

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0329/17EYK Zoning RD & R2

Owner(s): IRMA KACUR Ward: Etobicoke Centre (03)
Agent: ATELIER ARCHITECT Heritage: Not Applicable

MADUNIC

Property Address: 632 BURNHAMTHORPE RD Community:

Legal Description: CON 1 PT LOT 23

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage. The existing ancillary structure/ buildings will be maintained.

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

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

The minimum required side yard setback is 1.8 m., providing the aggregate side yard setback is not less than 4.22 m.

The proposed dwelling will be located 1.4 m from the west side lot line and 1.42 m from the east side lot line, providing an aggregate side yard setback of 2.82 m.

2. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted building depth is 19 m.

The proposed dwelling will have a depth of 21.79 m.

3. Section 10.5.60.1.(4), By-law 569-2013

No ancillary structure/building may be erected prior to the erection of the main walls and completion of the roof of the residential dwelling on the same lot.

The existing swimming pool, detached shed and gazebo will be maintained prior to the construction of the proposed dwelling.

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.

File Number: A0329/17EYK Zoning RD & R2 (ZR)
Owner: IRMA KACUR Ward: Etobicoke Centre (03)
Agent: ATELIER ARCHITECT Heritage: Not Applicable

MADUNIC

Property Address: 632 BURNHAMTHORPE RD Community:

Legal Description: CON 1 PT LOT 23

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 \underline{unless} there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To app	eal 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
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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0450/17EYK Zoning RD & R2

Owner(s): ANA MARIA GERARDINE Ward: Etobicoke-Lakeshore (05)

SAINZ

LAURA DIANA RUBINO

Agent: LAURA DIANA RUBINO Heritage: Not Applicable

Property Address: 21 EAGLE RD Community:

Legal Description: PLAN 2467 LOT 23

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: A one-storey north side addition, a new rear deck and a second storey front and rear addition.

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

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

The maximum permitted lot coverage is 33% of the lot area (183.96 m²).

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

The altered dwelling will cover 35.83% of the lot area including the rear deck and existing shed (199.76 m²).

Section 320-59.C

The altered dwelling will cover 33.77% of the lot area including the covered porch and rear deck (188.24 m²).

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

The maximum permitted floor space index is 0.45 times the area of the lot (250.86 m²).

The altered dwelling will have a floor space index equal to 0.5 times the area of the lot (278.61 m²).

3. Section 320-42.1.B(2)

The maximum permitted soffit height is 6.5 m.

The altered dwelling will have a soffit height of 6.52 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.

File Number: A0450/17EYK Zoning RD & R2

Owner: ANA MARIA GERARDINE Ward: Etobicoke-Lakeshore (05)

SAINZ

LAURA DIANA RUBINO

Agent: LAURA DIANA RUBINO Heritage: Not Applicable

Property Address: 21 EAGLE RD Community:

Legal Description: PLAN 2467 LOT 23

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

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Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0465/17EYK Zoning EO & IC2

Owner(s): DIXON ROAD CAR WASH Ward: Etobicoke North (02)

LTD

Agent: ALTENG INC Heritage: Not Applicable

Property Address: 934 DIXON RD Community:

Legal Description: CON 4 PT LOT 22

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To add a propane fuel tank to the existing car wash and vehicle lube shop.

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

Section 150.92.20.1.(4), By-law 569-2013

A lot with a vehicle fuel station may have a propane fuel tank that contains no more than 1,500 litres of propane and is associated with a "Vehicle Fuel Station".

The proposed propane fuel tank will hold 7,570.8 litres of propane and is not associated with a "Vehicle Fuel Station".

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.

File Number: A0465/17EYK Zoning EO & IC2

Owner: DIXON ROAD CAR WASH Ward: Etobicoke North (02)

LTD

Agent: ALTENG INC Heritage: Not Applicable

Property Address: 934 DIXON RD Community:

Legal Description: CON 4 PT LOT 22

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Snepherd Megan McIver (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

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Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0485/17EYK Zoning E & IC2

Owner(s): PKK PROPERTIES INC Ward: Etobicoke North (01)
Agent: DESIGN PLAN SERVICES Heritage: Not Applicable

Property Address: **60 BAYWOOD RD** Community:

Legal Description: CON 2 PT LOTS 38 & 39 RP R4249 PART 1

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey east side addition.

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

1. Section 320-24.3.A.(2)

A waste disposal/recycling facility is not a permitted use in an IC2 zone. The proposed addition will be located in an IC2 zone.

2. Section 60.20.90.10.(1)(A), By-law 569-2013

A loading space may not be located in a front yard.

The proposed 4 loading spaces will be located in the front yard.

3. Section 320-24.3.D

A building used as a waste disposal/recycling facility shall not have any other use other than said use within the building or structure.

The proposed addition will be located in an existing multiple-occupancy building.

4. Section 320-24.3.E

No outside storage, including storage in parked trucks or enclosed containers shall be permitted. The proposed addition will have outside storage of materials in open block bunkers located on the north and east side of the property.

