYK	Zoning	RM & RM-1
Owner(s):	DEAN ENNIS	Ward:	Etobicoke-Lakeshore (06)
	DENISE ENNIS		
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST	Community:	
Legal Description:	PLAN 2172 LOT 206		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 9, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

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

Thursday, February 9, 2017

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

File Number:	A0895/16EYK	Zoning	RM & RM-1
Owner(s):	DEAN ENNIS	Ward:	Etobicoke-Lakeshore (06)
	DENISE ENNIS		
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST - PART 1	Community:	
Legal Description:	PLAN 2172 LOT 206		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling.

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

1. **Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.61 m.
2. **Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 278.8 m².
3. **Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (97.58 m²)
The existing dwelling has a floor space index of 0.44 times the lot area (122.67 m²).
4. **Section 900.6.10.(2)(E)(i), By-law 569-2013 & Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The existing dwelling will be located 0.47 m from the east side lot line.
5. **Section 10.5.40.60.(7)(B), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 330-13.A.(2)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7)(B), By-law 569-2013 & Section 330-13.A.(2)
The existing dwelling will be located 0.19 m from the east side lot line.

6. Section 10.5.80.10.(3), By-law 569-2013

A parking space may not be located in a front yard or a side yard abutting a street.

Section 330-9.(1).A

At least one parking space shall be provided for each dwelling unit. The said parking shall be provided by an attached garage, carport, detached garage or rear yard parking space.

Section 10.5.80.10.(3), By-law 569-2013 & Section 330-9.(1).A

The existing front yard parking space will be maintained.

File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0082/16EYK.**
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 4.1 The applicant shall submit one revised site plan (metric scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. The site plan drawing should illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Insert advisory notation on the site plan stating which existing structures to be removed, i.e. shed, driveway; and,
 - c. The correct location of the existing street curb along the development site frontage; and,

- d. The provision of driveway widths for each lot within the Forty First Street right-of-way that match the widths that are proposed on private property; and,
- e. Compliance with the parking space dimensional requirements of the Zoning By-law for the Part 2 lot; and,
- f. Clearly show the portions of existing curb cuts that will be closed; and,
- g. Clearly show the proposed new curb cuts for each dwelling unit that match the widths of the proposed driveways; and,
- h. The site plan must be revised to include the following notations:
 - i. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality"; and,
 - ii. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards"; and,
 - iii. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and,
 - iv. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0895/16EYK	Zoning	RM & RM-1
Owner:	DEAN ENNIS	Ward:	Etobicoke-Lakeshore (06)
	DENISE ENNIS		
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST - PART 1	Community:	
Legal Description:	PLAN 2172 LOT 206		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0896/16EYK	Zoning	RM & RM-1
Owner(s):	DEAN ENNIS DENISE ENNIS	Ward:	Etobicoke-Lakeshore (06)
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST - PART 2	Community:	
Legal Description:	PLAN 2172 LOT 206		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.61 m.
2. **Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 278.9 m².
3. **Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (97.62 m²)
The proposed dwelling has a floor space index of 0.63 times the lot area (175.71 m²).
4. **Section 10.80.40.70.(1), By-law 569-2013 & Section 330-23.A.(6)**
The minimum required front yard setback is 8.56 m.
The proposed dwelling will be located 7.63 m from the front lot line.
5. **Section 900.6.10.(2)(E)(i), By-law 569-2013 & Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The existing dwelling will be located 0.6 m from the west side lot line.
6. **Section 330-13.A.(2)**
The minimum required side yard setback for eaves is 0.5 m.
The proposed dwelling will be located 0.35 m from the west side lot line.

7. **Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length is 18.24 m.
8. **Section 200.5.1.10(2)(C), By-law 569-2013 & Section 330-9.A(1)**
The minimum required width of a parking space must be 3.2 m.
The proposed parking space will have a width if 3.05 m.

File numbers B0082/16EYK, A0895/16EYK and A0896/16EYK will be considered jointly.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0082/16EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 4.1 The applicant shall submit one revised site plan (metric scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;
 - a. The site plan drawing should illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Insert advisory notation on the site plan stating which existing structures to be removed, i.e. shed, driveway; and,
 - c. The correct location of the existing street curb along the development site frontage; and,

- d. The provision of driveway widths for each lot within the Forty First Street right-of-way that match the widths that are proposed on private property; and,
- e. Compliance with the parking space dimensional requirements of the Zoning By-law for the Part 2 lot; and,
- f. Clearly show the portions of existing curb cuts that will be closed; and,
- g. Clearly show the proposed new curb cuts for each dwelling unit that match the widths of the proposed driveways; and,
- h. The site plan must be revised to include the following notations:
 - i. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality"; and,
 - ii. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards"; and,
 - iii. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and,
 - iv. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services".

