

Thursday, July 27, 2017

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

File Number:	A0370/17EYK	Zoning	RD
Owner(s):	KRISTINE HELEN WILSON	Ward:	Etobicoke-Lakeshore (05)
Agent:	MLA DESIGN BUILD	Heritage:	Not Applicable
Property Address:	<b>3 CLAYMORE DR</b>	Community:	

Legal Description: PLAN 4524 LOT 39

Notice was given and a Public Hearing was held on Thursday, July 27, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition above the existing dwelling.

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

**Section 10.20.40.70.(1), By-law 569-2013**

The minimum required front yard setback is 8.87 m.

The altered dwelling will be located 7.61 m from the front 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):

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:	A0370/17EYK	Zoning	RD
Owner:	KRISTINE HELEN WILSON	Ward:	Etobicoke-Lakeshore (05)
Agent:	MLA DESIGN BUILD	Heritage:	Not Applicable
Property Address:	<b>3 CLAYMORE DR</b>	Community:	
Legal Description:	PLAN 4524 LOT 39		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Douglas Colbourne (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

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

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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

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

Thursday, July 27, 2017

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

File Number:	A0393/17EYK	Zoning	RM & RM1
Owner(s):	WINONA SCHUBACK RONALD ALAN SEARLES	Ward:	Etobicoke-Lakeshore (06)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>75 JAMES ST</b>	Community:	

Legal Description: PLAN 2172 LOT 222

Notice was given and a Public Hearing was held on Thursday, July 27, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert a portion of the garage into habitable space and to construct an addition connecting the garage to the existing dwelling and a one-storey front addition.

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

- Section 900.6.10.(2)(D)(i), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the area of the lot (195.12 m<sup>2</sup>).  
The altered dwelling will have a floor space index equal to 0.41 times the area of the lot (227.22 m<sup>2</sup>).
- Section 10.80.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 5.8 m.  
The altered dwelling will be located 3.14 m from the front 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):

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:	A0393/17EYK	Zoning	RM & RM1
Owner:	WINONA SCHUBACK RONALD ALAN SEARLES	Ward:	Etobicoke-Lakeshore (06)
Agent:	QBS ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>75 JAMES ST</b>	Community:	
Legal Description:	PLAN 2172 LOT 222		

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Allan Smithies (signed)

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Dominic Gulli (signed)

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Douglas Colbourne (signed)

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Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

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Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, July 27, 2017

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

File Number:	A0428/17EYK	Zoning	RD & R2
Owner(s):	KERRIE L REID SCOTT JAMES REID	Ward:	Etobicoke Centre (03)
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	<b>29 TROMLEY DR</b>	Community:	

Legal Description: PLAN 4679 LOT 79

Notice was given and a Public Hearing was held on Thursday, July 27, 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, to extend the front of the garage, a new covered front porch and a new rear deck.

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

- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 9.12 m.  
The altered dwelling will be located 7.75 m from the front lot line.
- Section 320-40.D.(2)**  
The maximum permitted projection of a porch into the required front yard is 1.6 m.  
The proposed porch will project 2.87 m into the required front yard.
- Section 10.5.40.60.(1)(A)(i), By-law 569-2013**  
A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.  
The proposed front platform will encroach 2.87 m into the required front yard setback.
- Section 10.5.100.1.(1)(C)(ii), By-law 569-2013**  
The maximum permitted driveway width is 4.76 m.  
The proposed driveway will have a width of 5.68 m.
- Section 10.5.50.10.(1)(C), By-law 569-2013**  
A minimum of 60% of the front yard shall be maintained as landscaping (88.98 m<sup>2</sup>).  
A total of 57% of the front yard will be maintained as landscaping (84.6 m<sup>2</sup>).



**6. Section 10.5.50.10.(1)(D), By-law 569-2013**

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (63.45 m<sup>2</sup>).

A total of 73% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (61.83 m<sup>2</sup>).

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, 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.
3. The site plan must include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:
  - 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 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:	A0428/17EYK	Zoning	RD & R2
Owner:	KERRIE L REID	Ward:	Etobicoke Centre (03)
	SCOTT JAMES REID		
Agent:	DAVID BROWN	Heritage:	Not Applicable
Property Address:	<b>29 TROMLEY DR</b>	Community:	
Legal Description:	PLAN 4679 LOT 79		

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Allan Smithies (signed)

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Dominic Gulli (signed)

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Douglas Colbourne (signed)

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Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

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[illegible]

TROMLEY DRIVE  
( By Registered Plan 4679 )



SUMP PUMP  
FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD.

RAIN WATER  
ALL DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.  
PROPOSED SWALES TO HAVE MAXIMUM 1:3 SIDE SLOPES.

\*FTW (TOP OF FOUNDATION WALL)  
FLOOR SILL PLATE ON INSIDE FACE OF FOUNDATION.  
-SEE REDUCED THICKNESS FOUNDATION WALL DETAIL & REVERSE VENEER DETAIL FOR FOUNDATION WALL LEDGE CONDITION ON OUTSIDE FACE OF FOUNDATION WALLS.  
-EXTENT OF EACH TYPE TO BE DETERMINED BY CONTRACTOR ON SITE DURING CONSTRUCTION.

LEGEND

3R MAIN LEVEL ENTRY POINT

PROPERTY LINE

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

RAINWATER DOWNSPOUTS

AIR CONDITIONER

TREE PROTECTION ZONE

DENOTES CONIFEROUS TREE (WITH TRUNK DIAMETER) TO REMAIN

DENOTES DECIDUOUS TREE (WITH TRUNK DIAMETER) TO REMAIN

DENOTES TREE (WITH TRUNK DIAMETER) TO BE REMOVED

DENOTES REPLACEMENT TREE. AS PER ARBORIST REPORT IS NATIVE SPECIES-(MIN. 60 mm CALIPER DECID., MIN. 1.8m HT. CONIF.)

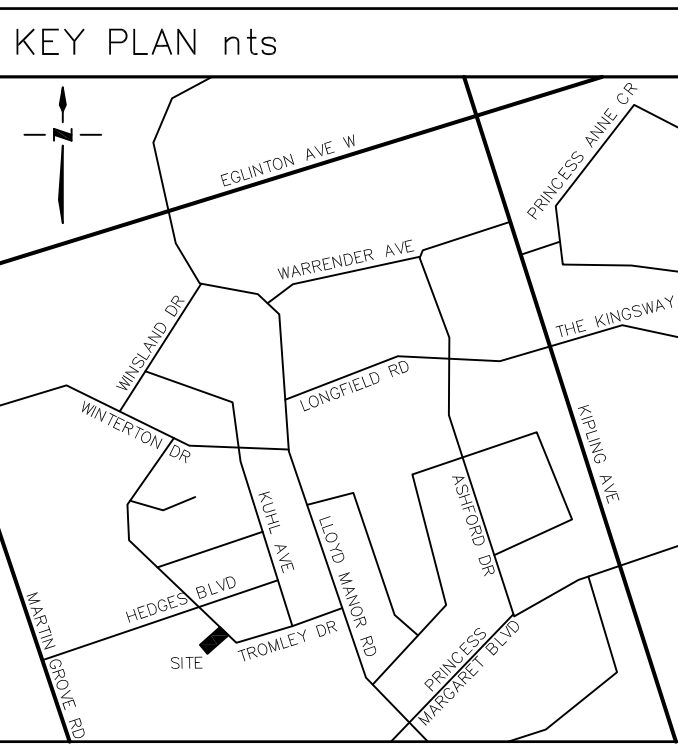
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C -3.2.5.1. OF THE 2006 ONTARIO BUILDING CODE.

Peter Giordano 25061  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C -3.2.4.1. OF THE 2006 ONTARIO BUILDING CODE.

DAVID W. SMALL DESIGNS INC. 29999  
FIRM NAME BCIN



BASE INFORMATION  
BASE INFORMATION TAKEN FROM PLAN OF SURVEY BY YOUNG & YOUNG SURVEYING (OLS) DATED NOVEMBER 16, 2016

LOCATION  
LOT 79  
REGISTERED PLAN 4679  
CITY OF TORONTO FORMERLY CITY OF ETOBICOKE

CITY BENCHMARK  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NUMBER E372, HAVING A PUBLISHED ELEVATION OF 146.52 METRES.

DO NOT SCALE DRAWINGS  
NOTE:  
1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.  
2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.  
3) All works to be in accordance with the ONTARIO BUILDING CODE.

4		
3	MAR 27/17	SITE STATISTICS UPDATED
2	MAR 13/17	AS PER ARBORIST REPORT
1	FEB 27/17	ISSUED FOR APPROVALS
no.	date	revision / comment

project:  
Custom Residence  
The Reid Home  
29 Tromley Drive

LOT 79  
REGISTERED PLAN 4679  
CITY OF TORONTO,  
FORMERLY CITY OF ETOBICOKE

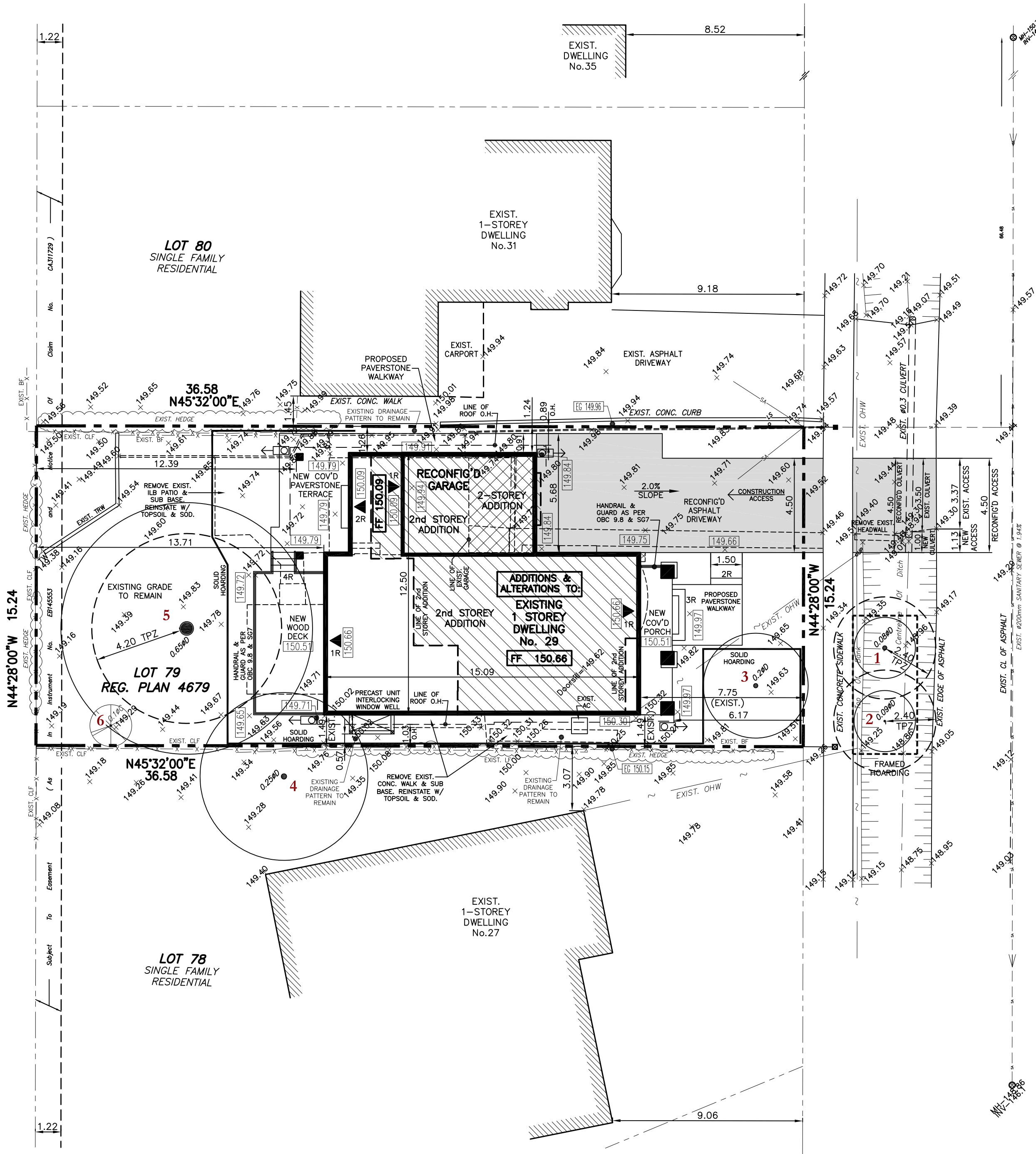
drawing:  
Site Plan

scale: 1:150  
date: FEB 2017  
dwn by: DO  
proj. no.: 16-1452-42

SP

DAVID  
SMALL  
DESIGNS  
.COM

LOT 15, CONCESSION 1  
FRONTING THE HUMBER  
ONTARIO HYDRO LANDS



TROMLEY DRIVE  
( By Registered Plan 4679 )

SITE DATA

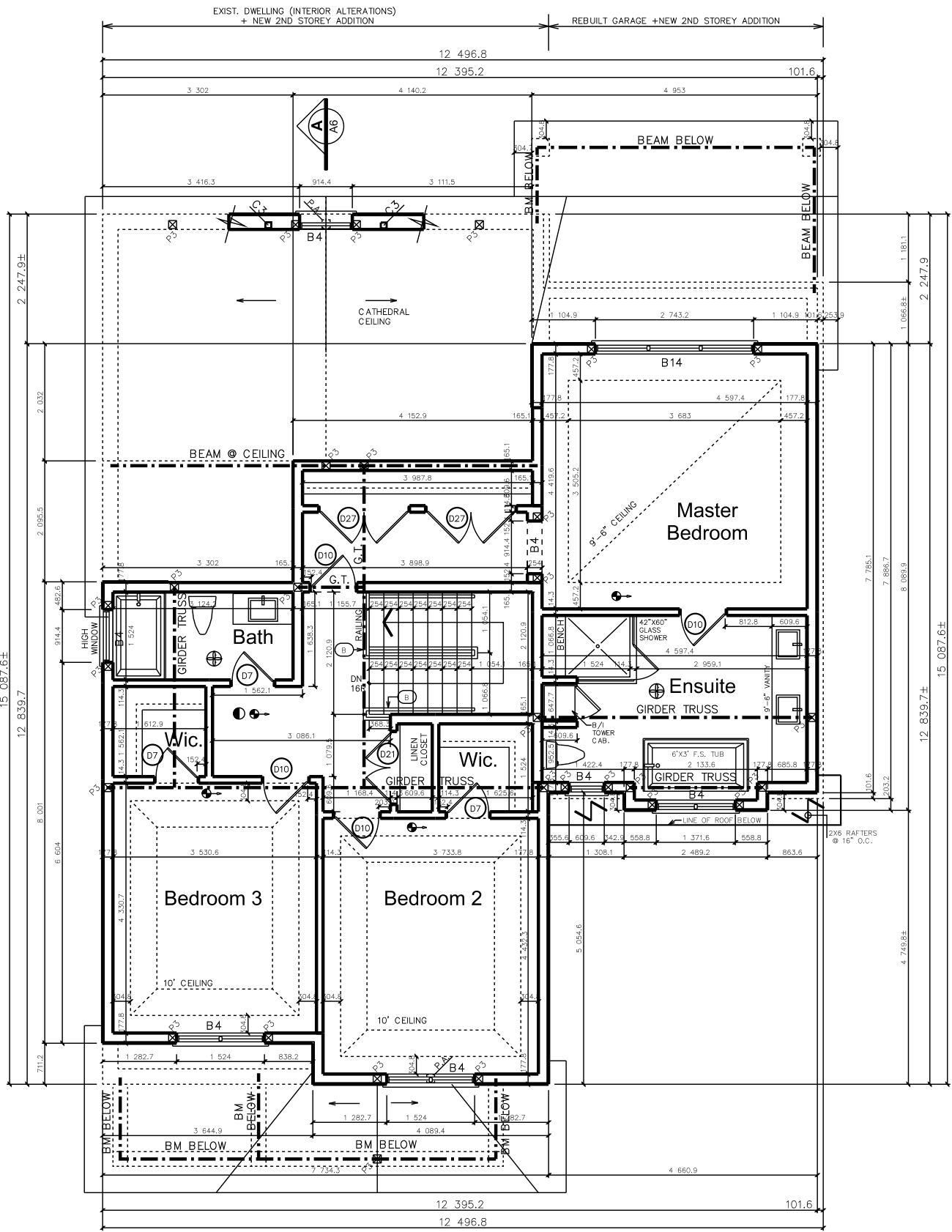
LOT AREA	557.48 sm (0.056 ha)
ZONING	RD (NEW BY-LAW) / R2 (OLD BY-LAW)
ESTABLISHED GRADE (NEW - RD)	(150.15 + 149.96 m /2) 150.06 m
PROPOSED COVERAGE (COVERAGE INC. HOUSE, GARAGE, FRONT COVD PORCH, REAR DECK & 2nd STOREY O.H.)	205.86 sm (36.93%)
MAX. ALLOWED COVERAGE	183.97 sm (33.00%)
FLOOR AREA	EXISTING PROPOSED TOTAL
GROUND FLOOR (INC. 65.4sf OF STAIRS)	1256.1 sf ( 116.69 sm) 123.7 sf ( 11.49 sm) 1379.8 sf ( 128.18 sm)
SECOND FLOOR (INC. 64.7sf OF STAIRS)	- 1201.4 sf ( 111.61 sm) 1201.4 sf ( 111.61 sm)
TOTAL AREA	1256.1 sf ( 116.69 sm) 1325.1 sf ( 123.10 sm) 2581.2 sf ( 239.79 sm)
INTERIOR ALTERATIONS	1882.1 sf ( 174.85 sm)
FINISHED BASEMENT AREA	869.3 sf ( 80.76 sm)
MAX GFA ALLOWED	2700.3 sf ( 250.87 sm)
FRONT YARD AREA	148.30 sm
'FRONT YARD LANDSCAPING'	47.88 % ( 71.00 sm)
'FRONT YARD SOFT LANDSCAPING'	85.28 % ( 60.55 sm)
REAR YARD AREA	216.07 sm
'REAR YARD SOFT LANDSCAPING'	78.90 % (170.48 sm)