5. Section 320.24.3.F

Yards abutting a street shall be enclosed by a two and four tenths metre high solid metal, wood or masonry fence.

The proposed addition is not located on a site with fencing to accommodate the proposed waste disposal/recycling facility.

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 Committee of Adjustment's decision of approval shall be valid for a period of 10 years, expiring on August 24, 2027.

File Number: A0485/17EYK Zoning E & IC2 (ZR)
Owner: PKK PROPERTIES INC Ward: Etobicoke North (01)
Agent: DESIGN PLAN SERVICES Heritage: Not Applicable

Property Address: **60 BAYWOOD RD** Community: Legal Description: CON 2 PT LOTS 38 & 39 RP R4249 PART 1

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

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Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

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NOTICE OF DECISION

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

File Number: A0486/17EYK Zoning RM & R2

Owner(s): CHRISTINA GALLO Ward: Etobicoke-Lakeshore (06)

IVAN NIZICH

Agent: ROBBIE ROBINSON Heritage: Not Applicable

MJ DESIGN CONSULTANTS

Property Address: **29 SIMPSON AVE** Community:

Legal Description: PLAN 1010 PT LOT 10

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

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 altered dwelling will be located 0.58 m from the west side lot line.

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

The Minor Variance Application is Approved

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

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

• In the opinion of the Committee, the variance(s) is minor.

File Number: A0486/17EYK Zoning RM & R2

Owner: CHRISTINA GALLO Ward: Etobicoke-Lakeshore (06)

IVAN NIZICH

Agent: ROBBIE ROBINSON Heritage: Not Applicable

MJ DESIGN CONSULTANTS

Property Address: 29 SIMPSON AVE Community:

Legal Description: PLAN 1010 PT LOT 10

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

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Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0501/17EYK Zoning RD & R2

Owner(s): VSEVOLOD VOLOSHIN Ward: Etobicoke-Lakeshore (05)

ELENA MIKHAYLOVA

Agent: ROCCO SCHIPANO Heritage: Not Applicable

Property Address: **67 BONNYVIEW DR** Community:

Legal Description: PLAN 8754 LOT 3

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey front addition.

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

Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.(C)(1)

The minimum required front yard setback is 12.46 m.

The altered dwelling will be located 9.37 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

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.

File Number: **RD & R2** A0501/17EYK Zoning

Ward: Owner: VSEVOLOD VOLOSHIN Etobicoke-Lakeshore (05)

ELENA MIKHAYLOVA

Agent: **ROCCO SCHIPANO** Heritage: Not Applicable

Property Address: **67 BONNYVIEW DR** Community:

Legal Description: PLAN 8754 LOT 3

Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

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NOTICE OF DECISION

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

File Number: A0502/17EYK Zoning RD & R2

Owner(s): CHRISTOPHER JOHN PUNTER Ward: Etobicoke-Lakeshore (05)

MICHELE PUNTER

Agent: UNITY DESIGN Heritage: Not Applicable

Property Address: **76 ELSFIELD RD** Community:

Legal Description: PLAN 3045 N PT LOT 39

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and north side addition.

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

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

The minimum required side yard setback is 1.2 m.

Section 320-42.1.C.(1)

The minimum required side yard setback is 0.9 m, provided the aggregate side yard setback is not less than 2.1 m. Section 10.20.40.70.(3), By-law 569-2013 & Section 320-42.1.C.(1)

The altered dwelling will be located 0.9 m form the north side lot line and 0.48 m from the south side lot line, providing an aggregate side yard setback of 1.38 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:

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- 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.

File Number: A0502/17EYK Zoning RD & R2

Owner: CHRISTOPHER JOHN PUNTER Ward: Etobicoke-Lakeshore (05)

MICHELE PUNTER

Agent: UNITY DESIGN Heritage: Not Applicable

Property Address: **76 ELSFIELD RD** Community:

Legal Description: PLAN 3045 N PT LOT 39

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

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NOTICE OF DECISION

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

File Number: A0506/17EYK Zoning RM & R3

Owner(s): NATASSHA FEO Ward: Etobicoke-Lakeshore (06)

ROBERT MAIORANO

Agent: ROBERT MAIORANO Heritage: Not Applicable

Property Address: 19 OWEN DR Community:

Legal Description: PLAN 2150 E PT LOT 11

Notice was given and a Public Hearing was held on Thursday, August 24, 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 1.a), By-law 1979-67

The maximum permitted gross floor area is 0.4 times the area of the lot (122.7 m²). The new dwelling will have a gross floor area of 0.65 times the area of the lot (198.1 m²).

2. Section 10.80.40.70.(3)(A), By-law 569-2013

The minimum required side yard setback is 1.2 m.

The new dwelling will be located 0.61 m from the east side lot line and 0.91 m from the west side lot line.

3. Section 10.80.40.30.(1), By-law 569-2013

The maximum permitted building depth is 19 m.

The new dwelling will have a depth of 19.08 m.