SIGNATURE PAGE

File Number:	A0896/16EYK	Zoning	RM & RM-1
Owner:	DEAN ENNIS	Ward:	Etobicoke-Lakeshore (06)
	DENISE ENNIS		
Agent:	NICK BASCIANO	Heritage:	Not Applicable
Property Address:	75 FORTY FIRST ST - PART 2	Community:	
Legal Description:	PLAN 2172 LOT 206		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A142/15EYK	Zoning	IC1
Owner(s):	SHRI GURU RAVIDASS SABHA ONTARIO	Ward:	Etobicoke North (01)
Agent:	W.E. OUGHTRED AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	6795 STEELES AVE W	Community:	
Legal Description:	TORONTO CONDO PLAN 1632 LEVEL 1 UNIT 2		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain a place of worship within the altered building. A previous Committee of Adjustment application (A241/05EYK) approved variances relating to permitted use and parking.

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

1. Section 1.(i), By-law 1980-188

A place of worship is not listed as a permitted use in an IC1 zone.

A previous Committee of Adjustment application A241/05EYk approved a place of worship as a permitted use.

2. Section 1.(iv), By-law 1980-188

A total of 304 parking spaces are required for the site, of which, 30 parking spaces are required for the proposed place of worship.

A previous Committee of Adjustment application (A241/05EYK) approved a variance to maintain a total of 206 legal parking spaces, of which, 8 parking spaces would be designated for the proposed place of worship with an additional 36 parking spaces provided within the parkway belt area.

A total of 206 legal parking spaces will be maintained, of which, 8 parking spaces will be designated for the proposed place of worship with an additional 36 parking spaces provided within the parkway belt area.

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

The Minor Variance Application is Approved on Condition

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

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

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

The applicant shall submit a revised site plan illustrating the two proposed gates as opening/closing in an interior manner into the 36-space parking lot, to the satisfaction of Traffic Planning / Right of Way Management

SIGNATURE PAGE

File Number:	A142/15EYK	Zoning	IC1
Owner:	SHRI GURU RAVIDASS SABHA ONTARIO	Ward:	Etobicoke North (01)
Agent:	W.E. OUGHTRED AND ASSOCIATES	Heritage:	Not Applicable
Property Address:	6795 STEELES AVE W	Community:	
Legal Description:	TORONTO CONDO PLAN 1632 LEVEL 1 UNIT 2		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0614/16EYK	Zoning	RM & R2
Owner(s):	MICHELLE DARLENE TKACH ROBERT JOHN TKACH	Ward:	Etobicoke-Lakeshore (06)
Agent:	MURRAY FEARN	Heritage:	Not Applicable
Property Address:	13 ELEVENTH ST	Community:	
Legal Description:	PLAN 1592 PT BLK D		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: converting the existing garage into habitable space, a new side and rear deck, a shed in the rear yard, and a rooftop deck at the rear.

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

1. **Section 10.80.40.70.(2)(A), By-law 569-2013 and Section 350-31.A.(6)**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 4.21 m from the rear lot line.
2. **Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of a platform at or above the second storey is 4 m².
The proposed rear deck at or above the second storey will have an area of 17.62 m².
3. **Section 10.5.50.10.(2)(A), By-law 569-2013**
A minimum of 60% of the side yard abutting a street shall be maintained as landscaping (26.38 m²).
A total of 39.1% of the side yard abutting a street will be maintained as landscaping (17.17 m²).
4. **Section 10.5.50.10.(2)(B), By-law 569-2013**
A minimum of 75% of the side yard shall be maintained as soft landscaping (12.88 m²).
A total of 58% of the side yard will be maintained as soft landscaping (9.94 m²).
5. **Section 10.5.100.1.(1)(C), By-law 569-2013 and Section 350-26.B.(1)(b)(1)(b)**
The maximum permitted driveway width is 6 m.
The proposed driveway will have a width of 15.5 m.
6. **Section 10.5.80.10.(6), By-law 569-2013**
A parking space on a corner lot must be located in a building or structure, in a rear yard, or in a side yard that does not abut a street.
Section 350-26.B.(1)(a)
No parking shall be permitted in any side yard abutting a street.
Section 10.5.80.10.(6), By-law 569-2013 and Section 350-26.B.(1)(a)
The proposed parking spaces are located abutting a street.

