



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

File Number:	A0571/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	YUKI INABA	Ward:	Toronto-Danforth (29)
Agent:	ELISA JANSEN	Heritage:	Not Applicable
Property Address:	112 FULTON AVE	Community:	Toronto
Legal Description:	PLAN M368 PT LOT 20		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing 2 1/2-storey semi-detached dwelling by constructing a rear third floor addition and to enlarge the front dormer.

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

- Chapter 10.10.40.10.(2)(A)(i)(ii)(B)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7.5 m.
The height of the front exterior main walls will be 9.12 m.

The maximum permitted height of all rear exterior main walls is 7.5 m.
The height of the rear exterior main walls will be 9.12 m.
- Chapter 10.10.40.40.(1)(A), By-law 569-201**
The maximum permitted floor space index is 0.6 times the area of the lot (95.87 m²).
The altered dwelling will have a floor space index equal to 1.11 times the area of the lot (176.81 m²).
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (95.87 m²).
The altered dwelling will have a residential gross floor area equal to 1.11 times the area of the lot (176.81 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0571/16TEY	Zoning	R (d0.6) & R2 Z0.6 (ZZC)
Owner(s):	YUKI INABA	Ward:	Toronto-Danforth (29)
Agent:	ELISA JANSEN	Heritage:	Not Applicable
Property Address:	112 FULTON AVE	Community:	Toronto
Legal Description:	PLAN M368 PT LOT 20		

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 31, 2017**

CERTIFIED TRUE COPY

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

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

File Number:	A0188/16TEY	Zoning:	R(d0.6) (x322) & R2 Z0.6 (PPR)
Owner(s):	PAUL TESSIER SHERRI MCFARLANE	Ward:	Toronto-Danforth (29)
Agent:	BARRY GOLDMAN	Heritage:	Not Applicable
Property Address:	47 MURIEL AVE	Community:	Toronto
Legal Description:	PLAN 480E LOT 35		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear ground floor deck, a new front yard basement walkout and porch and to create a secondary suite in the basement of the existing semi-detached two-unit dwelling.

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

- Chapter 10.5.40.60.(3), By-law 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.60 m.
The front porch and front yard basement walkout stairs will both be 0.00 m from the front lot line.
- Chapter 10.10.40.10.(1), By-law 569-2013**
The maximum permitted height of a building is 10.00 m.
The height of the building is 10.36 m.
- Chapter 10.5.50.10.(1), By-law 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping which in this case is 12.48 m².
The front yard soft landscaping area will be 11% or 1.83 m².
- Chapter 10.10.40.40.(2), By-law 569-2013**
The maximum permitted floor space index for additions to the rear of a semi-detached house erected before October 15, 1953 is 0.69 times the area of the lot (91.26 m²).
The floor space index will be 1.54 times the area of the lot (203.81 m²).

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

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50 m.
The height of the side exterior main walls facing a side lot line will be 10.04 m.

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

A secondary suite is a permitted use, provided that, an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.
The addition alters the front wall that faces a street.

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

Additions to the rear of semi-detached houses or duplexes erected before October 15, 1953, or to a converted house are permitted; provided, the maximum height of the addition or additions is 10.00 m.
The height of the addition proposed will be 10.36 m.

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

Additions to the rear of a semi-detached house erected before October 15, 1953, or to a converted house are permitted; provided, the residential gross floor area of the building as enlarged does not exceed 0.69 times the area of the lot (91.26 m²).
The residential gross floor area will be 1.54 times the area of the lot (203.81 m²).

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

A minimum of 30% the required front yard landscaped open space is to be in the form of soft landscaping (2.50 m²).
The soft landscaped open space in the front yard is 22% (1.83 m²).

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

A converted dwelling is permitted provided that there is no substantial change in the appearance of the dwelling as the result of conversion.
In this case, substantial change will occur in the appearance of the front façade of the dwelling.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

This decision is subject to the following condition:

The floor space index, excluding the basement level of the dwelling, shall not exceed 1.11 times the area of the lot.

SIGNATURE PAGE

File Number:	A0188/16TEY	Zoning	R(d0.6) (x322) & R2 Z0.6 (PPR)
Owner(s):	PAUL TESSIER SHERRI MCFARLANE	Ward:	Toronto-Danforth (29)
Agent:	BARRY GOLDMAN	Heritage:	Not Applicable
Property Address:	47 MURIEL AVE	Community:	Toronto
Legal Description:	PLAN 480E LOT 35		

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 31, 2017**

CERTIFIED TRUE COPY

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

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City Planning Division

Committee of Adjustment
Toronto and East York District

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

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

File Number:	A0664/16TEY	Zoning	CR 4.0 (c2.0; r4.0) SS1 (x2254) (WAIVER)
Owner(s):	MUSLIM ASSOCIATION OF CANADA	Ward:	Toronto Centre-Rosedale (28)
Agent:	MUSTAFA KHALIL	Heritage:	Not Applicable
Property Address:	84 ½, 86 & 88 ADELAIDE ST E	Community:	Toronto
Legal Description:	MTCP 596 LEVEL 1 UNIT 5 << ENTRANCE ADDRESS FOR 55 LOMBARD ST		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To expand the existing ground floor place of worship currently located on 84 ½ Adelaide St E to the adjacent properties to the east at 86 and 88 Adelaide St E.

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

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

The minimum required number of parking spaces for the expanded place of worship is 33.
In this case, zero parking spaces will be provided.