4. Section 3, By-law 1979-67

The maximum permitted dwelling height is 7.5 m, measured to the midpoint of the roof. The new dwelling will have a height of 8.78 m, measured to the midpoint of the roof.

5. 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 new dwelling will have a first floor height of 2.8 m above established grade.

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

The maximum permitted height of all front exterior main walls is 7 m. The new dwelling will have a front exterior main wall height of 7.88 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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.

File Number: A0506/17EYK Zoning RM & R3

Owner: NATASSHA FEO Ward: Etobicoke-Lakeshore (06)

ROBERT MAIORANO

Agent: ROBERT MAIORANO Heritage: Not Applicable

Property Address: 19 OWEN DR Community:

Legal Description: PLAN 2150 E PT LOT 11

Allen Smithies (signed) Edwin (Ted) Shapherd Magan Malyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To appe	eal this decision to the TLAB you need the following:
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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0517/17EYK Zoning RD & R2

Owner(s): LUICCI TORRES ASANZA Ward: Etobicoke North (01)
Agent: KHALMUR BUILDING Heritage: Not Applicable

PRODUCTIONS INC

Property Address: **16 BARKER AVE** Community:

Legal Description: PLAN 1946 LOT 23 E PT LOT 24

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 900.3.10.(9)(C)(ii), By-law 569-2013 and Section 1.(g), By-law 1980-249

The maximum permitted gross floor area is 0.3 times the area of the lot (232.9 m²).

The new dwelling will have a gross floor area of 0.41 times the area of the lot (317.1 m²).

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

The Minor Variance Application is Approved

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

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

File Number: A0517/17EYK Zoning RD & R2

Owner: LUICCI TORRES ASANZA Ward: Etobicoke North (01)
Agent: KHALMUR BUILDING Heritage: Not Applicable

PRODUCTIONS INC

Property Address: 16 BARKER AVE Community:

Legal Description: PLAN 1946 LOT 23 E PT LOT 24

Allan Smithies (signed)	Edwin (Ted) Shepherd	Megan McIver (signed)
	(signed)	

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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.

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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0518/17EYK Zoning R2

Owner(s): CITY OF TORONTO Ward: Etobicoke-Lakeshore (06)

CITY OF TORONTO

Agent: TORONTO PARKING Heritage: Not Applicable

AUTHORITY

Property Address: 2300 LAKE SHORE BLVD W Community:

Legal Description: PLAN M246 PT LOTS 25 AND 26

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a temporary vehicle parking lot.

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

Section 340-27

A vehicle parking lot is not a permitted use in a R2 zone.

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

The Minor Variance Application is Approved 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 following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:
 - 2.1 The Committee of Adjustment's decision of approval shall be valid for a period of 5 years, expiring on August 24, 2022 to the satisfaction of the Director, Community Planning, Etobicoke York District.
 - 2.2 That the applicant submit a landscape plan that reflects the City's Design Guidelines for 'Greening' Surface Parking Lots to the satisfaction of the Director of Community Planning, Etobicoke York District.
 - 2.3 That a letter of credit be submitted to guarantee any required landscape improvements to the site.

File Number: A0518/17EYK Zoning R2

Owner: CITY OF TORONTO Ward: Etobicoke-Lakeshore (06)

CITY OF TORONTO

Agent: TORONTO PARKING Heritage: Not Applicable

AUTHORITY

Property Address: 2300 LAKE SHORE BLVD W Community:

Legal Description: PLAN M246 PT LOTS 25 AND 26

Allen Smithies (signed) Edwin (Ted) Shenhard Magen Melyer (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS To appeal this decision to the OMB you need the following:		
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Thursday, August 24, 2017

NOTICE OF DECISION

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

Not Applicable

File Number: A0531/17EYK Zoning RD & R2

Owner(s): COMMUNITY HEAD INJURY Ward: Etobicoke North (02)

RESOURCE SERVICES OF TORONTO & REGION

Agent: ADTEK BUILDING Heritage:

CONSULTANTS

Property Address: 2 ST GEORGES BLVD Community:

Legal Description: PLAN 3565 LOT 40

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing driveway width.

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

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

A parking space must be in a side yard that does not abut a street.

Section 320-18.B.(1)

The required parking space shall be provided either by an attached garage, carport, detached garage, or rear vard parking space.

Section 10.5.80.10(6)(C), By-law 569-2013 and Section 320-18.B.(1)

The existing parking space is located in the side yard adjacent to St. Georges Boulevard and will be maintained.

2. Section 10.5.100.1.(2)(B)(i), By-law 569-2013 and Section 320-44.A.

The maximum permitted driveway width for a driveway that is not in the front yard is 6 m.

The existing driveway has a width of 10.11 m and will be maintained.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

File Number: A0531/17EYK Zoning RD & R2

Owner: COMMUNITY HEAD INJURY Ward: Etobicoke North (02)

RESOURCE SERVICES OF TORONTO & REGION

Agent: ADTEK BUILDING

CONSULTANTS

Property Address: 2 ST GEORGES BLVD

Legal Description: PLAN 3565 LOT 40

Community:

Not Applicable

Heritage:

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

(signed

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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.