7. **Section 350-26.B.(1)(a)**
At least one parking space shall be provided either by an attached garage, carport, detached garage or rear yard parking space.
The proposed parking spaces are within part of the side and rear yard area.
8. **Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 350-26.A.(1)(c)**
The minimum required width of a parking space is 2.6 m.
The proposed parking space will have a width of 2.44 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0614/16EYK	Zoning	RM & R2
Owner:	MICHELLE DARLENE TKACH ROBERT JOHN TKACH	Ward:	Etobicoke-Lakeshore (06)
Agent:	MURRAY FEARN	Heritage:	Not Applicable
Property Address:	13 ELEVENTH ST	Community:	
Legal Description:	PLAN 1592 PT BLK D		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Thursday, February 9, 2017

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

File Number:	A0772/16EYK	Zoning	RD & R2
Owner(s):	WARREN ROQUE CHRISTINE ROQUE	Ward:	Etobicoke-Lakeshore (05)
Agent:	DAN BERRY	Heritage:	Not Applicable
Property Address:	24 WHITE OAK BLVD	Community:	
Legal Description:	PLAN 2147 PT LOTS 75 & 76		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a detached garage. A previous Committee of Adjustment decision (File Number: A89/08EYK) approved variances related to gross floor area, side yard setback and driveway width.

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

- 1. Section 900.3.10.(38)(A), By-law 569-2013 & Section (1)(a), By-law 1993-107**
The maximum permitted gross floor area is 125 m² plus 25% of the lot area (257.7 m²).
A previous Committee of Adjustment Decision (File Number: A89/08EYK) approved a gross floor area equal to 125 m² plus 33% of the lot area (302.4 m²).
Section 900.3.10.(38)(A), By-law 569-2013
The altered dwelling will have a gross floor area equal to 125 m² plus 29.34% of the lot area (280.8 m²).
Section (1)(a), By-law 1993-107
The altered dwelling will have a gross floor area equal to 125 m² plus 33.34% of the lot area (302.1 m²).
- 2. Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1(C)(1)
The minimum required side yard setback is 0.9 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 320-42.1(C)(1)
A previous Committee of Adjustment Decision (File Number: A89/08EYK) approved an east side lot line of 0.67 m.
The altered dwelling will be located 0.67 m from the east side lot line.

3. Section 10.5.40.60.(7), By-law 569-2013

Roof eaves may project up to 0.9 m, provided that they are located a minimum of 0.3 m from a lot line.

Section 320-41.D

The minimum required side yard setback for eaves and other projections is 0.4 m.

Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41.D

The eaves of the altered dwelling will be located 0.21 m from the east side lot line.

4. Section 10.5.60.40.(2)(B), By-law 569-2013

The maximum permitted height of an ancillary building or structure is 4 m.

The proposed ancillary structure (detached garage) will have a height of 4.67 m.

5. Section 320-43.D.

The maximum permitted wall height of an accessory structure is 2.5 m.

The proposed accessory structure (detached garage) will have a wall height of 2.74 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

Submission of a complete application for permit to injure or destroy privately owned trees.

SIGNATURE PAGE

File Number:	A0772/16EYK	Zoning	RD & R2
Owner:	WARREN ROQUE CHRISTINE ROQUE	Ward:	Etobicoke-Lakeshore (05)
Agent:	DAN BERRY	Heritage:	Not Applicable
Property Address:	24 WHITE OAK BLVD	Community:	
Legal Description:	PLAN 2147 PT LOTS 75 & 76		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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

Friday, February 10, 2017

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

File Number:	B0088/16EYK	Zoning	RM & R2
Owner(s):	ALICE MOOIJ	Ward:	York South-Weston (11)
Agent:	PETER VERBEEK	Heritage:	Not Applicable
Property Address:	77 & 79 CAYUGA AVE	Community:	
Legal Description:	PLAN 2280 E PT LOT 114 W PT LOT 113		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to the technical severance of the property for the purpose of re-establishing two separate lots.

Conveyed - Parts 1

79 Cayuga Avenue

Part 1 has a lot frontage of 7.62 m and a lot area of 278.2 m². The existing semi-detached dwelling will be maintained.

Retained - Parts 2

77 Cayuga Avenue

Part 2 has a lot frontage of 7.62 m and a lot area of 278.5 m². The existing semi-detached dwelling will be maintained.

The Deputy Secretary-Treasurer, considered the written submissions relating to the application prior to making the decision. In so doing, **IT WAS THE DECISION OF THE SECRETARY TREASURER THAT:**

The Consent Application is Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
3. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
4. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
5. Certification from the applicant's engineer and solicitor that the two newly created lots will be separately serviced for water and sanitary, to the satisfaction of the Engineering and Construction Services Division.
6. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B0088/16EYK	Zoning	RM & R2
Owner(s):	ALICE MOOIJ	Ward:	York South-Weston (11)
Agent:	PETER VERBEEK	Heritage:	Not Applicable
Property Address:	77 & 79 CAYUGA AVE	Community:	
Legal Description:	PLAN 2280 E PT LOT 114 W PT LOT 113		

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 9, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

This day of, 2017

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.

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