29 Tromley Drive, Etobicoke

1440 Hurontario Street, Suite 200, Mississauga, ON L5G 3H4 PH 905.271.9100 FX 905.271.9109

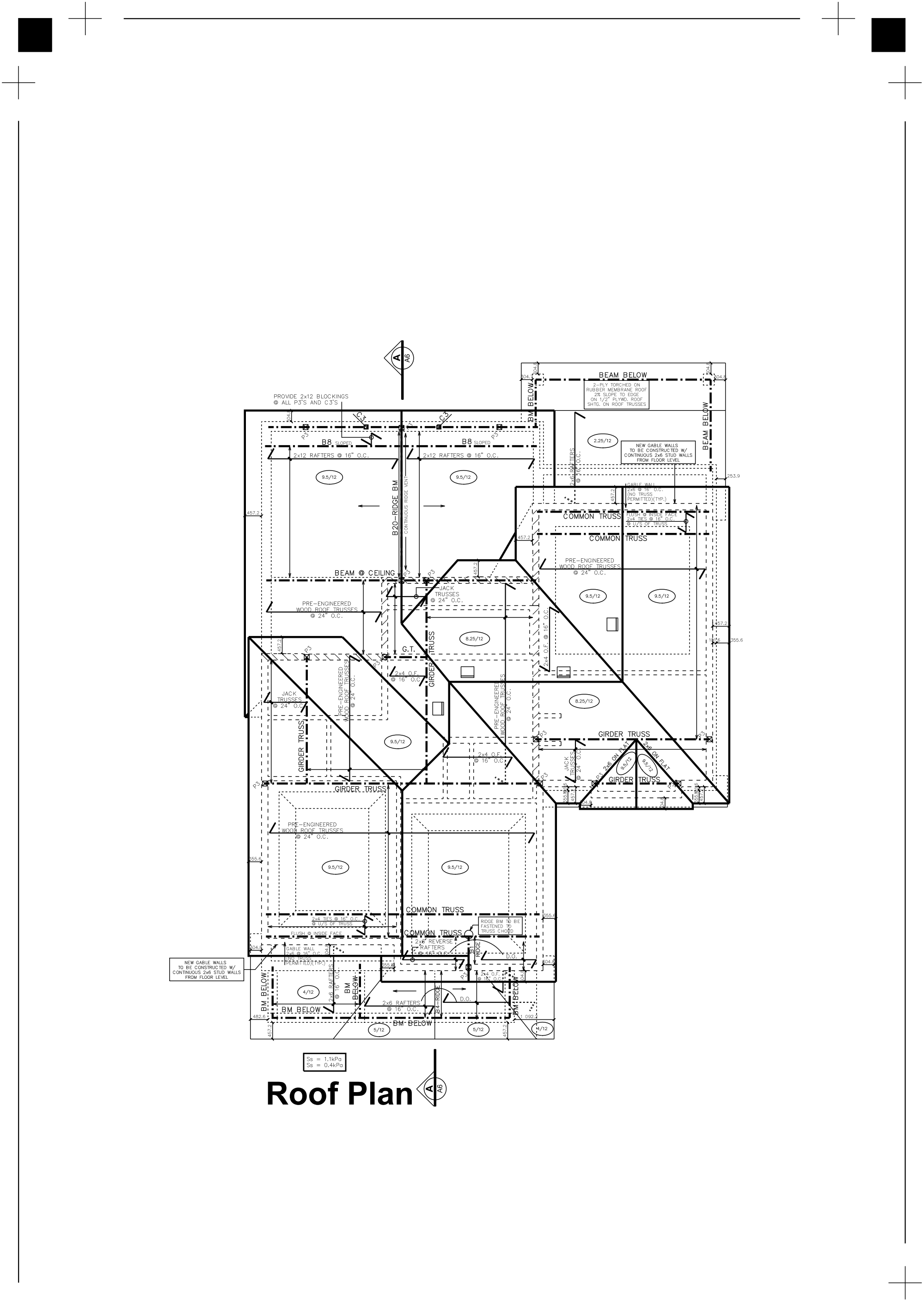


**Second Floor Plan**

Second Floor Plan

The Reid Home

29 Tromley Drive, Etobicoke



Roof Plan

Roof Plan

The Reid Home

29 Tromley Drive, Etobicoke







Front Elevation

Front Elevation

The Reid Home

29 Tromley Drive, Etobicoke

DRAWING LEGEND

1.0 MATERIALS

- 1 NATURAL STONE
- 2 2" SLICED "NATURAL" STONE OVER EXISTING WALL
- 3 6" PREFIN. HORIZONTAL WOOD SIDING OVER EXISTING WALL
- 4 WOOD SHINGLE SIDING
- 5 4" PREFIN. VERTICAL WOOD SIDING

2.0 ROOFING & GUTTERS

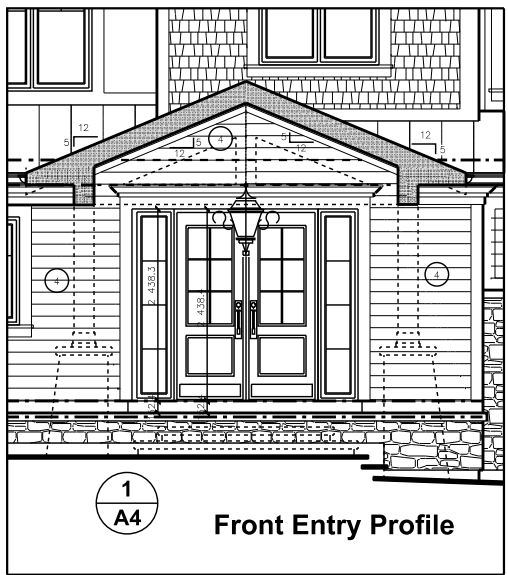
- 1 40 YEAR ASPHALT SHINGLES
- 2 RAISED SEAM PREFINISHED METAL ROOFING
- 3 2-PLY TORCHED ON RUBBER MEMBRANE ROOF SLOPED TO 2% TO OUTSIDE EDGE ON 1/2" PLYWOOD ROOF SHEATHING ON ROOF JOISTS
- 4 PREFIN. ALUM. GUTTER ON 6" PREFINISHED ALUMINUM FASCIA

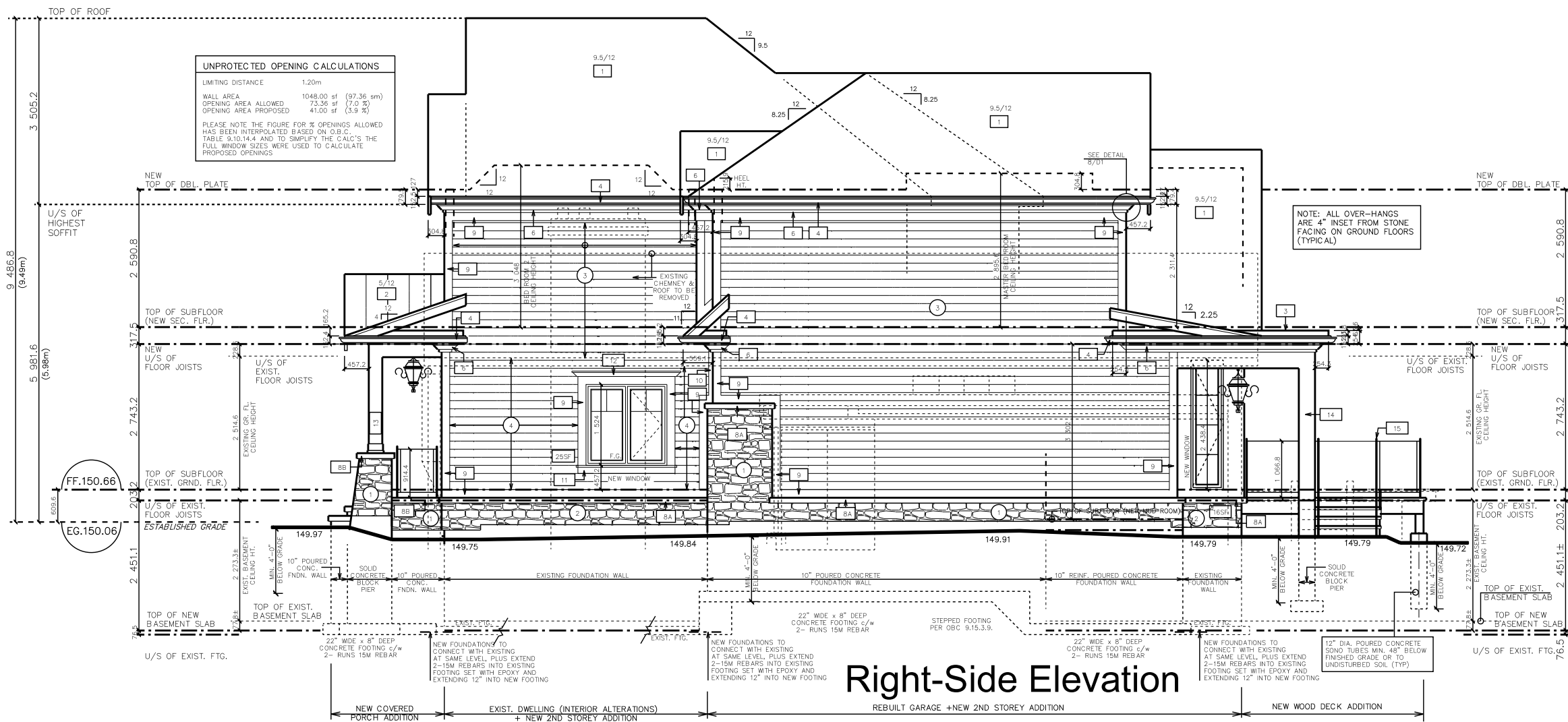
3.0 TRIM, CORNICE,

MOULDING, & GUTTER NOTES

- TYPICAL CORNICE TRIM
- 5 4" SLOPED WD. TRIM ON CREZON FLAT STOCK W/ 2" HIGH X 1/4" 1-1/4" DEEP BOTTOM TRIM ( TOTAL 10" HIGH )
- 6 4" SLOPED WD. TRIM ON CREZON FLAT STOCK (TOTAL 6" HIGH)
- 7 10" STEPPED ALUMINUM FASCIA W/2" TOP-EDGE REVEAL 10" PRE-FIN. WOOD FREEZE TRIM W/4" TOP-EDGE REVEAL
- 8A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION
- 8B 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- 9 6" PREFINISHED WOOD TRIM
- 10 3" PREFINISHED WOOD TRIM
- 11 6" PREFINISHED WOOD SILL PROJECTED 2" W/ 2" TOP EDGE REVEAL
- 12 6" PREFINISHED WOOD TRIM W/ 4" TOP EDGE CROWN PROFILE
- 4.0 RAILING, POST
- 13 10"x10" WD POST GLAD W/ 1X WD TRIM AS SHOWN -SEE DETAIL 1/A5
- 14 12"x12" WD POST GLAD W/ 1X WD TRIM AS SHOWN -SEE DETAIL 2/A5
- 15 FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. DECKING -CONTRACTOR TO PROVIDE SHOP DRAWING TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECT OF OBC, 9.8. & SB-13 OF THE SUPPLEMENT

WALL AREA= 343.30 sm  
WINDOW AREA= 40.10 sm  
RATIO = 11.69%  
WINDOW/SKYLIGHT  
EFFICIENCY = U1.6





## DRAWING LEGEND

### 1.0 MATERIALS

- 1 NATURAL STONE
- 2 2" SLICED "NATURAL" STONE OVER EXISTING WALL
- 3 6" PREFIN. HORIZONTAL WOOD SIDING
- 4 6" PREFIN. HORIZONTAL WOOD SIDING OVER EXISTING WALL
- 5 WOOD SHINGLE SIDING
- 6 4" PREFIN. VERTICAL WOOD SIDING

### 2.0 ROOFING & GUTTERS

- 1 40 YEAR ASPHALT SHINGLES
- 2 RAISED SEAM PREFINISHED METAL ROOFING
- 3 2-PLY TORCHED ON RUBBER MEMBRANE ROOF SLOPED TO 2% TO OUTSIDE EDGE ON 1/2" PLYWOOD ROOF SHEATHING ON ROOF JOISTS
- 4 PREFIN. ALUM. GUTTER ON 6" PREFINISHED ALUMINIUM FASCIA

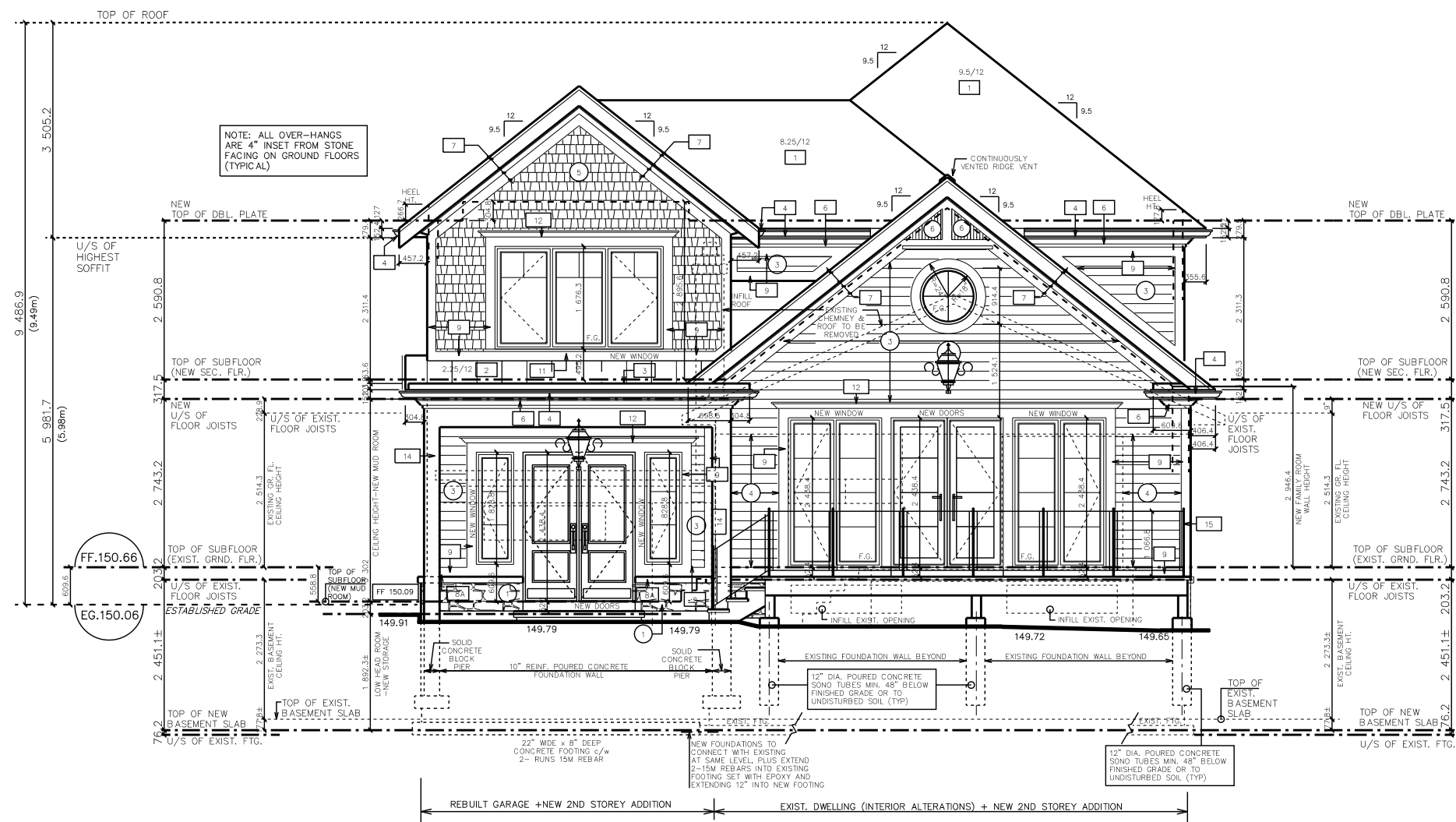
### 3.0 TRIM, CORNICE,

#### MOULDING, & GUTTER NOTES

- TYPICAL CORNICE TRIM
- 5 4" SLOPED WD. TRIM ON CREZON FLAT STOCK W/ 2" HIGH X 1/4" DEEP BOTTOM TRIM (TOTAL 10" HIGH)
  - 6 4" SLOPED WD. TRIM ON CREZON FLAT STOCK (TOTAL 6" HIGH)
  - 7 10" STEPPED ALUMINIUM FASCIA W/2" TOP-EDGE REVEAL
  - 8A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION
  - 8B 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
  - 9 6" PREFINISHED WOOD TRIM
  - 10 3" PREFINISHED WOOD TRIM
  - 11 6" PREFINISHED WOOD SILL PROJECTED 2" W/ 2" TOP EDGE REVEAL
  - 12 6" PREFINISHED WOOD TRIM W/ 4" TOP EDGE CROWN PROFILE