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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060

Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0534/17EYK Zoning RD

Ward: Owner(s): TRACY ANNE KEENAN Etobicoke-Lakeshore (05)

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

Property Address: 184 HUMBERVALE BLVD Community:

Legal Description: PLAN 3731 LOT 1

Notice was given and a Public Hearing was held on Thursday, August 24, 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 with a south side platform, a rear and south side deck and a one-storey south side addition.

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

1. Section 5.10.40.70.(6), By-law 569-2013

A building or structure shall not be located within 10 m of a shoreline hazard limit or a stable top-of-bank identified by the Toronto and Region Conservation Authority.

The altered dwelling will be located 6.1 m from that shoreline hazard limit or stable top-of-bank.

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

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

The proposed second storey south side platform will have an area of 29.7 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office and date stamped as received on June 13, 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.

File Number: RD A0534/17EYK Zoning

Ward: Owner: TRACY ANNE KEENAN Etobicoke-Lakeshore (05)

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

Property Address: 184 HUMBERVALE BLVD Community:

Legal Description: PLAN 3731 LOT 1

Edwin (Ted) Shepherd Allan Smithies (signed) Megan McIver (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

Susanne Pringle Manager & Deputy Secretary Treasurer **Etobicoke York Panel**

Appeal Information

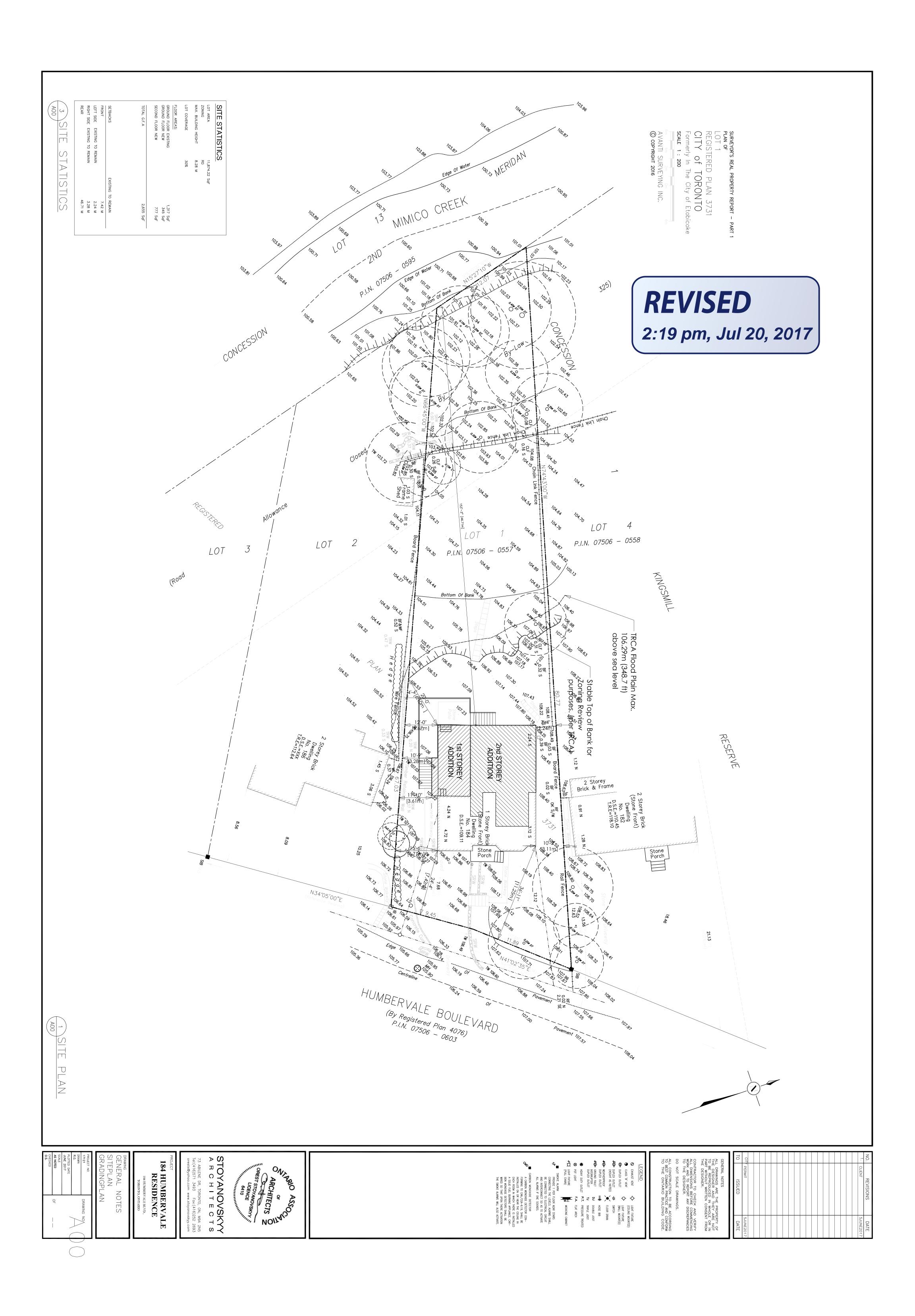
All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