Section 4(5)(b), By-law 438-86

The minimum required number of parking spaces for the expanded place of worship is 15.
In this case, zero parking spaces will be provided.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is 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:	A0664/16TEY	Zoning	CR 4.0 (c2.0; r4.0) SS1 (x2254) (WAIVER)
Owner(s):	MUSLIM ASSOCIATION OF CANADA	Ward:	Toronto Centre-Rosedale (28)
Agent:	MUSTAFA KHALIL	Heritage:	Not Applicable
Property Address:	84 ½, 86 & 88 ADELAIDE ST E	Community:	Toronto
Legal Description:	MTCP 596 LEVEL 1 UNIT 5 << ENTRANCE ADDRESS FOR 55 LOMBARD ST		

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 31, 2017**

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Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

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

File Number:	A0659/16TEY	Zoning:	RD (f15.0; d0.6) & R1 Z0.6 (ZZC)
Owner(s):	DONNA SYLVIE FABER MARK SEGAL	Ward:	St. Paul's (21)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	766 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN 2423 PT LOTS 21 & 22		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral garage and rear second and third storey balconies.

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

- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index of a detached dwelling is 0.6 times the area of the lot (328.48 m²).
The new detached dwelling will have a floor space index equal to 0.79 times the area of the lot (433.05 m²).
- Chapter 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform located at or above the second storey of a dwelling is 4.0 m².
The area of the rear second storey balcony will be 30.4 m² and the area of the rear third storey balcony will be 4.52 m².
- Chapter 10.20.40.50.(1)(A), By-law 569-2013**
A maximum of one platform is permitted to be located on each wall at or above the second storey of a detached dwelling.
There will be two balconies located on the rear wall at or above the second storey of the new detached dwelling.

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

The maximum permitted gross floor area of a detached dwelling is 0.6 times the area of the lot (328.48 m²).

The new detached dwelling will have a gross floor area equal to 0.79 times the area of the lot (433.05 m²).

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

The minimum required rear yard setback is 7.5 m.

The new detached dwelling will be located 7.38 m from the rear lot line, measured to the rear stairs.

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

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

The 1.52 m portion of the new detached dwelling, exceeding the 17.0 m depth, will be located 1.52 m from the east side lot line.

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

The maximum permitted building height is 11.0 m.

The new detached dwelling will have a height of 11.2 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0659/16TEY	Zoning	RD (f15.0; d0.6) & R1 Z0.6 (ZZC)
Owner(s):	DONNA SYLVIE FABER MARK SEGAL	Ward:	St. Paul's (21)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	766 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN 2423 PT LOTS 21 & 22		

DISSENTED

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

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

File Number:	A0737/16TEY	Zoning:	RM & R2B (PPR)
Owner(s):	SHAHBAZ ALI KHAN	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	196 GOWAN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT LOT 181		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new single family dwelling with an integral single car garage.

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

- Chapter 10.80.40.10.(2)(B)(ii), By-law 568-2013**
The maximum permitted height of all side exterior main walls facing a side lot line is 7 m.
The height of the side exterior main walls facing a side lot line will be 8.36 m.
- Chapter 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.0 m.
The building length of the new dwelling will be 18.29 m.
- Chapter 10.80.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the rear wall of a detached house is one.
The number of platforms located on the rear wall, at or above the second storey will be two.
- Chapter 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 4.0 m².
The area of the rear second storey platform (rear deck) will be 15.67 m².
- Chapter 900.6.10(269)(F)(i), By-law 569-2013**
The minimum required side yard setback is 0.6 m.
The west side yard setback will be 0.46 m.

6. **Chapter 900.6.10 (269), By-law 569-2013**
The maximum permitted building height is 8.5 m.
The building height will be 8.83 m.
1. **Section 7.6.3, By-law 6752**
The maximum permitted building height is 8.5 m.
The building height will be 8.83 m.
2. **Section 7.6.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (121.93 m²).
The lot coverage, including covered platforms, will be 35.80% of the lot area (124.72 m²).
3. **Section 7.6.3, By-law 6752**
The maximum permitted floor space index is 0.75 times the lot area (261.36 m²).
The floor space index will be 0.91 times the lot area (316.29 m²).
4. **Section 7.6.3, By-law 6752**
The minimum required side yard setback is 0.6 m.
The west side yard setback will be 0.46 m.
5. **Section 7.6.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The building length will be 19.5 m.
6. **Section 7.6.3, By-law 6752**
The minimum front yard setback is 6.0 m.
The front yard setback, measured to the projecting wall at the front, will be 4.05 m.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0737/16TEY	Zoning	RM & R2B (PPR)
Owner(s):	SHAHBAZ ALI KHAN	Ward:	Toronto-Danforth (29)
Agent:	LEO MASTRANDREA	Heritage:	Not Applicable
Property Address:	196 GOWAN AVE	Community:	Toronto
Legal Description:	PLAN M39 PT LOT 181		

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

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Tel: 416-392-7565
Fax: 416-392-0580

**NOTICE OF DECISION
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(Section 45 of the Planning Act)**

File Number:	A0903/16TEY	Zoning:	R2 Z0.6 H12.0 m (PPR)
Owner(s):	MARIA VASCONEZ	Ward:	Trinity-Spadina (19)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	327 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 61		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter an existing three-storey semi-detached dwelling containing two dwelling units into a dwelling containing three dwelling units, the new unit to be located in the basement.

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

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

The maximum permitted residential gross floor area is 0.6 times the area of the lot (54.80 m²).
The residential gross floor area of the altered dwelling will be 2.64 times the area of the lot (241.40 m²).

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0903/16TEY	Zoning	R2 Z0.6 H12.0 m (PPR)
Owner(s):	MARIA VASCONEZ	Ward:	Trinity-Spadina (19)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	327 CONCORD AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 61		

Carl Knipfel (signed)

Michael Clark (signed)

Donald Granatstein (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, January 17, 2017**

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