### 4.0 RAILING, POST

- 13 10"x10" WD POST CLAD W/ 1X WD TRIM AS SHOWN -SEE DETAIL 1/A5
- 14 12"x12" WD POST CLAD W/ 1X WD TRIM AS SHOWN -SEE DETAIL 2/A5
- 15 FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. DECKING -CONTRACTOR TO PROVIDE SHOP DRAWING TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECT OF OBC, S.B. & S.B.-13 OF THE SUPPLEMENT



Rear Elevation

DRAWING LEGEND

1.0 MATERIALS

- 1 NATURAL STONE
- 2 2" SLICED "NATURAL" STONE OVER EXISTING WALL
- 3 6" PREFIN. HORIZONTAL WOOD SIDING
- 4 6" PREFIN. HORIZONTAL WOOD SIDING OVER EXISTING WALL
- 5 WOOD SHINGLE SIDING
- 6 4" PREFIN. VERTICAL WOOD SIDING

2.0 ROOFING & GUTTERS

- 1 40 YEAR ASPHALT SHINGLES
- 2 RAISED SEAM PREFINISHED METAL ROOFING
- 3 2-PLY TORCHED ON RUBBER MEMBRANE ROOF SLOPED TO 2% TO OUTSIDE EDGE ON 1/2" PLYWOOD ROOF SHEATHING ON ROOF JOISTS
- 4 PREFIN. ALUM. GUTTER ON 6" PREFINISHED ALUMINUM FASCIA

3.0 TRIM, CORNICE,

MOULDING, & GUTTER NOTES

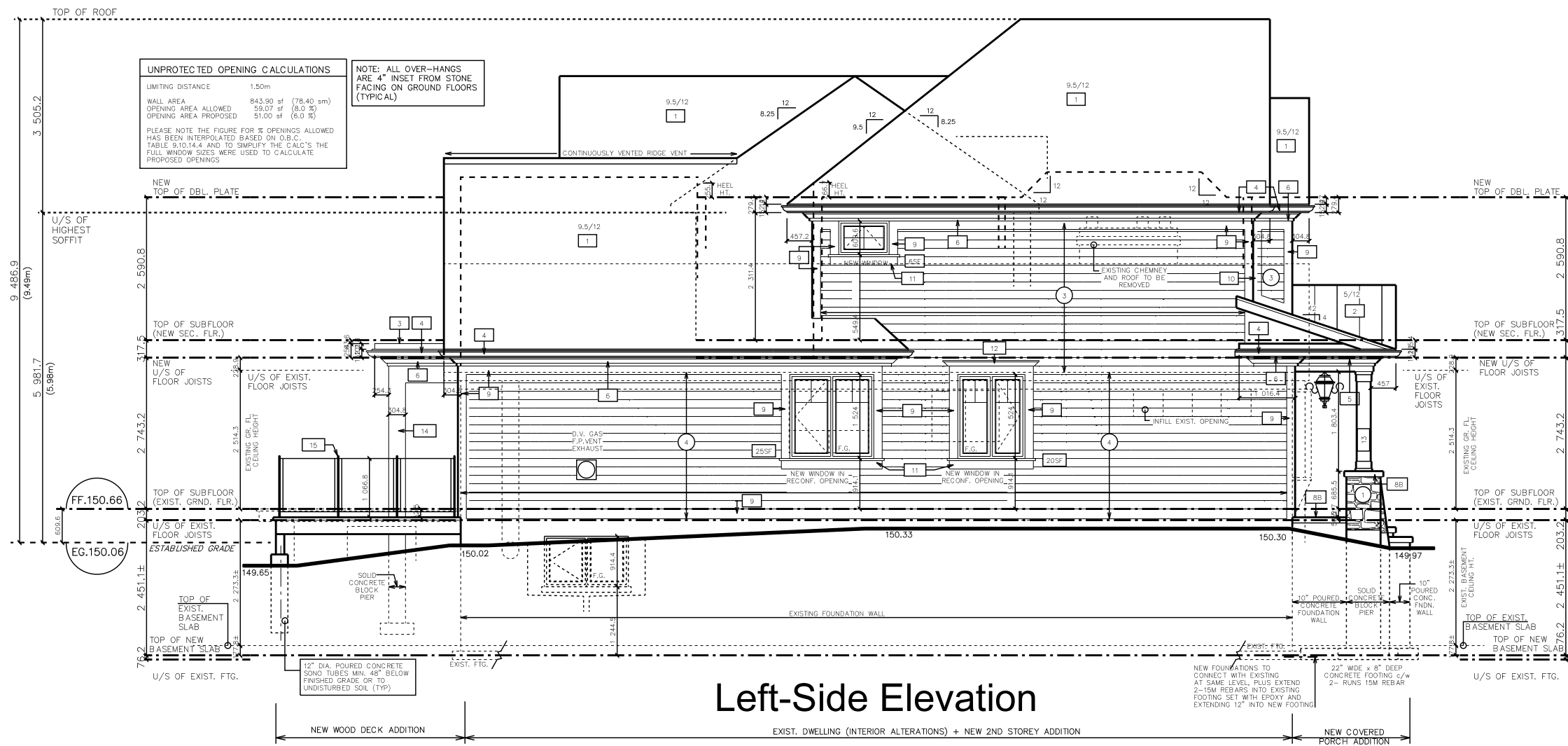
- TYPICAL CORNICE TRIM
- 5 4" SLOPED WD. TRIM ON CREZON FLAT STOCK W/ 2" HIGH X 4" 1-1/4" DEEP BOTTOM TRIM (TOTAL 10" HIGH)
- 6 4" SLOPED WD. TRIM ON CREZON FLAT STOCK (TOTAL 6" HIGH)
- 7 10" STEPPED ALUMINUM FASCIA W/2" TOP-EDGE REVEAL
- 8 10" PRE-FIN. WOOD FRIEZE TRIM W/4" TOP-EDGE REVEAL
- 8A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION
- 8B 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- 9 6" PREFINISHED WOOD TRIM
- 10 3" PREFINISHED WOOD TRIM
- 11 6" PREFINISHED WOOD SILL PROJECTED 2" W/ 2" TOP EDGE REVEAL
- 12 6" PREFINISHED WOOD TRIM W/ 4" TOP EDGE CROWN PROFILE
- 4.0 RAILING, POST
- 13 10"x10" WD POST CLAD W/ 1X WD TRIM AS SHOWN
- 14 12"x12" WD POST CLAD W/ 1X WD TRIM AS SHOWN
- 15 FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. DECKING -CONTRACTOR TO PROVIDE SHOP DRAWING TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECT OF OBC, S.B. & S.B.-13 OF THE SUPPLEMENT

WALL AREA= 343.30 sm  
WINDOW AREA= 40.10 sm  
RATIO = 11.69%  
WINDOW/SKYLIGHT EFFICIENCY = U1.6

Rear Elevation

The Reid Home

29 Tromley Drive, Etobicoke



## DRAWING LEGEND

### 1.0 MATERIALS

- 1 NATURAL STONE
- 2 2" SLICED "NATURAL" STONE OVER EXISTING WALL
- 3 6" PREFIN. HORIZONTAL WOOD SIDING
- 4 6" PREFIN. HORIZONTAL WOOD SIDING OVER EXISTING WALL
- 5 WOOD SHINGLE SIDING
- 6 4" PREFIN. VERTICAL WOOD SIDING

### 2.0 ROOFING & GUTTERS

- 1 40 YEAR ASPHALT SHINGLES
- 2 RAISED SEAM PREFINISHED METAL ROOFING
- 3 2-PLY TORCHED ON RUBBER MEMBRANE ROOF SLOPED TO 2% TO OUTSIDE EDGE ON 1/2" PLYWOOD ROOF SHEATHING ON ROOF JOISTS
- 4 PREFIN. ALUM. GUTTER ON 6" PREFINISHED ALUMINUM FASCIA

### 3.0 TRIM, CORNICE,

#### MOULDING, &

#### GUTTER NOTES

- TYPICAL CORNICE TRIM
- 5 4" SLOPED WD. TRIM ON CREZON FLAT STOCK W/ 2" HIGH X 4" 1-1/4" DEEP BOTTOM TRIM (TOTAL 10" HIGH)
  - 6 4" SLOPED WD. TRIM ON CREZON FLAT STOCK (TOTAL 6" HIGH)
  - 7 10" STEPPED ALUMINUM FASCIA W/2" TOP-EDGE REVEAL
  - 8 10" PRE-FIN. WOOD FRIEZE TRIM W/4" TOP-EDGE REVEAL
  - 8A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION
  - 8B 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
  - 9 6" PREFINISHED WOOD TRIM
  - 10 3" PREFINISHED WOOD TRIM
  - 11 6" PREFINISHED WOOD SILL PROJECTED 2" W/ 2" TOP EDGE REVEAL
  - 12 6" PREFINISHED WOOD TRIM W/ 4" TOP EDGE GROWN PROFILE
- ### 4.0 RAILING, POST
- 13 10"x10" WD POST CLAD W/ 1X WD TRIM AS SHOWN
  - 14 12"x12" WD POST CLAD W/ 1X WD TRIM AS SHOWN
  - 15 FRAMELESS TEMPERED GLASS PANELS MIN. 42" ABOVE FIN. DECKING -CONTRACTOR TO PROVIDE SHOP DRAWING TO INSPECTOR PRIOR TO INSTALLATION TO ENSURE THEY MEET ALL ASPECT OF O.B.C. 9.8. & SB-13 OF THE SUPPLEMENT

WALL AREA= 343.30 sm  
WINDOW AREA= 40.10 sm  
RATIO = 11.69%  
WINDOW/SKYLIGHT  
EFFICIENCY = U1.6

Left Elevation

The Reid Home

29 Tromley Drive, Etobicoke



Thursday, July 27, 2017

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

File Number:	A0432/17EYK	Zoning	E & IC1
Owner(s):	VINKO PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>141 THIRTIETH ST</b>	Community:	

Legal Description: PLAN 2140 N PT LOT 46 TOG WITH ROW

Notice was given and a Public Hearing was held on Thursday, July 27, 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 320-67.(A)(1)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The lot area is 325 m<sup>2</sup>.
2. **Section 60.20.30.20.(1), By-law 569-2013**  
The minimum required lot frontage will be 20 m.  
**Section 320-67.(A)(1)**  
The minimum required lot frontage will be 12 m.  
**Section 60.20.30.20.(1), By-law 569-2013 and Section 320-67.(A)(1)**  
The lot frontage is 7.92 m.
3. **Section 60.20.40.70.(2), By-law 569-2013**  
The minimum required side yard setback is 3 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 60.20.40.70.(2), By-law 569-2013 and Section 320-42.1.(C)(1)**  
The dwelling is located 0.45 m from the south side lot line and will have an aggregate side yard width of 0.78 m.
4. **Section 320-41.(D)**  
The minimum required side yard setback for eaves is 0.4 m.  
The eaves of the existing dwelling is located 0 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 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):

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:	A0432/17EYK	Zoning	E & IC1
Owner:	VINKO PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>141 THIRTIETH ST</b>	Community:	
Legal Description:	PLAN 2140 N PT LOT 46 TOG WITH ROW		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Douglas Colbourne (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

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

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

### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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

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Thursday, July 27, 2017

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

File Number:	A0433/17EYK	Zoning	E & ICI
Owner(s):	VINKO PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	<b>139 THIRTIETH ST</b>	Community:	

Legal Description: PLAN 2140 S PT LOT 46

Notice was given and a Public Hearing was held on Thursday, July 27, 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:**

- Section 320-67.(A)(1)**  
The minimum required lot area is 465 m<sup>2</sup>.  
The lot area is 301 m<sup>2</sup>.
- Section 60.20.30.20.(1), By-law 569-2013**  
The minimum required lot frontage will be 20 m.  
**Section 320-67.(A)(1)**  
The minimum required lot frontage will be 12 m.  
**Section 60.20.30.20.(1), By-law 569-2013 and Section 320-67.(A)(1)**  
The lot frontage is 7.32 m.
- Section 60.20.40.70.(2), By-law 569-2013**  
The minimum required side yard setback is 3 m.  
The dwelling is located 2.2 m from the 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 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):

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: A0433/17EYK  
Owner: VINKO PEHAR  
Agent: URBAN GROWTH INC  
Property Address: **139 THIRTIETH ST**  
Legal Description: PLAN 2140 S PT LOT 46

Zoning: E & ICI  
Ward: Etobicoke-Lakeshore (06)  
Heritage: Not Applicable  
Community:

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Douglas Colbourne (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 27, 2017

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

File Number:	A0440/17EYK	Zoning	RD
Owner(s):	JILL ANNETTE WHELAN	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTHONY MORASSUTTI	Heritage:	Not Applicable
Property Address:	<b>98 THE KINGSWAY</b>	Community:	

Legal Description: PLAN 1727 PT LOTS 68 & 69 PLAN 1685 PT LOT 142

Notice was given and a Public Hearing was held on Thursday, July 27, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition and a rear yard deck.

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

**Section 10.20.40.70.(3)(D), By-law 569-2013**

The minimum required side yard setback is 1.5 m.

The altered dwelling will be located 0.9 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 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](http://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:	A0440/17EYK	Zoning	RD
Owner:	JILL ANNETTE WHELAN	Ward:	Etobicoke-Lakeshore (05)
Agent:	ANTHONY MORASSUTTI	Heritage:	Not Applicable
Property Address:	<b>98 THE KINGSWAY</b>	Community:	
Legal Description:	PLAN 1727 PT LOTS 68 & 69 PLAN 1685 PT LOT 142		

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Allan Smithies (signed)

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Dominic Gulli (signed)

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Douglas Colbourne (signed)

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Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

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

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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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

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Thursday, July 27, 2017

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

File Number:	A0447/17EYK	Zoning	RD & R1
Owner(s):	PAUL GALLOP SHERRET NOSANCHUK	Ward:	Etobicoke Centre (04)
Agent:	KEITH O'BRIEN	Heritage:	Not Applicable
Property Address:	<b>403 THE KINGSWAY</b>	Community:	

Legal Description: PLAN 3950 LOT 59

Notice was given and a Public Hearing was held on Thursday, July 27, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing dwelling by constructing the following: a partial second storey addition above the existing dwelling, a one-storey front addition which will include a garage, a second storey south side platform and a one-storey south side addition.

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

- Section 900.3.10(28)(C), By-law 569-2013**  
The maximum permitted gross floor area is 165 m<sup>2</sup> plus 25% of the lot area (407.75 m<sup>2</sup>)  
The altered dwelling will have a gross floor area of 165 m<sup>2</sup> plus 26.42% of the lot area (421.57 m<sup>2</sup>).
- Section 10.5.40.70.(1)(A), By-law 569-2013 & Section 320-40.A.(1)**  
The minimum required front yard setback is 13.24 m.  
The altered dwelling will be located 6.86 m from the front lot line.
- Section 900.3.10.(28)(D)(ii), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.93 m from the north side lot line.
- Section 10.20.40.70.(2)(B) By-law 569-2013**  
The minimum required rear yards setback is 12.65 m.  
The altered dwelling will be located 10.24 m from the rear lot line.