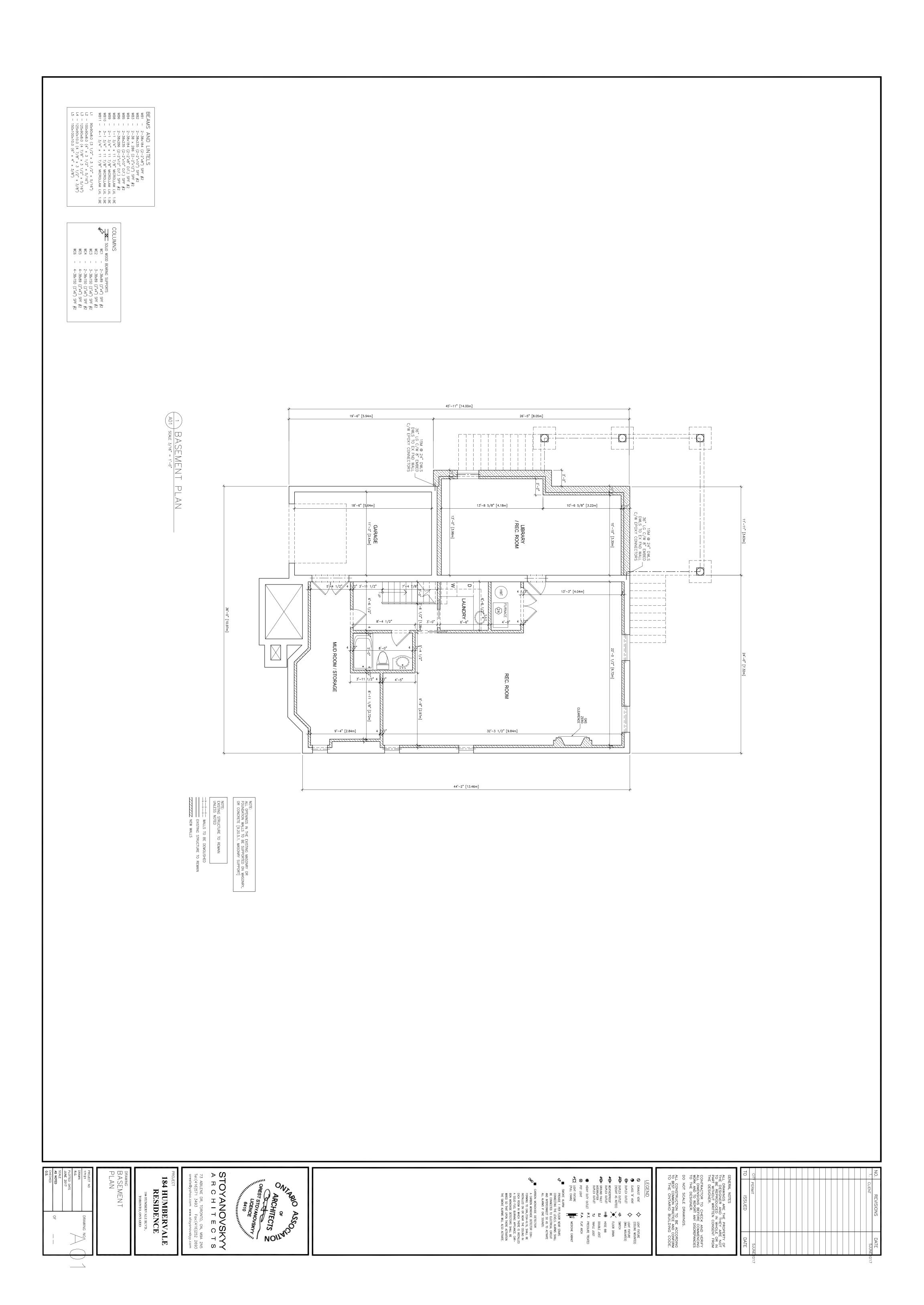
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