5. **Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 33.85 m.
6. **Section 900.3.10.(28)(B), By-law 569-2013**  
The maximum permitted dwelling depth is 19 m.  
The altered dwelling will have a depth of 27.58 m.
7. **Section 900.3.10.(28)(A), By-law 569-2013**  
The maximum permitted flat roof height is 6.5 m.  
The altered dwelling will have a flat roof height of 8.01 m.
8. **Section 10.20.40.10.(5), By-law 569-2013**  
The maximum permitted height of a parapet is 0.3 m.  
The altered dwelling height of the parapet will be 1.14 m.
9. **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 m<sup>2</sup>.  
The proposed second storey south side platform will have an area of 22.63 m<sup>2</sup>.
10. **Section 10.5.100.1.(1)(C), By-law 569-2013 & Section 320-44.A.(1)(c)**  
The maximum permitted driveway width is 6 m.  
The proposed driveway will have a width of 6.17 m.
11. **Section 900.3.10.(28)(E), By-law 569-2013**  
A 3 car garage is only permitted on a lot with a frontage of 27 m or greater.  
The lot frontage is 17.18 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 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:	A0447/17EYK	Zoning	RD & R1
Owner:	PAUL GALLOP SHERRET NOSANCHUK	Ward:	Etobicoke Centre (04)
Agent:	KEITH O'BRIEN	Heritage:	Not Applicable
Property Address:	<b>403 THE KINGSWAY</b>	Community:	
Legal Description:	PLAN 3950 LOT 59		

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Allan Smithies (signed)

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Edwin (Ted) Shepherd  
(signed)

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Doug Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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

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

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

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- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 27, 2017

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

File Number:	A0448/17EYK	Zoning	RM & R2
Owner(s):	FRANCESCO ANTONIO TUCHIARO	Ward:	Etobicoke-Lakeshore (06)
Agent:	FRANCESCO ANTONIO TUCHIARO	Heritage:	Not Applicable
Property Address:	<b>14 GRAND AVE</b>	Community:	

Legal Description: PLAN M110 PT LOT 354

Notice was given and a Public Hearing was held on Thursday, July 27, 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 900.6.10(22)(D), By-law 569-2013 and Section 340-30(A)(4)**  
The minimum required side yard setback is 0.9 m.  
The new dwelling will be located 0.63 m from the south side lot line.
2. **Section 10.80.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of the front exterior main walls is 7 m.  
The front exterior main walls of the new dwelling will have a height of 7.66 m.
3. **Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The first floor above established grade of the new dwelling will have a height of 2.64 m.
4. **Section 200.5.1.10(2)(A)(i), By-law 569-2013 and Section 340-31.A.(1)**  
The minimum required parking space width is 3.2 m.  
The proposed garage will be 3.15 m in width.

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 proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on July 20, 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.
3. The site plan must include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:
  - 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 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:	A0448/17EYK	Zoning	RM & R2
Owner:	FRANCESCO ANTONIO TUCHIARO	Ward:	Etobicoke-Lakeshore (06)
Agent:	FRANCESCO ANTONIO TUCHIARO	Heritage:	Not Applicable
Property Address:	<b>14 GRAND AVE</b>	Community:	
Legal Description:	PLAN M110 PT LOT 354		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Douglas Colbourne (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

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

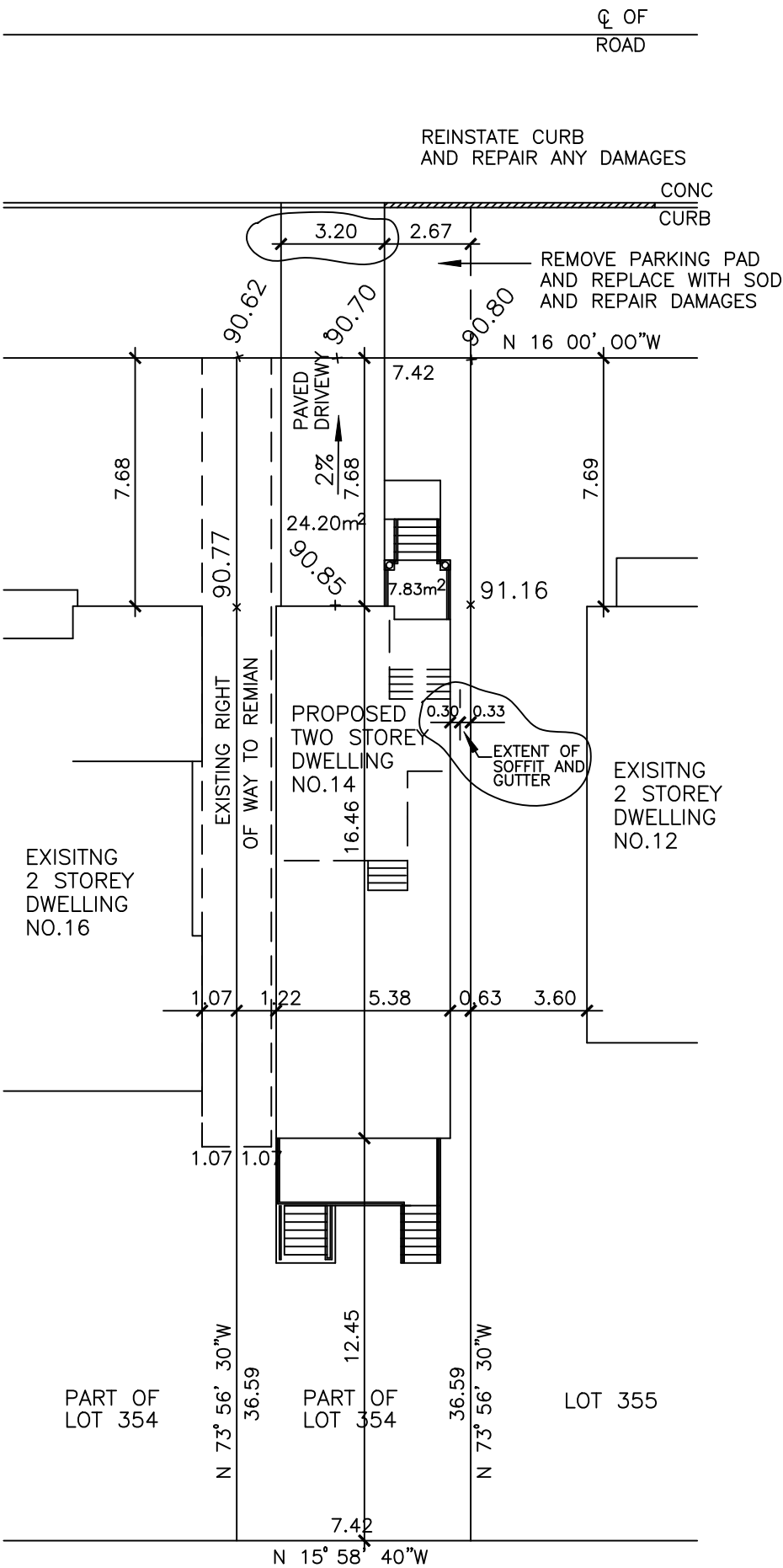
To appeal this decision to the OMB you need the following:

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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GRAND AVENUE



SITE INFO

ZONE	=	R3
LOT AREA	=	264.10m <sup>2</sup>
33% COVERAGE	=	87.15m <sup>2</sup>
ACTUAL COVERAGE	=	87.92m <sup>2</sup> (33.30%)
40% GFA	=	105.64m <sup>2</sup>
1ST FL. AREA	=	87.88m <sup>2</sup>
2ND FL. AREA	=	87.88m <sup>2</sup>
FIN. FL. AREA	=	175.76m (66.55%)/1892.00 SQ. FT.
MAX. HEIGHT	=	9.50m
ACTUAL HEIGHT	=	9.45m
FRONT YARD	=	56.56m <sup>2</sup>
HARD SURFACE	=	24.20m <sup>2</sup>
LANDSCAPE AREA	=	32.36m <sup>2</sup>
HARDSCAPE AREA	=	7.83m <sup>2</sup>
SOFTSCAPE AREA	=	24.52m <sup>2</sup>

SITE PLAN 1:200

THIS SITE PLAN IS BASED ON PLAN OF  
PART LOT 354, R. PLAN M-110  
CITY OF TORONTO

SURVEY PREPARED BY:  
D. POPA SURVEYING  
ONTARIO LAND SURVEYOR  
DATED: MAY 17, 2016

NO.	REVISIONS	DATE
1	REVISED AS PER ZONING COMMENTS	MAY 01 2017

CITY OF TORONTO  
COMMITTEE OF ADJUSTMENT  
ETOBICOKE YORK DISTRICT

REVISED  
JULY 20, 2017

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.3.(5) OF DIV. C OF THE BUILDING CODE

S. PERGER		25116
NAME	SIGNATURE	BCIN#

MP DESIGN & ASSOCIATES	31263
COMPANY	BCIN#

PRIOR TO PERMIT APPLICATION OWNER/APPLICANT SHOULD HAVE PPR (PRELIMINARY PROJECT REVIEW) AND BE RESPONSIBLE FOR SAME.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE SITE, REPORTING ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION.

ONLY FINAL APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

MP DESIGN  
& ASSOCIATES

44 GOODMARK PL. UNIT #1 TEL (416) 675-2997  
TORONTO, ONT. M9W 6N8 FAX (416) 675-4574

PROJECT  
PROPOSED  
TWO STOREY DWELLING

FOR: MR. FRANK TURCHIARO  
AT: 14 GRAND AVENUE  
CITY OF TORONTO

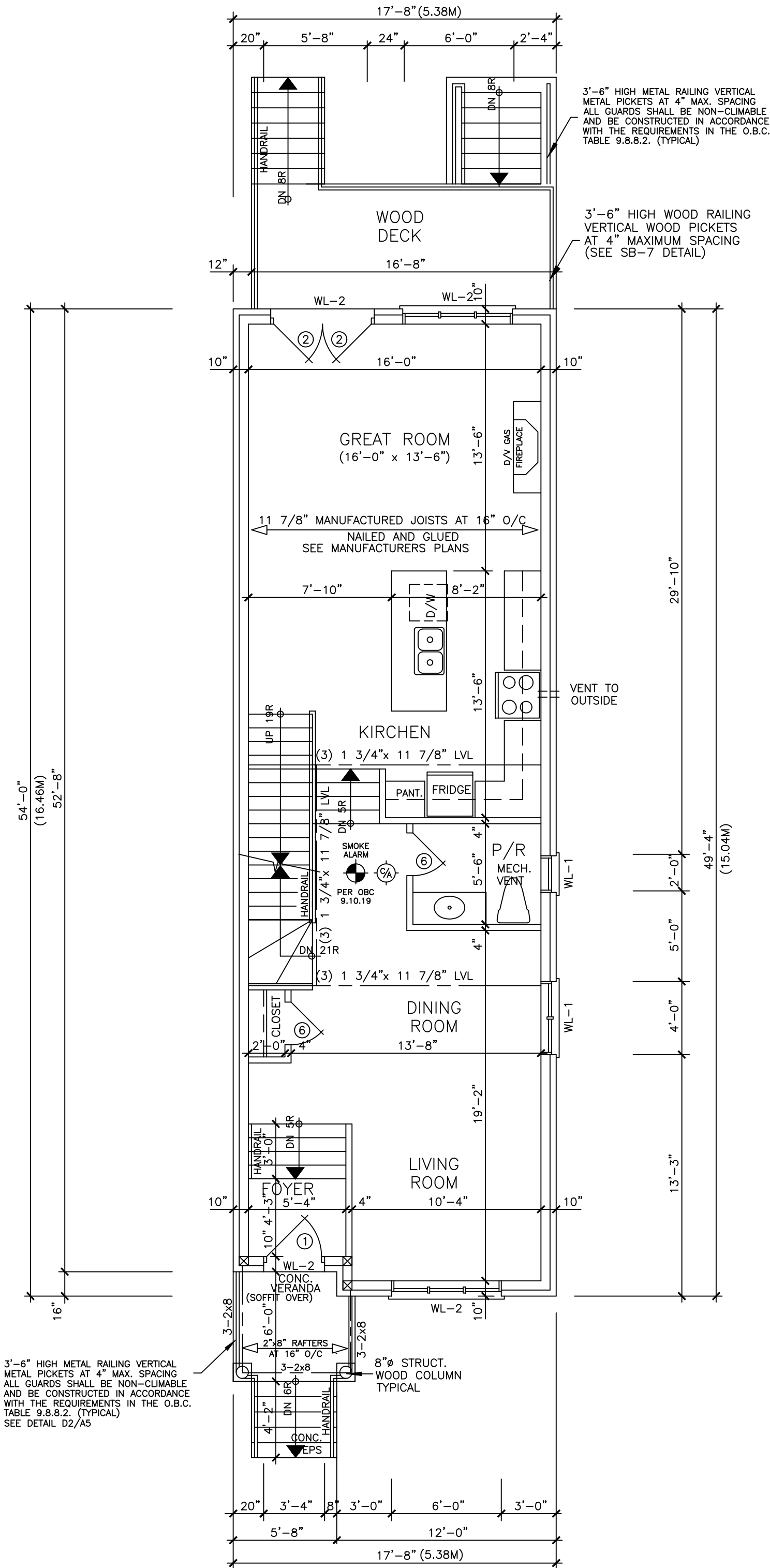
DRAWING  
SITE PLAN

DRAWN MSP	DATE MARCH 2017
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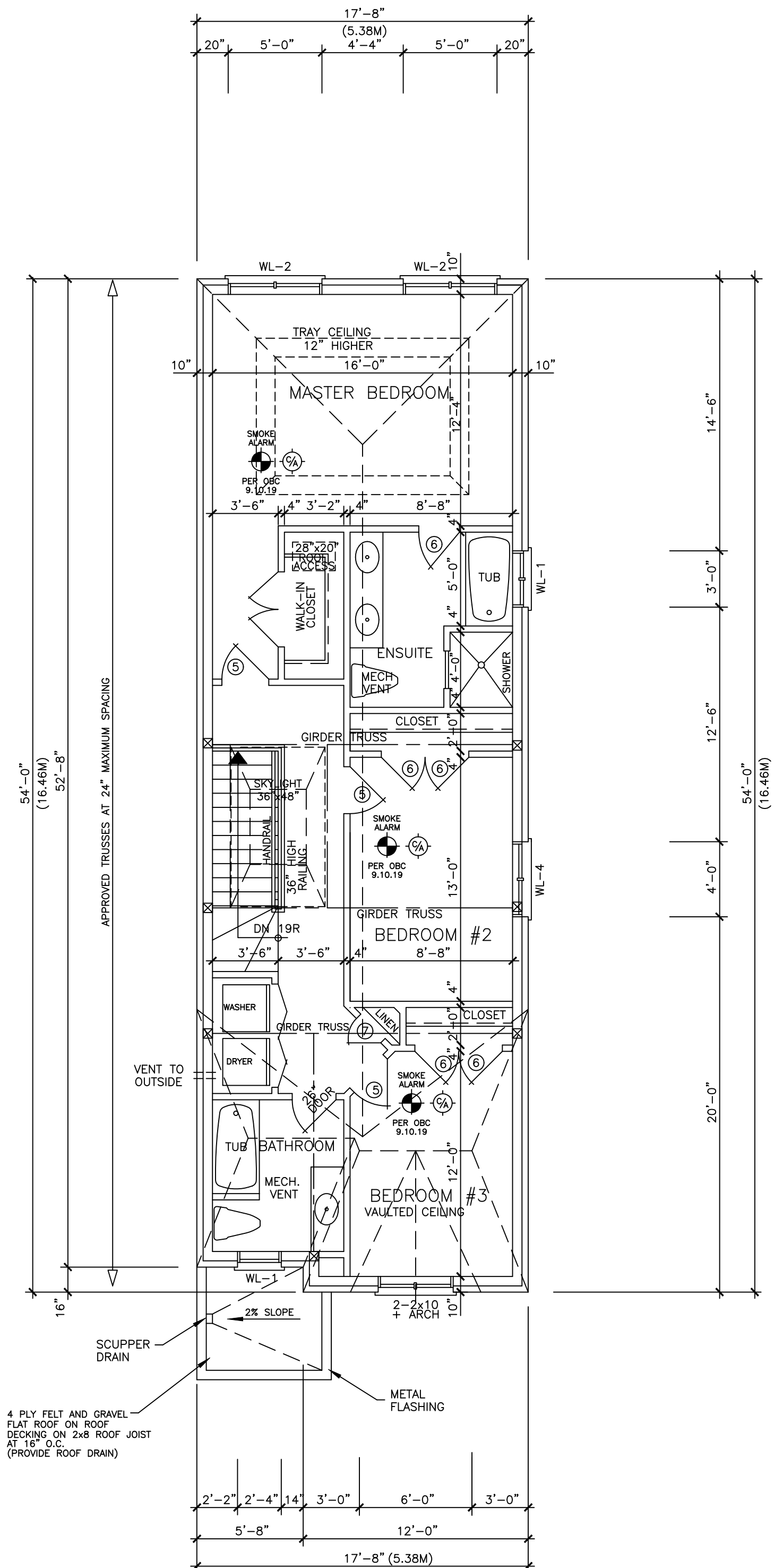
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PROJECT NO 17-43	DRAWING NO SP-1
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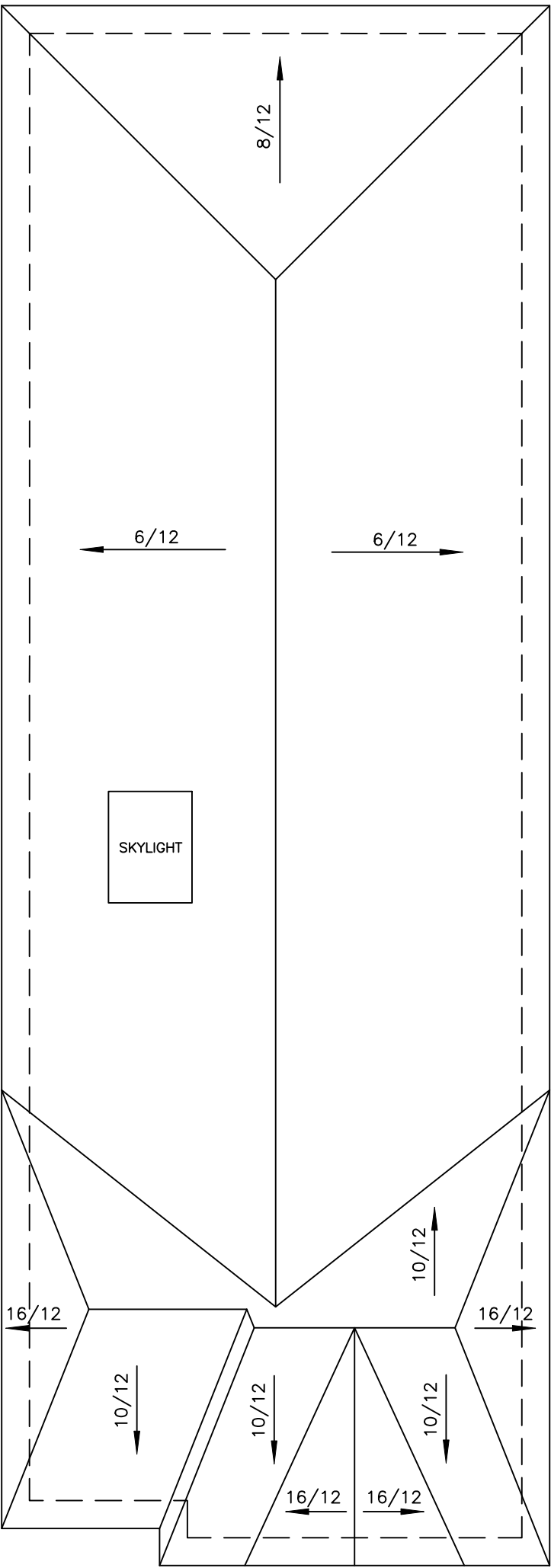




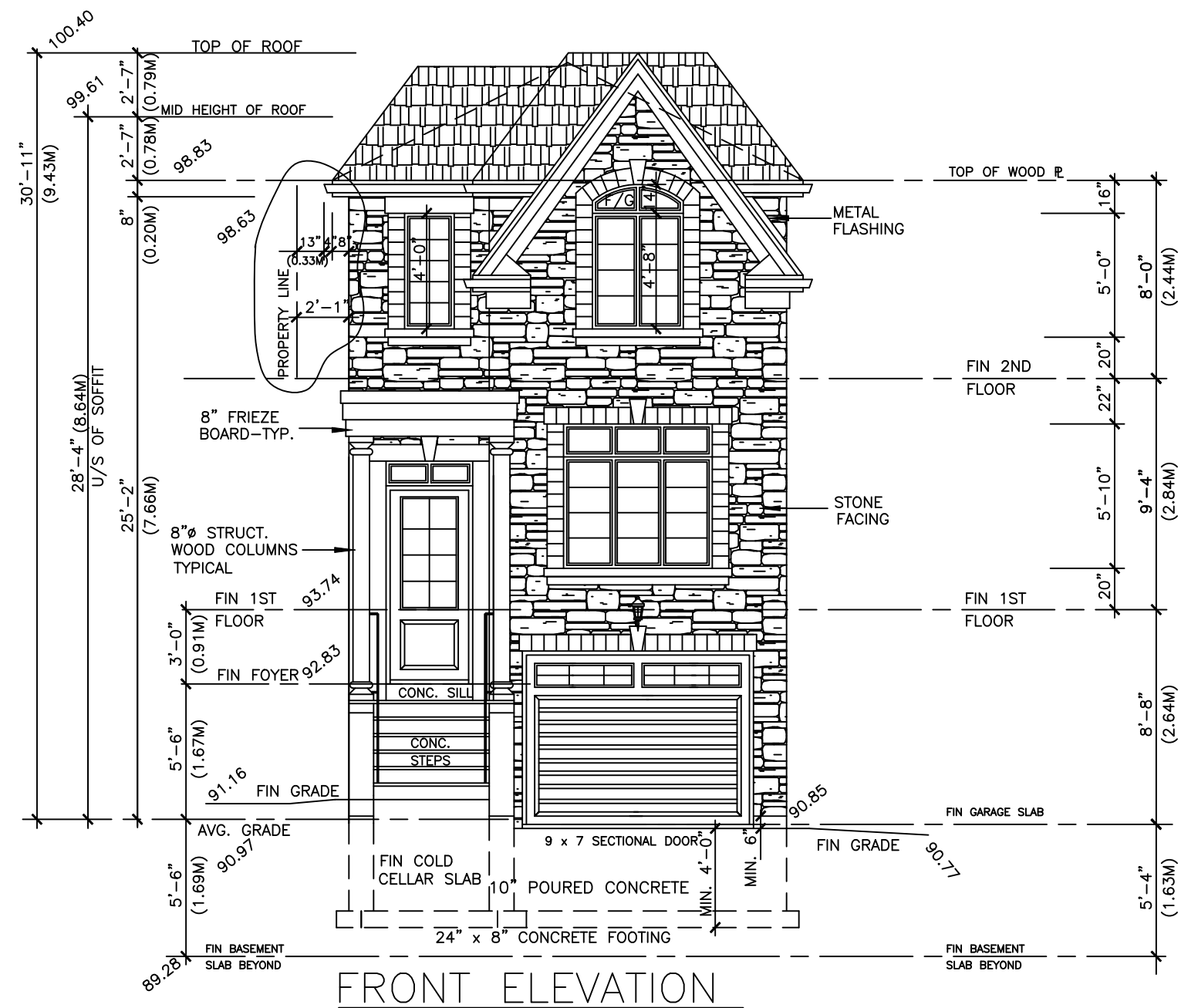
FIRST FLOOR PLAN



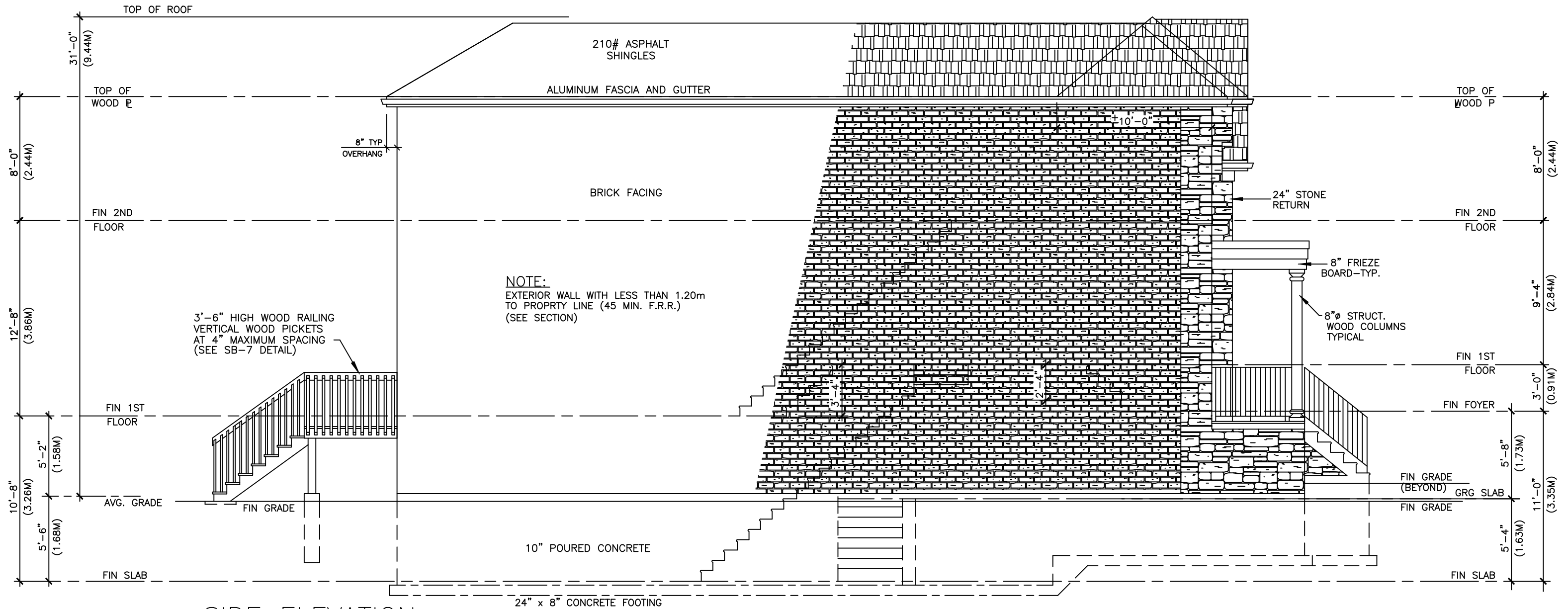
## SECOND FLOOR PLAN



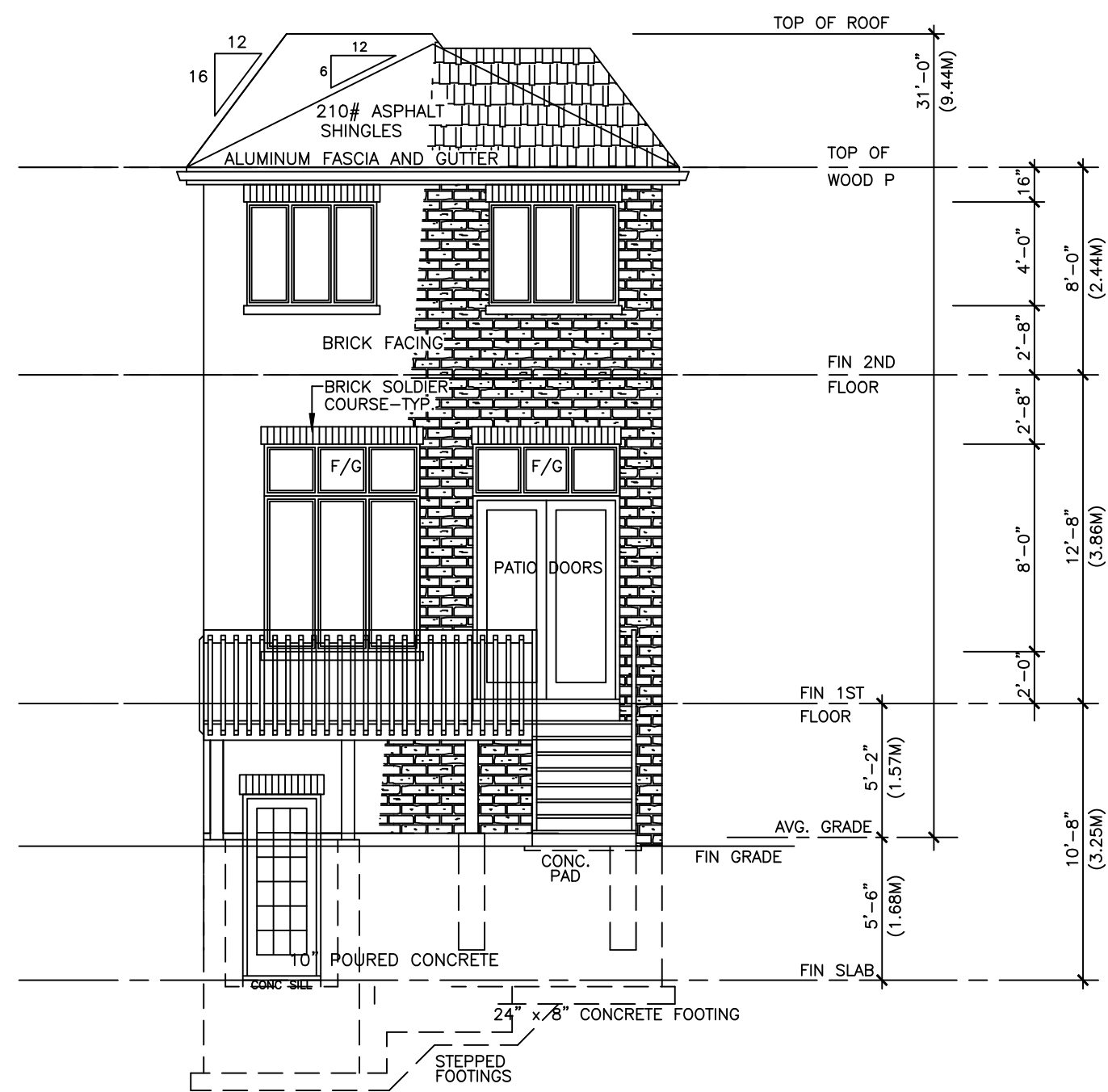
ROOF PLAN



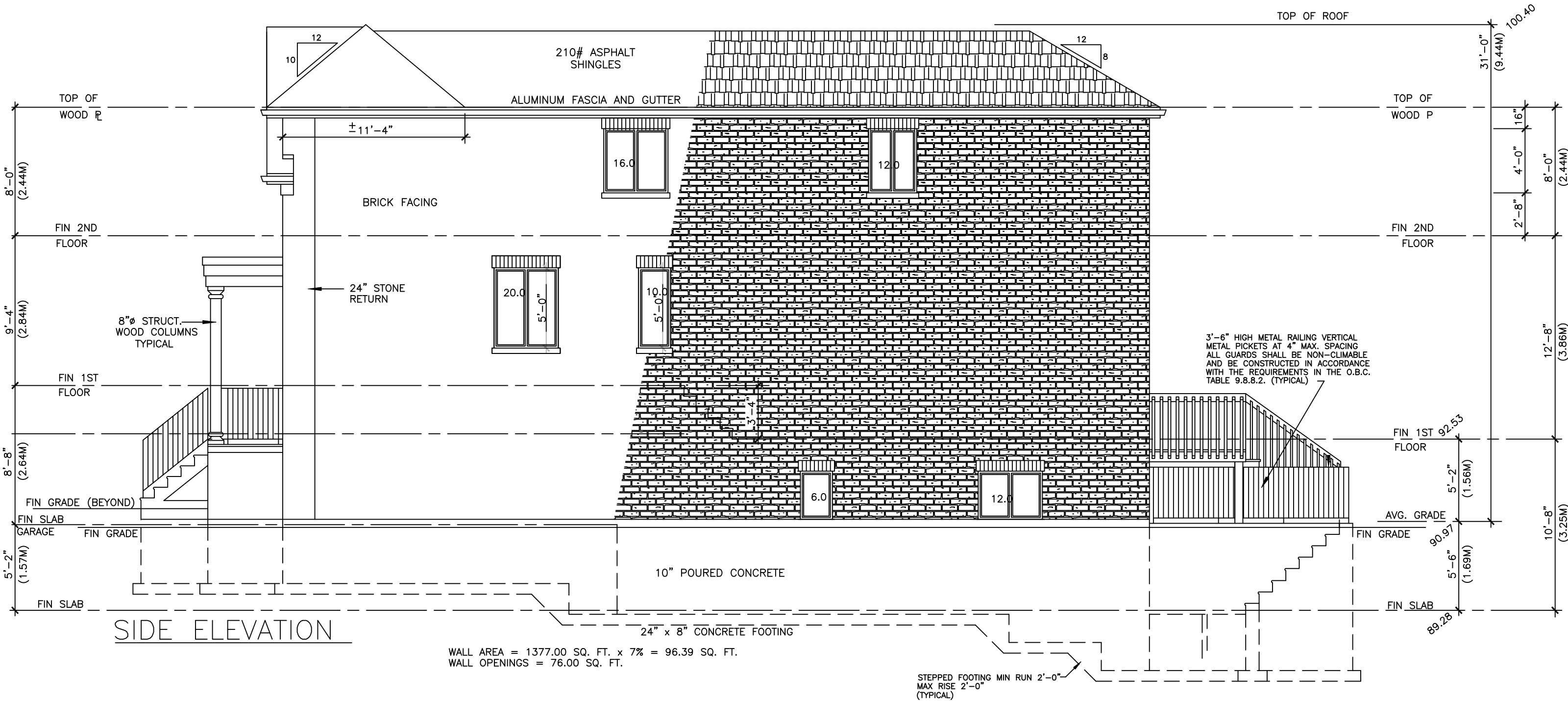




SIDE ELEVATION



REAR ELEVATION



Thursday, July 27, 2017

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

File Number:	A0453/17EYK	Zoning	RD & R2
Owner(s):	JEFFREY GORESKE	Ward:	Etobicoke-Lakeshore (05)
Agent:	OE DESIGN BUILD	Heritage:	Not Applicable
Property Address:	<b>97 EDGECROFT RD</b>	Community:	

Legal Description: PLAN 4149 LOT 32

Notice was given and a Public Hearing was held on Thursday, July 27, 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 and Section 320-42.1.A.(1)**  
The maximum permitted floor space index is 0.45 times the area of the lot (238.3 m<sup>2</sup>).  
**Section 10.20.40.40.(1)(A), By-law 569-2013**  
The new dwelling will have a floor space index of 0.65 times the area of the lot (346.4 m<sup>2</sup>).  
**Section 320-42.1.A.(1)**  
The new dwelling will have a floor space index of 0.69 times the area of the lot (362.5 m<sup>2</sup>).
2. **Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.9 m from the east side lot line.
3. **Section 10.20.40.10.(2)(B), By-law 569-2013**  
The maximum permitted height of a specified pairs of side walls is 7 m.  
The new dwelling will have a side wall height of 7.2 m.
4. **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.