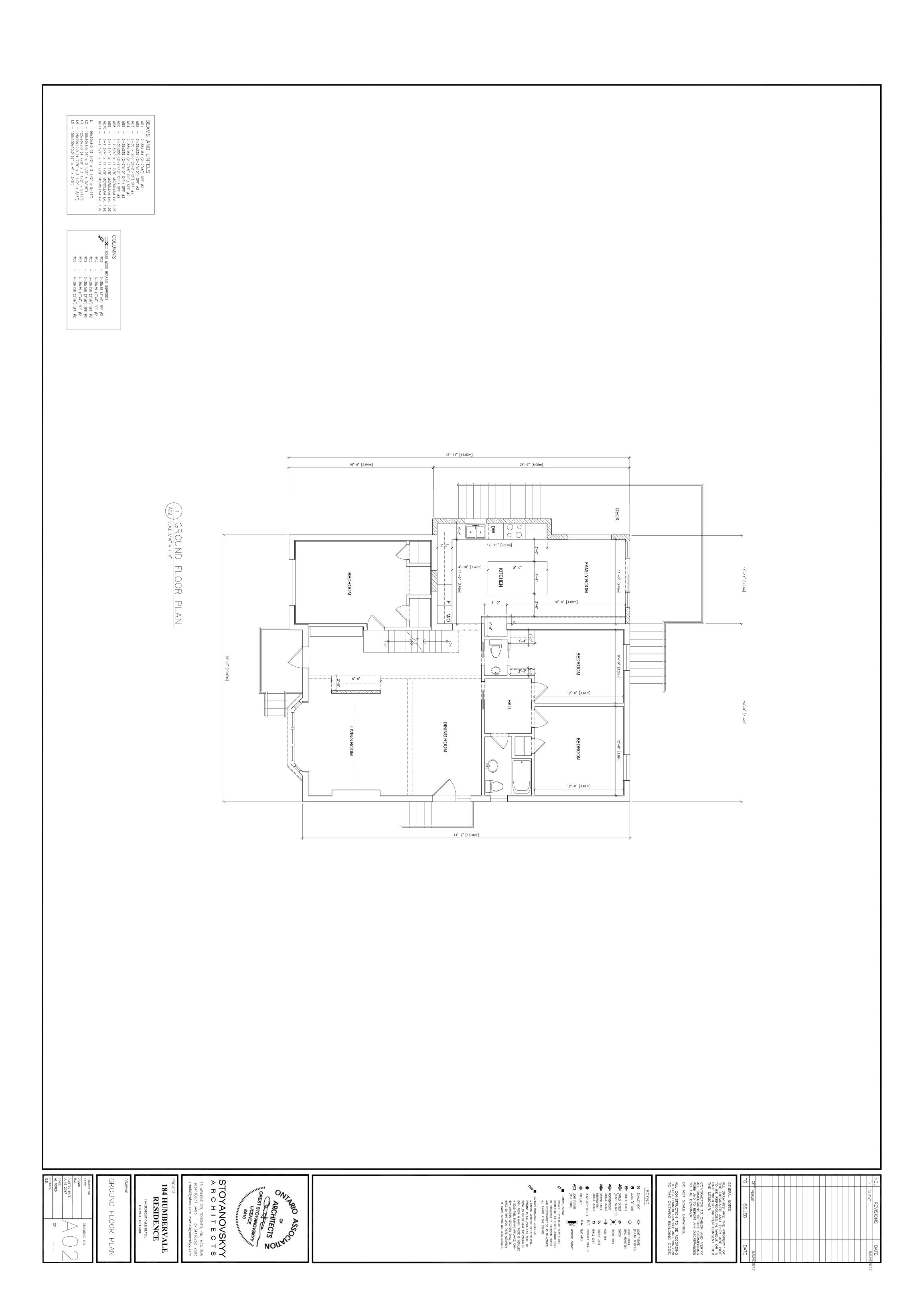
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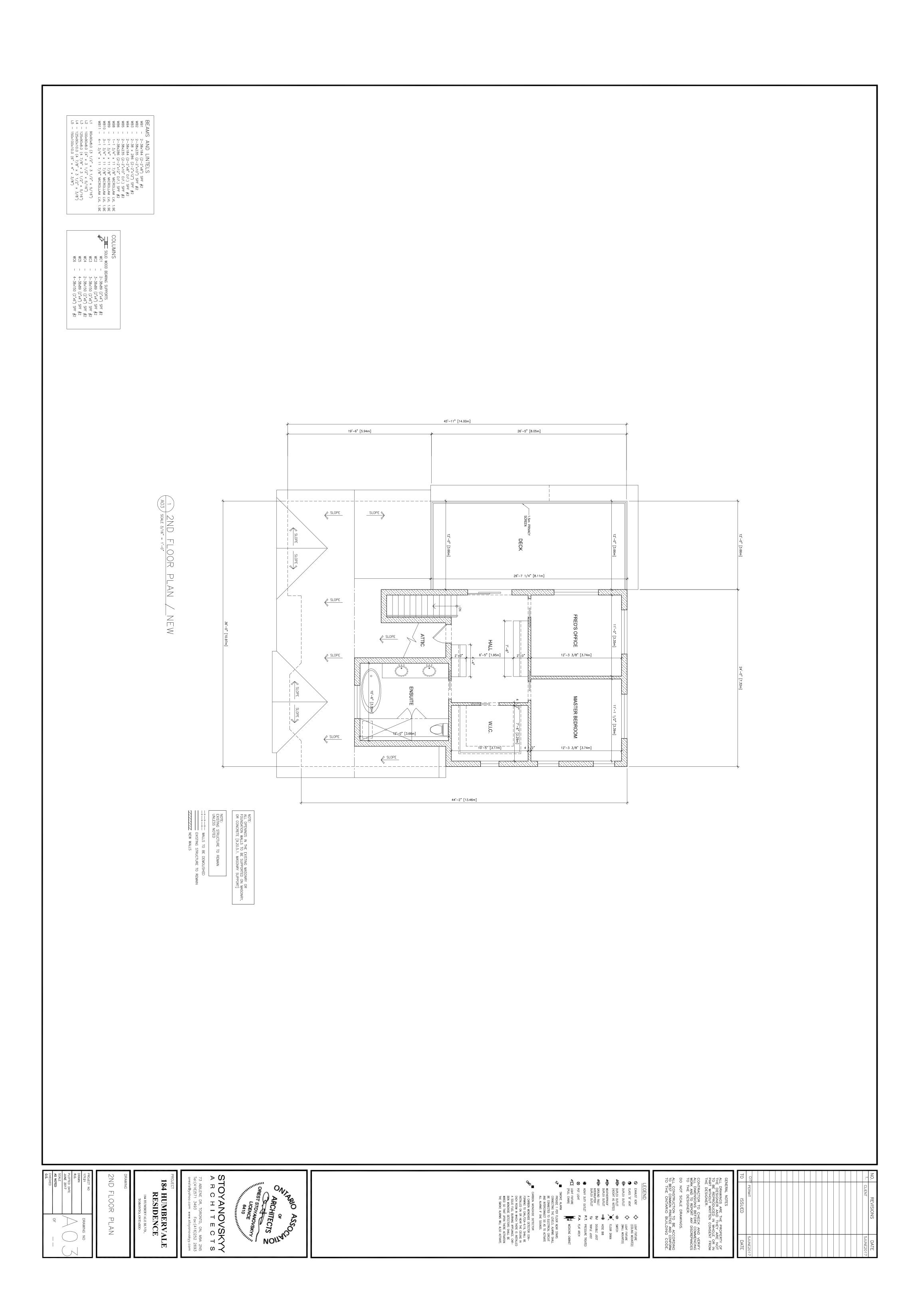