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: A0453/17EYK  
Owner: JEFFREY GORESKI  
Agent: OE DESIGN BUILD  
Property Address: **97 EDGE CROFT RD**  
Legal Description: PLAN 4149 LOT 32

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

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Allan Smithies (signed)

---

Dominic Gulli (signed)

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Douglas Colbourne (signed)

---

Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

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Thursday, July 27, 2017

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

File Number:	A0456/17EYK	Zoning	RD & R2
Owner(s):	ASSUNTA MANOCCHIO	Ward:	Etobicoke North (02)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	<b>25 YORKLEIGH AVE</b>	Community:	

Legal Description: RCP 9748 PT LOT 148 RP 66R27766 PART 1

Notice was given and a Public Hearing was held on Thursday, July 27, 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 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 (510.8 m<sup>2</sup>).  
**Section 10.20.40.40(1)(A), By-law 569-2013**  
The proposed dwelling will have a floor space index equal to 0.66 times the area of the lot (747 m<sup>2</sup>).  
**Section 320-42.1A(1)**  
The proposed dwelling will have a floor space index equal to 0.47 times the area of the lot (531.42 m<sup>2</sup>).
2. **Section 10.20.40.70(5)(A), By-law 569-2013**  
The minimum required side yard setback is 7.5 m, for any portion of the dwelling exceeding 17 m.  
The proposed dwelling will be located 2.27 m from the west side lot line.
3. **Section 10.20.40.10(2)(A), By-law 569-2013**  
The maximum permitted height of main walls from established grade is 7 m.  
The proposed dwelling will have a main wall height of 9.5 m from established grade.
4. **Section 10.20.40.10(6), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 1.95 m above established grade.
5. **Section 320-42.1.B.2**  
The maximum permitted soffit height is 6.5 m.  
The proposed dwelling will have a soffit height of 8 m.



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

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m<sup>2</sup>.  
The proposed rear deck at or above the second storey will have an area of 41.8 m<sup>2</sup>.

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 proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, 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.

## SIGNATURE PAGE

File Number:	A0456/17EYK	Zoning	RD & R2
Owner:	ASSUNTA MANOCCHIO	Ward:	Etobicoke North (02)
Agent:	ARMANDO BARBINI	Heritage:	Not Applicable
Property Address:	<b>25 YORKLEIGH AVE</b>	Community:	
Legal Description:	RCP 9748 PT LOT 148 RP 66R27766 PART 1		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Douglas Colbourne (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

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Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Scale	as noted
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LOT AREA =1135.15 M2  
SLOPED LOT AREA (> 22.5%) =52.45M2  
BUILDABLE AREA =1082.70M2

HOUSE,GARAGE  
FRONT AND BACK PORCH  
BUILDING COVERAGE = 334.96 M2  
COVERAGE = 30.94%

GROUND FLOOR= 220.40 M2  
SECOND FLOOR= 267.03 M2  
PARTIAL BASEMENT = 27.31 M2  
(1.37M mid point between F.B.  
and ceiling.)  
GFA = 514.74 M2  
FSI = 47.54%

AS PER BY-LAW 569213  
LOT AREA = 1135.15 M2

HOUSE,GARAGE  
FRONT AND BACK PORCH  
BUILDING COVERAGE = 334.96 M2  
COVERAGE 29.50%

GROUND FLOOR= 220.40 M2  
SECOND FLOOR= 267.03 M2  
GFA = 487.43 M2  
FSI = 42.94%

FRONT SETBACK = 14.52M  
SIDE YARD SETBACK  
EAST FRONT = 1.82M  
EAST REAR = 2.27M

SIDE YARD SETBACK  
WEST FRONT = 2.24M  
WEST REAR = 1.99M  
REAR SETBACK = 16.09M

FRONT YARD = 335.76 M2  
 DRIVEWAY = 85.79 M2  
 LANDSCAPING = 75%  
 FRONT LANDSCAPING = 249.97 M2  
 (Driveway and front porch not included)  
 SOFTSCAPE = 227.14 M2  
 % OF SOFTSCAPE = 91%  
 HARDSCAPE = 22.83 M2  
 % OF HARDSCAPE = 9%

REAR LANDSCAPE = 413.44 M2  
SOFTSCAPE = 363.14 M2  
% OF SOFTSCAPE 88%  
HARDSCAPE = 50.30 M2  
% OF HARDSCAPE = 12%

HEIGHT FROM GRADE TO HIGH PEAK = 7.72M  
HEIGHT FROM AVE. GRADE TO HIGH PEAK = 9.50M  
HEIGHT FROM GRADE TO EAVES = 6.25M

Scale	as noted
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GENERAL ARCHITECTURAL NOTES:

WINDOWS:

- 1) MINIMUM BEDROOM WINDOW  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA W/ MIN. CLEAR WIDTH OF 1'-3" (380).
- 2) WINDOW GUARDS  
A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).
- 3) WINDOW IN EXIT STAIRWAYS  
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" (1070) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). THE WINDOW SHALL BE NON-OPEABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

MECHANICAL:

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGES PER HOUR IF NOT AIR CONDITIONED  
5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- LUMBER:
- 1) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FLOORING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

- 5) LVL BEAMS SHALL BE 2.0E W5 MICRO-NAIL LVL (F<sub>b</sub>=2800psi MIN) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3-1/2" (89) LONG COMMON WIRE MIN. 12" (300) O.C. STAGGERED IN 2 ROWS FOR 7-1/4", 9-1/2", 11-7/8" (184, 240, 300) DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS. FOR 4 LVL MEMBERS ADD 1/2" (12.7) GALVANIZED BOLTS AT MID-DEPTH OF BEAM 3'-0" (91.5) O.C. OR INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. USE THE MOST STRINGENT OF THE TWO REQUIREMENTS.
- 6) PROVIDE TOP MOUNT BEAM HANGERS, TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS, UNLESS NOTED OTHERWISE.
- 7) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, N-1550 (45lb) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (150) ABOVE THE GROUND.

STEEL:

- 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- FLAT ARCHES:
- 1) FOR 8'-0" (244) CEILINGS, FLAT ARCHES TO BE 6'-10" (2080) A.F.F. FOR 9'-0" (2740) CEILINGS, FLAT ARCHES TO BE 7'-10" (2400) A.F.F., UNLESS NOTED OTHERWISE.

ROOF OVERHANGS:

- 1) ALL ROOF OVERHANGS ARE 1'-0" (305).

FLASHINGS:

- 1) FLASHING MATERIALS AND INSTALLATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.1.3. & 9.23.7.

GENERAL REQUIREMENTS:

1. ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
2. CONFORM TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
3. ALL MATERIALS SHALL BE FURNISHED AND ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE GRADES, STANDARDS OF MATERIALS, STANDARDS OF WORKMANSHIP AND MANUFACTURER'S SPECIFICATIONS LISTED OR MENTIONED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING THE WORK. CONTRACTOR TO VERIFY STRUCTURE OF WALLS, FLOORS AND CEILING AT NEW ENTRANCES, WINDOWS, CANOPY AND EXTERIOR CLADDING.
5. INSPECT THE SITE AND NOTE ANY CONDITIONS WHICH WOULD AFFECT THE WORK, NO CLAIM FOR AN ADDITION TO THE CONTRACT AMOUNT WILL BE CONSIDERED RESULTING FROM FAILURE TO BECOME FAMILIAR WITH ALL APPARENT EXISTING SITE CONDITIONS.
6. UNLESS OTHERWISE SPECIFIED, PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION INCLUDING HOARDING, BARRICADES, WARNING LIGHTS AND SIGNS, BEFORE AND DURING DEMOLITION WORK.
7. PROTECT ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PIPING THAT IS TO REMAIN.
8. PROTECT ALL EXISTING FINISH SURFACES WHICH ARE NOT SUBJECT TO DEMOLITION.
9. MAINTAIN PROPER ACCESS TO PREMISES.
10. MAKE GOOD ANY DEMOLITION TO THE EXISTING WORK BEYOND THAT NECESSARY FOR CARRYING OUT NEW WORK, AT THE DISCRETION TO THE OWNER OR DESIGNER.
11. EXERCISE CAUTION IN DISMANTLING OR DISCONNECTING WORK ADJACENT TO EXISTING WORK DESIGNATED TO REMAIN.
12. CARRY OUT DEMOLITION AS SCHEDULED, IN AN ORDERLY AND CAREFUL MANNER.
13. AT COMPLETION OF THE PROJECT THE PREMISES SHOULD BE LEFT BROOM CLEAN.
14. CONTRACTOR TO KEEP AT THE JOB SITE AN UPDATED SET OF DRAWINGS AND RECORD ANY CHANGES TO PERMIT DRAWINGS.

1. SITE WORK

1. MAINTAIN PROPER ACCESS TO THE SITE. PROVIDE ADEQUATE PROTECTION TO CURBS, SIDEWALKS AND LIGHTS.
2. MAKE GOOD ANY DAMAGE TO THE SITE. CODE TO THE DESIGNER. 2. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, AND SURPLUS MATERIALS RESULTING FROM THE WORK.

3. CONCRETE

1. CONCRETE MATERIALS SHALL CONFORM TO REQUIREMENTS OF CAN3-A23.1
2. BEFORE COMMENCING WORK, ENSURE THAT SURFACES ARE ACCEPTABLE TO RECEIVE AND MAINTAIN CONCRETE FINISHING AND THAT SPECIFIED INSTALLATION WILL BE ACHIEVED.
3. PATCHING CONCRETE SHALL BE THOROUGHLY COMPACTED INTO PLACE AND FINISHED IN SUCH A MANNER AS TO MATCH ADJOINING CONCRETE, RUB DOWN TO GIVE UNIFORM, SMOOTH, FLUSH, MONOLITHIC SURFACE, FREE OF ALL DEFECTS IN APPEARANCE TO OWNERS APPROVAL.

4. MASONRY

1. MAINTAIN DIMENSIONS, LINES AND LEVELS OF EXISTING WORK.
2. TAKE SPECIAL CARE OF ERECTING BLOCK WALLS TO WHICH OTHER SECTIONS APPLY FINISHES, TO ENSURE TOLERANCES REQUIRED OF MENTIONED SECTIONS CAN BE MET WITH REASONABLE CONSTRUCTION PROCEDURES (W/ THIN SET APPLICATION OF GRANITE TILES).
3. ALL MASONRY SHALL BE PATCHED AND REPAIRED USING METHODS AND MATERIALS TO MATCH EXISTING WORK.
5. METALS
1. CONFORM TO REQUIREMENTS OF CSA S16-1969, STEEL STRUCTURES FOR BUILDING, AND CSA S136-1974.
2. WORK TO BE EXECUTED BY FIRM THOROUGHLY FAMILIAR WITH LAWS, BY-LAWS AND REGULATIONS WHICH GOVERN, AND CAPABLE OF WORKMANSHIP OF THE OTHER TRADES AND FIELD PRACTICE KNOWN TO BE RECOGNIZED MANUFACTURER'S SPECIALIZING IN THIS WORK.
3. PAINT PRIMER TO BE ZINC CHROMATE CONFORMING TO CGSB 1-6P-400. FINISH COATING TO BE AS PER APPROVED SAMPLE BY OWNER.

6. WOOD AND PLASTICS

1. MATERIALS SHALL BE CAREFULLY CHECKED, UNLOADED, STORED AND HANDLED TO PREVENT DAMAGE. PROJECT MATERIALS WITH SUITABLE NON-STAINING WATERPROOF COVERINGS.
2. SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL ROUGH CARPENTRY WORK, TO THE FULL INTENT OF THE DRAWINGS AND AS HEREIN SPECIFIED.
3. ALL INTERIOR ROUGH CARPENTRY APPLIED TO WALLS, FLOORS, AND CEILING IS TO HAVE A FLAME SPREAD RATING OF 150 OR LESS.
7. THERMAL AND MOISTURE PROTECTION
1. MAINTAIN MINIMUM EXISTING LEVELS OF INSULATION.
2. ALL MATERIALS AND METHODS USED IN APPLICATION SHALL BE IN STRICT ACCORDANCE WITH THE PRINTED INSTRUCTIONS OF THE MANUFACTURER.
3. INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
4. INSTALL LOSS INSULATION IN LOCATIONS AND THICKNESS SHOWN, AND FOR PACKING WHERE REQUIRED TO MAINTAIN THE THERMAL BARRIER. SEAL JOINTS TO PREVENT THE TRANSFER OF MOISTURE.
5. SEALANTS AND COLOUR TO BE SELECTED BY OWNER OR DESIGNER.
6. CLEAN JOINTS AND SPACES TO BE CAULKED AND ENSURE THEY ARE DRY AND FREE OF DUST, LOOSE, MORTAR, OIL, GREASE AND OTHER FOREIGN MATERIAL, CLEAN FERROUS MATERIALS OR RUST, MILL, SCALE AND FOREIGN MATERIALS BY WIRE BRUSHING, GRINDING OR SANDING.
7. UPON COMPLETION, REMOVE MASKING AND SEALANT SMears AND DROPPINGS FROM ADJACENT AND OTHER SURFACES.
8. PATCH AND REPAIR EXISTING WORK, REQUIRED DUE TO THE WORK OF THE CONTACT. USE THE EXACT SAME METHODS AND MATERIALS TO MATCH THE EXISTING WORK, WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE DESIGNER FOR APPROVAL.

8. DOORS AND WINDOWS

- STEEL DOORS AND FRAMES
1. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS, SHOW EACH TYPE OF FRAME, DOOR, HARDWARE, DRAWINGS, REINFORCING, TAPPING AND DRILLING ARRANGEMENTS, METAL GAUGES, THICKNESS AND FINISHES. SUBMIT DOOR AND FRAME SCHEDULE IDENTIFYING EACH UNIT.
- WOOD DOORS AND FRAMES
2. MANUFACTURE SOLID CORE VENEERED AND PLASTIC LAMINATED FACED WOOD DOORS TO ARCHITECTURAL MILLWORK MANUFACTURERS ASSOCIATION OF CANADA LATEST REVISIONS, FOR PREMIUM GRADE SPECIALTY DOORS.
- FINISHES
- GYPSUM WALLBOARD
1. EXECUTE THE GYPSUM WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCES AND PERFORMANCE.
2. EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
3. CONFORM TO CURRENT CSA STANDARDS A82.30 AND A82.31, EXCEPT AS SPECIFIED OTHERWISE HEREIN.
4. FINISHED GYPSUM WALLBOARD SURFACES SHALL BE TRUE PLANES WITH NO WAVES, IRREGULARITIES, STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE, SURFACES SHALL BE FREE FROM WAVES, IRREGULARITIES AND OTHER DEFECTS, VERTICAL SURFACES, PLUMB AND TRUE TO LINE, HORIZONTAL SURFACES LEVEL.
5. SURFACES SPECIFIED TO RECEIVE PAINT FINISH ARE TO RECEIVE PRIMER COAT AS REQUIRED TO ENSURE ACCURATE SPECIFIED COLOUR IS ACHIEVED, AS WELL AS MINIMUM 2 COATS OF PAINT.

CONSTRUCTION NOTES:

(UNLESS NOTED OTHERWISE.) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. CONT. REG. 332/12

1 FOUNDATION WALL/FOOTINGS - O.B.C. 9.15.4 AND SUBSECTION 9.4.4.1

- 8" (200) POURED CONC. TYP. WALL 25MPa (2400psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 6'-11" (2100) MAX. EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING. JOIST SPANS GREATER THAN 6' (1800) SHALL BE SIZED IN ACCORDANCE TO 9.15.3.4 (1) OF THE O.B.C. (REFER TO CHART BELOW FOR THE RESPECTIVE SIZE).
- BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOILS AND COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kpa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

#	FOOTING	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" WIDE x6" DEEP	16" WIDE x6" DEEP	
2	20" WIDE x6" DEEP	20" WIDE x6" DEEP	
3	26" WIDE x9" DEEP	20" WIDE x6" DEEP	

1A FOUNDATION WALLS - UN-SUPPORTED OPENINGS

- 2-20M BARS IN TOP PORTION OF WALL - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL - BARS TO HAVE MIN. 2" (50) CONC. COVER - BARS TO EXTEND 3'-0" (900) FROM EACH END

2 BASEMENT SLAB - O.B.C. SUBSECTION 9.12.4

- 8" (200) POURED CONC. TYP. SLAB 25MPa (2400psi) CONC. WITH DAMPROOFING BELOW SLAB.

3 WEeping TIE O.B.C. 9.14.3

- 4" (100) Ø WEeping TIE 6" (150) CRUSHED STONE OVER AND AROUND WEeping TIES.

3A DRAINAGE O.B.C. 9.14.1

1. DIRECT SURFACE DRAINAGE FROM BUILDING, MIN. 1 SHEET METAL DOWNSPOUT FOR EACH 30m (100') RUN OF GUTTER, CONNECT TO DRAINAGE LEADERS TO STORM SEWER SYSTEM OR PROVIDE CONCRETE SPLASH PADS TO PREVENT SOIL EROSION.

4 SILL PLATE O.B.C. 9.23.7

- 2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

5 THERMAL RESISTANCE FOR BASEMENTS O.B.C. SUBSECTION 9.25.2 AND SB-12

- R12 (RSI 2.11) INSULATION BLANKET OR BATT WITH 2"x4" (38x89) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER FULL HEIGHT INSULATION. DAMPROOF WITH BUILTUP ROOF OR SOLID BLOCKING 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x44) R-24 BATT INSULATION. A PANEL TYPE CEILING FINISH IS APPLIED.

6 BEARING STUD PARTITION O.B.C. 9.21.1 AND APPENDIX 3

- 2"x4" (38x89) STUDS @ 16" (400) O.C., 2"x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL. (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. 7'-10" (2400) O.C., 4" (100) HIGH CONC. CURB ON 14"x6" (356x152) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

7 STEEL BASEMENT COLUMN (ADJUSTABLE) IN COMPLIANCE WITH O.B.C. SECTION 9.17

- 9'-10" MAX. SPAN BETWEEN COLUMNS. 3-1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COL. CONFORMING TO CAN/CSSB-7.2M. AND WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BW/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

8 STEEL BASEMENT COLUMN (NON-ADJUSTABLE) IN COMPLIANCE WITH O.B.C. SECTION 9.17

- 3-1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

9 STEEL COLUMN

- NON-ADJUSTABLE STEEL COLUMN TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

10 WOOD MASONRY COLUMN

- MIN. SIZE 200 x 200 (11 3/8" x 11 3/8") OR 240 x 380 (9 1/2" x 15") OR BEAM POCKET

11 BEAM POCKET OR 8"x8" (200x200) POURED CONC. WALLS. MIN. BEARING 3-1/2" (90).

12 BUILT-UP WOOD POST

- 3-2"x6" (3-38x140) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) (12.7) Ø BOLT 24"x24"x12" (610x610x305) CONC. FOOTING.

13 STEPPED FOOTING O.B.C. 9.15.3.9

- STEPPED FOOTINGS MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600) FOR FIRM SOILS & 15 3/4" (400) FOR SAND AND GRAVEL.

14 SLAB ON GRADE - O.B.C. SUBSECTION 9.16.4

- R-9.25.3.3(15) AND R-9.25.3.3(16) AND SB-12.2.1.1.6(6) MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6x2x9.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

15 COLD CELLAR PORCH SLAB - O.B.C. 9.39

- FOR MAX. 8'-2" (2500) PORCH DEPTH. 5" (125) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 8" (200) O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 2" (30mm) COVER 24"x24" (610x610) 10M COWELS @ 2'-0" (600) O.C. KNICHOLES IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM EXTERIOR. PROVIDE UNLETS OVER CELLAR DOOR.

16 ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8.2

- MAX. RISE = 7-7/8" (200) MIN. RUN = 8-1/4" (210) MIN. TREAD = 9-1/4" (235) MAX. NOSING = 1" (25) MIN. HEADROOM = 6'-5" (195) RAIL @ LANDING = 2'-11" (600) RAIL @ STAIR = 2'-8" (800) MIN. STAIR WIDTH = 2'-11" (600) FOR CURVED STAIRS MIN. RUN = 6" (150) MIN. AVG. RUN = 8" (200)

17 GUARDS/RAILINGS - O.B.C. SECTION 9.8 & 9.8.7.1 AND SUBSECTION 9.8.8

- FINISHED NON-CUMBLABLE GUARD/RAILING 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:
- i) A UNIFORM LOAD OF 113 lb/ft. MIN. 100 (47) SOLID MASONRY 225 lbs.
- ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACTS SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
- iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A LOAD OF 113 lbs AT ANY MOMENT.

GUARDS - O.B.C. 9.8.8

- INTERIOR GUARDS: 2'-11" (600) MIN. EXTERIOR GUARDS: 3'-6" (1100) MIN.

18 EXPOSED FLOOR TO EXTERIOR

- PROVIDE R25 (RSI 4.4) INSULATION, 6 mil POLY VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFT. FLOOR ASSEMBLY R27 (RSI 4.7) O.B.C. 12.3.2.1 & 12.3.3.3

19 RAD (RSI 7.00) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL ROOF ASSEMBLY R41 (RSI 7.24) O.B.C. 12.3.2.1 & 12.3.3.3

- 20 THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 8" (200) THICK TO A MAX. DEPTH OF 24" (610) EMBEDDED MIN. 4" (100) INTO CONC. 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

21 SUBFLOOR, JOIST STRAPPING AND BRIDGING - O.B.C. 9.23.1.4 & 9.23.9.4

- R12 (RSI 2.11) INSULATION BLANKET OR BATT WITH 2"x4" (38x89) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER FULL HEIGHT INSULATION. DAMPROOF WITH BUILTUP ROOF OR SOLID BLOCKING 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x44) R-24 BATT INSULATION. A PANEL TYPE CEILING FINISH IS APPLIED.

22 FIREPLACE CHIMNEYS - O.B.C. SECTION 6.3

- TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (600) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITH A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.

23 EXHAUST FAN

- MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

24 ROUGH-IN BATH

- OPTIONAL ROUGH-IN 3-PIECE BATH (1' (25) AIR SPACE GALV. METAL TIES @ 16" (400) O.C. HOR. 24" (600) O.C. VER. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED AIR BARRIER 1/2" EXT. GRADE PLYWOOD SHEATHING. 2"x6" (38x140) STUDS @ 16" (400) O.C. C/W R-24 BATT INSULATION

25 DIRECT VENT FURNACE

- DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, SHALL BE TO BE A MIN. OF 6'-0" (1830) FROM GAS EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

26 GARAGE SLAB:

- 4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

27 ATTACHED GARAGE WALL CONSTRUCTION

- GAS PROOF & INSULATE WALLS 3.34 RSI (R19) AND CEILING 4.4 RSI (R25) ADJACENT TO HABITABLE AREAS. VAPOUR BARRIER ON WARM SIDE & 13 (1/2") GYPSUM BOARD ON COLD SIDE. INSULATE MIN. 0.7 RSI (R4) DOOR AND FRAME GASPROOFED BETWEEN GARAGE AND HABITABLE SPACES. EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING. ALL DUCTWORK IN CEILING TO BE INSULATED AND GASPROOFED. ALL JOINTS TO BE TAPED & SEALED GAS TIGHT.

28 DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

29 EXTERIOR STEP

- PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7-7/8" (200). MIN. TREAD 9-1/2" (235).

30 DRYER EXHAUST VENT

- CAPPED DRYER EXHAUST VENTED TO EXTERIOR, CONFORMING TO O.B.C. 6.2.3.8 (7)(A)&(B)&(C) AND SENTENCE 6.2.3.8(9)

31 LINEN CLOSET

- MIN. 4 SHELVES MIN. 14" (350) DEEP.

32 CLOSET WITH ROD & SHELF.

- CEILING & ATTIC HATCH O.B.C. 9.19.2.1 RSI 7.0 (R40) INSULATION, 0.15 (6 MIL) POLY VAPOUR BARRIER, 15.5 (5/8") INTERIOR DRYWALL FINISH. ATTIC HATCH 545 x 700 (22" x 28") WEATHERSTRIPPED & INSULATED RSI 7.0 (R40) (MIN. 0.32 m<sup>2</sup>)

33 'R' VENT

- U.L.C. RATED CLASS 'R' VENT 2'-0" (610) ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9:12. REFER TO THE GAS UTILIZATION CODE.

34 STEEL BEARING PLATE FOR MASONRY WALLS

- 11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

35 SOLID WOOD BEARING FOR WOOD STUD WALLS

- SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.

36 FIRE RATED PARTY WALL - O.B.C. 9.10.1.1

- 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

37 PARTY WALL - O.B.C. 9.10.1.1

- STUDS, BEAMS, TRUSSES TO BE STAGGERED AT PARTY WALL OR FIREWALL. MIN. 100 (47) SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END TO END CONDITION.

38 MASONRY PARTY WALLS

- MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK, MIN. 1 HOUR FIRE RATING.

39 EXPOSED BUILDING FACE - O.B.C. 9.10.1.5.2

- EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANT RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO CAN/CSA-14.1.4.1 & 9.10.1.5.4. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

40 TWO STOREY VOLUME SPACES

- FOR WIND LOADS <= 0.4 kPa (q10): FOR A MAXIMUM 18'-4" (5600) HEIGHT. PROVIDE 2'-2"x6" (2-38x140) SPR-#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.

41 SIDING WALL @ GARAGE CONSTRUCTION (2"x4") - O.B.C. SUBSECTION 9.27

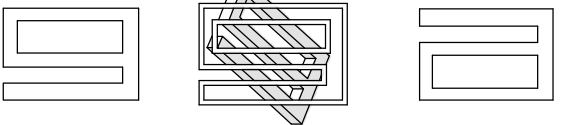
- SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON R5 (RSI 0.8) EXT. RIGID INSUL. BD. WITH APPROVED CONT. AIR BARRIER, ON 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R14 (RSI 2.46) INSULATION WITH 6 mil POLYETHYLENE VAPOUR BARRIER. ON 1/2" (12.7) INT. DRYWALL FINISH, WALL ASSEMBLY R24 (RSI 3.80) (GYPSUM SHEATHING, RIGID INSULATION AND 1/2" (12.7) INT. DRYWALL FINISH, WALL ASSEMBLY R24 (RSI 3.80) (GYPSUM SHEATHING, RIGID INSULATION AND 1/2" (12.7) INT. DRYWALL FINISH, WALL ASSEMBLY R24 (RSI 3.80) (GYPSUM SHEATHING, RIGID INSULATION AND 1/2" (12.7) INT. DRYWALL FINISH, WALL ASSEMBLY R24 (RSI 3.80) (GYPSUM SHEATHING, RIGID INSULATION AND 1/2" (12.7) INT. DRYWALL FINISH



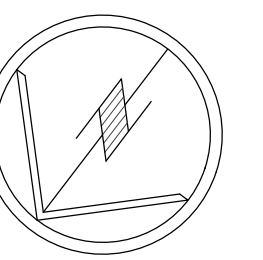
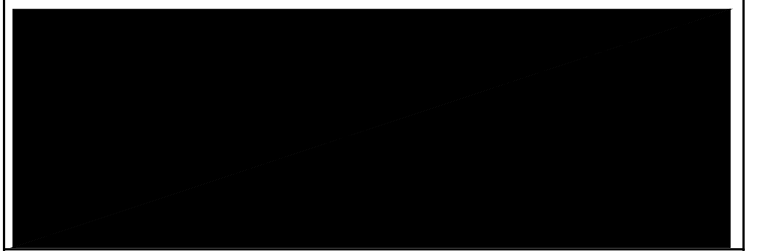
Scale	as noted
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All material herein remains property of the architect noted below.

Giancarlo Garofalo Architect Inc.  
www.ggarchitect.ca



943 St. Clair Ave. West  
Toronto, Ontario M6C 1C7  
t: 416.531.1265  
f: 416.531.4733  
e: [ggarchitect@bellnet.ca](mailto:ggarchitect@bellnet.ca)

[illegible]

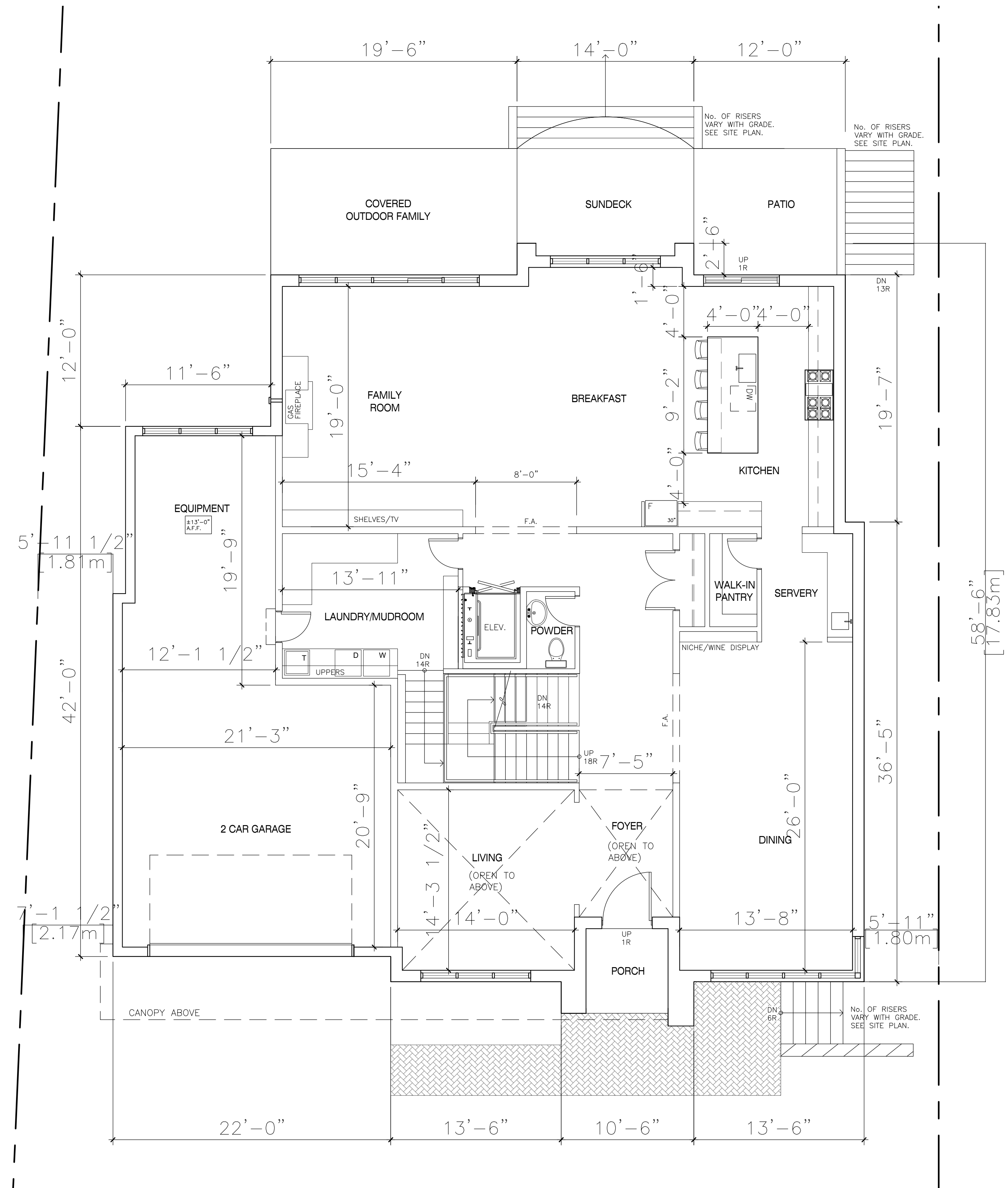
25 YORKLEIGH AVE.  
LOT-2  
Etobicoke, Ontario

## GROUND FLOOR PLAN

Project number	-
Date	JAN 2017
Drawn by	J.C.
Checked by	G.G.