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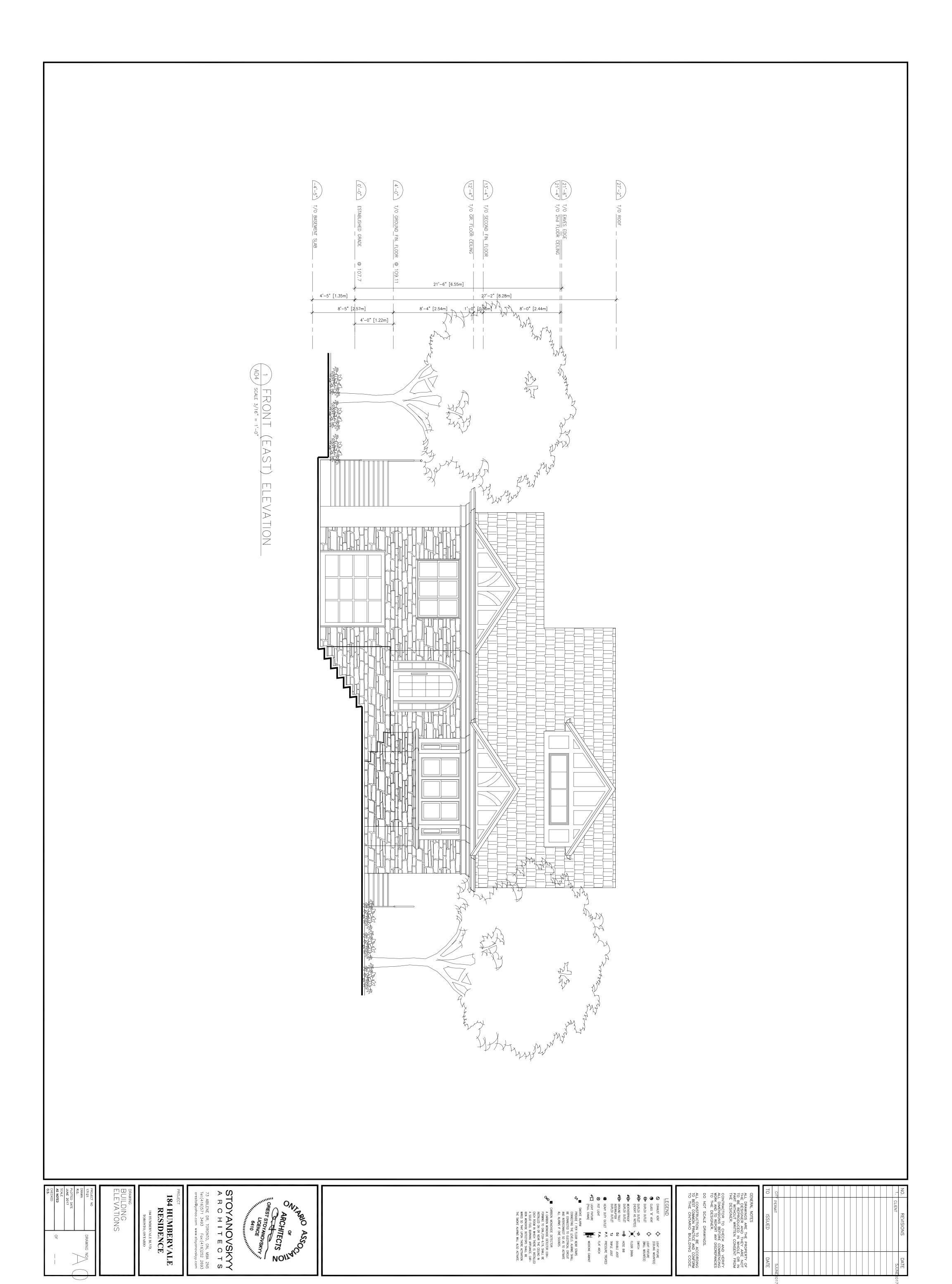