A4

Scale	as noted
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1  
A4

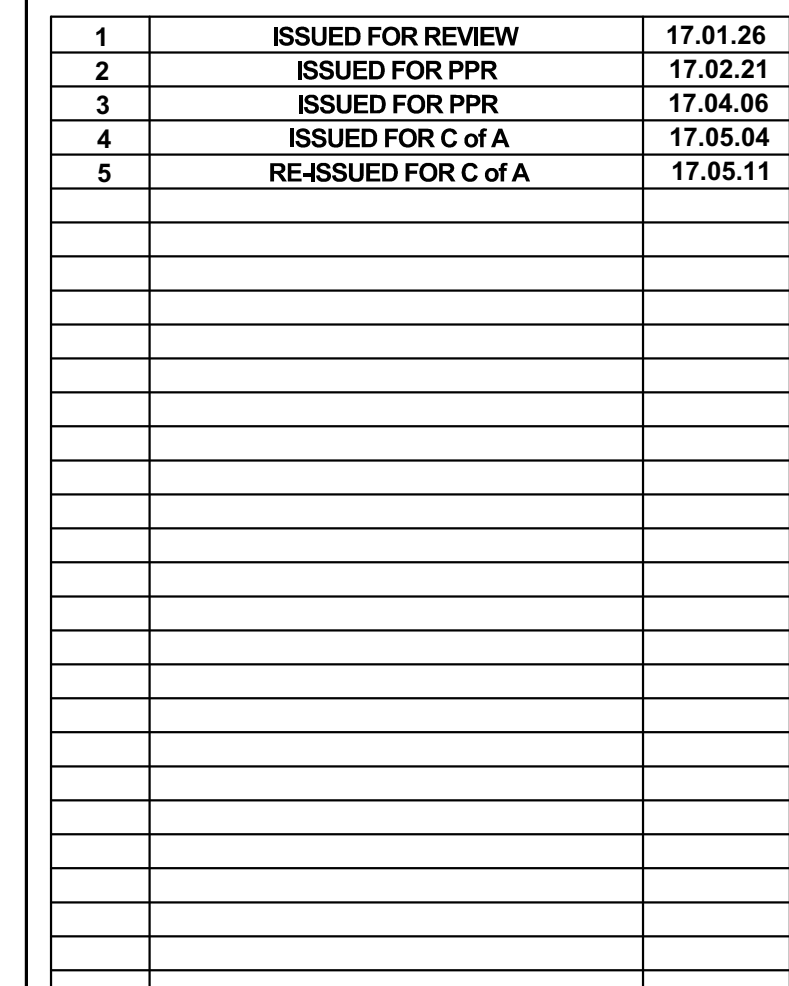
GROUND FLOOR PLAN  
SCALE : 3/16" = 1'-0"



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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:



## SECOND FLOOR PLAN

A5	
Scale	as noted



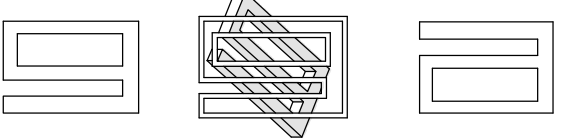
A5



Scale	as noted
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THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

[illegible]

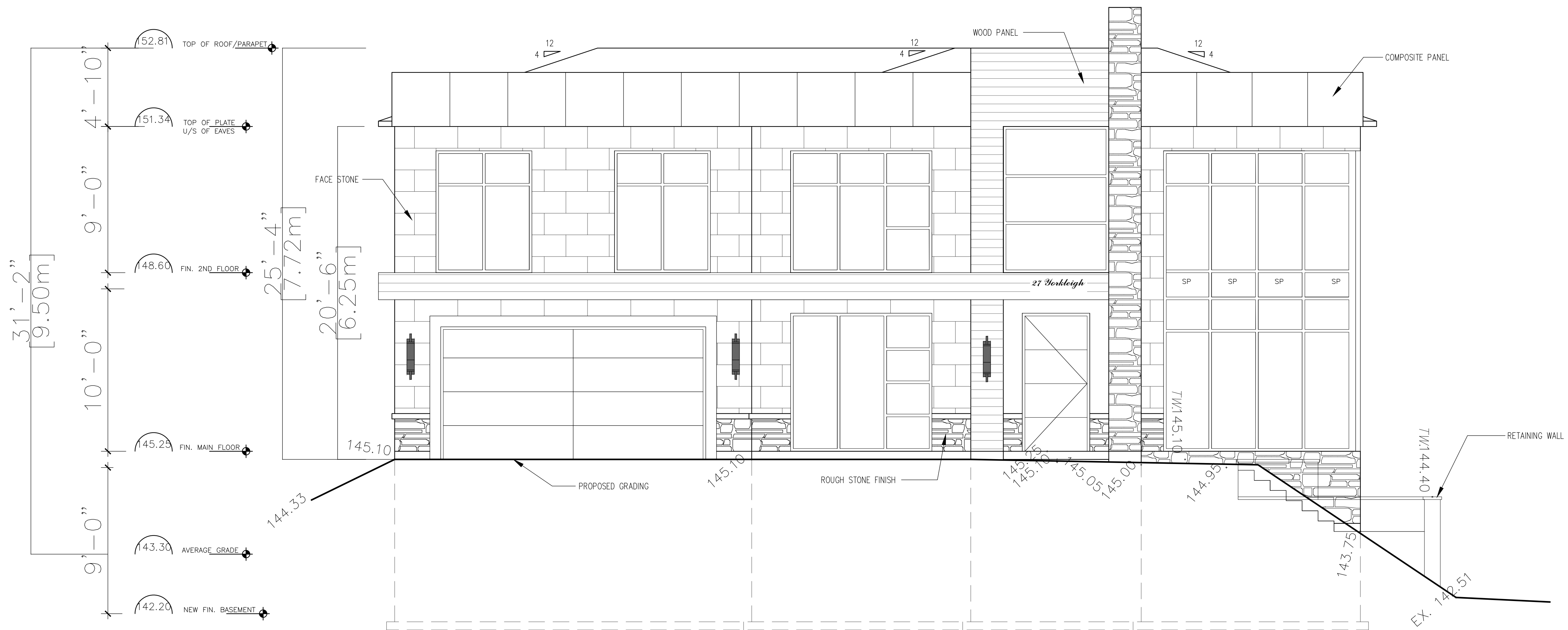
**25 YORKLEIGH AVE.**  
Proposed 2 Storey Brick Dwelling  
Etobicoke, Ontario

## ELEVATIONS

Project number	-
Date	JAN 2017
Drawn by	J.C.
Checked by	G.G.

## A7

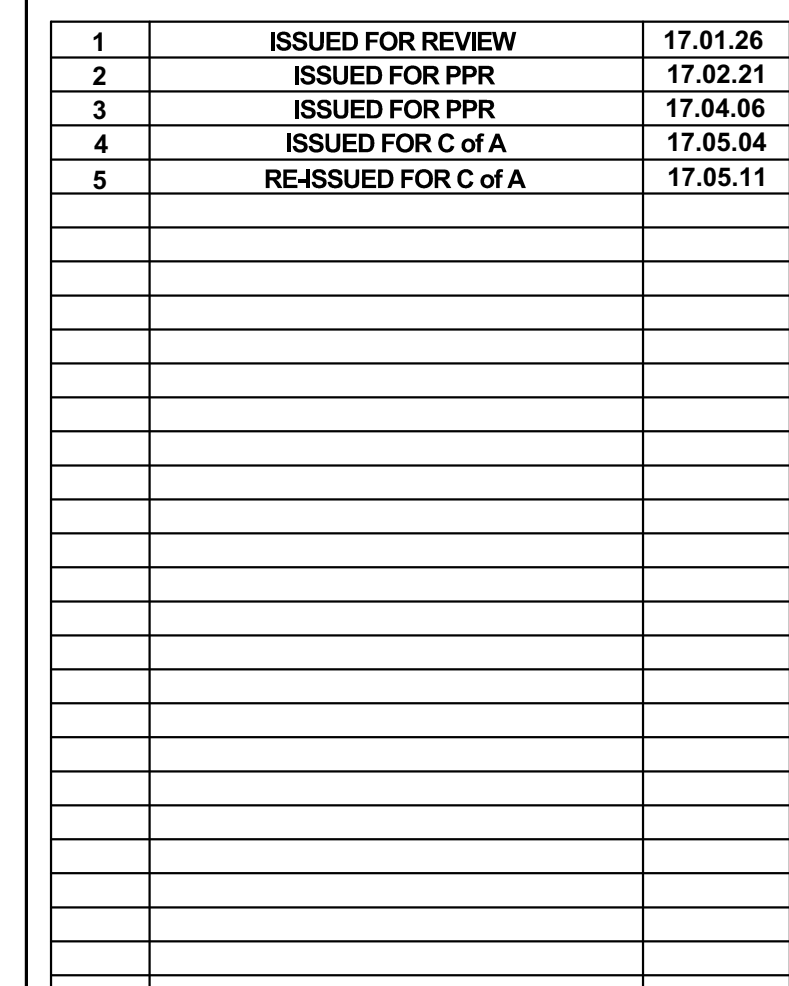
Scale	as noted
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1 FRONT ELEVATION  
A7 SCALE : 1/4" = 1'-0"

SCALE :  $1/4 = 1'-0''$

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**25 YORKLEIGH AVE.**  
Proposed 2 Storey Brick Dwelling  
Evanston, Ontario

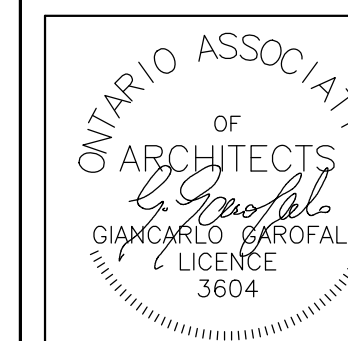
## ELEVATIONS

Project number	-
Date	JAN 2017
Drawn by	J.C.
Checked by	G.G.

A7a

Scale	as noted
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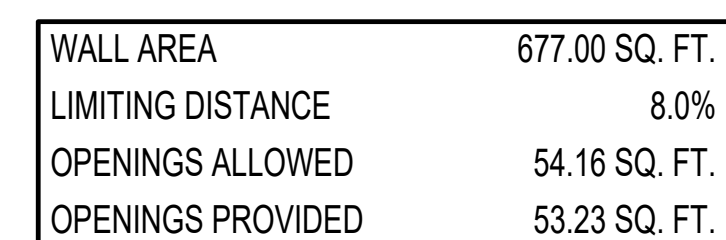
Giancarlo Garofalo Architect Inc.  
www.ggarchitect.ca



25 YORKLEIGH AVE.  
LOT-2  
Etobicoke, Ontario

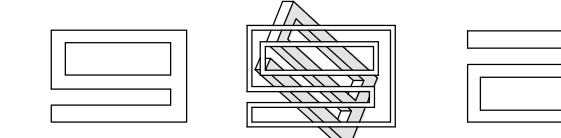
Project number	-
Date	JAN 2017
Drawn by	J.C.
Checked by	G.G.

Scale	as noted
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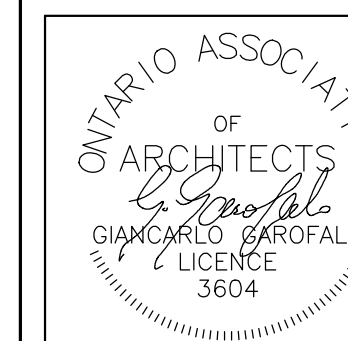
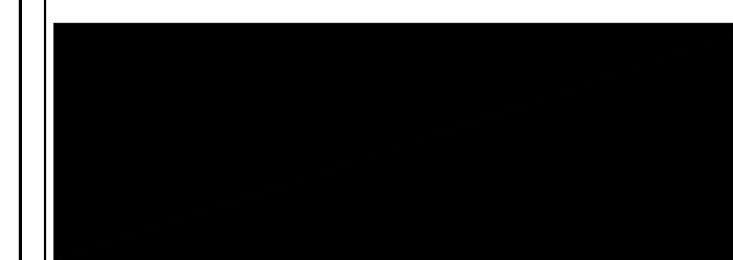


1 RIGHT-SIDE ELEVATION  
A8 SCALE : 1/4" = 1'-0"

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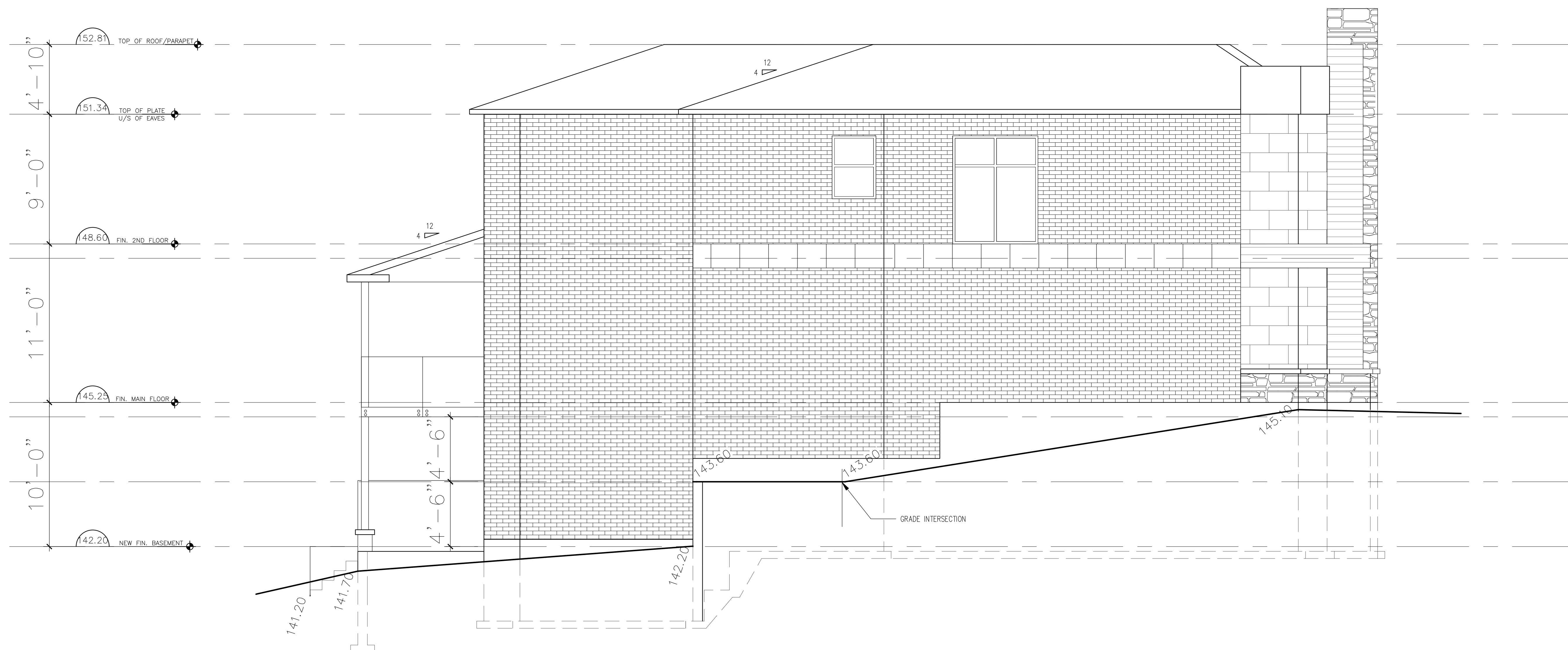
25 YORKLEIGH AVE.  
LOT-2  
Etobicoke, Ontario

## ELEVATIONS

Project number	-
Date	JAN 2017
Drawn by	J.C.
Checked by	G.G.

A8a

Scale	as noted
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1 LEFT-SIDE ELEVATION  
A8a SCALE : 3/16" = 1'-0"

Thursday, July 27, 2017

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

File Number:	A0461/17EYK	Zoning	RM & R2
Owner(s):	NERVIEW INVESTMENTS LIMITED	Ward:	Etobicoke-Lakeshore (06)
Agent:	AJTDESIGN	Heritage:	Not Applicable
Property Address:	<b>109 TWENTY SECOND ST</b>	Community:	

Legal Description: PLAN 1469 PT LOT 7

Notice was given and a Public Hearing was held on Thursday, July 27, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

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

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the lot area (165.8 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.96 times the lot area (265.8 m<sup>2</sup>).
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 18.31 m.
- Section 10.80.40.10.(4), By-law 569-2013**  
The maximum permitted height of the first floor is 1.2 m above established grade.  
The altered dwelling will have a first floor height of 1.23 m above established grade.
- Section 10.80.40.10.(2)(A), By-law 569-2013**  
The maximum permitted height of the exterior portion of the main walls is 7 m.  
The exterior portion of the main walls of the altered dwelling will have a height of 9.3 m.
- Section 900.6.10.(23)(C), By-law 569-2013 & Section 350-31.A.(8)**  
The maximum permitted dwelling height is 9.5 m.  
The altered dwelling will have a height of 9.7 m.
- 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 m<sup>2</sup>.  
The proposed third storey platform will have an area of 12 m<sup>2</sup>.

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 proposed third storey rear platform shall be developed in accordance with the north and south side elevation drawings (Drawing Nos. A7 and A8) submitted and held on file by the Committee of Adjustment office, 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.



## SIGNATURE PAGE

File Number:	A0461/17EYK	Zoning	RM & R2
Owner:	NERVIEW INVESTMENTS LIMITED	Ward:	Etobicoke-Lakeshore (06)
Agent:	AJTDESIGN	Heritage:	Not Applicable
Property Address:	<b>109 TWENTY SECOND ST</b>	Community:	
Legal Description:	PLAN 1469 PT LOT 7		

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Allan Smithies (signed)

---

Dominic Gulli (signed)

---

Douglas Colbourne (signed)

---

Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

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

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