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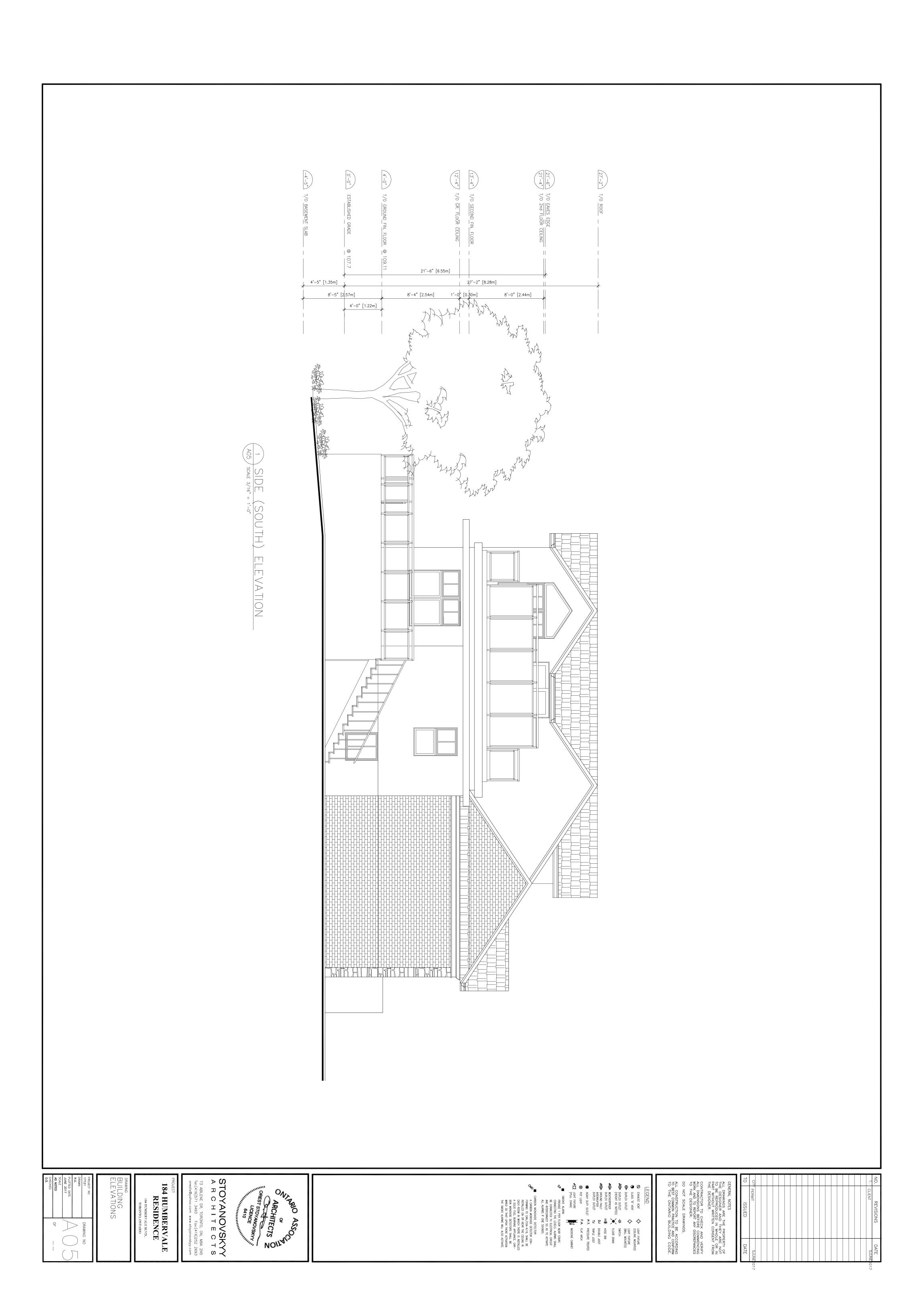


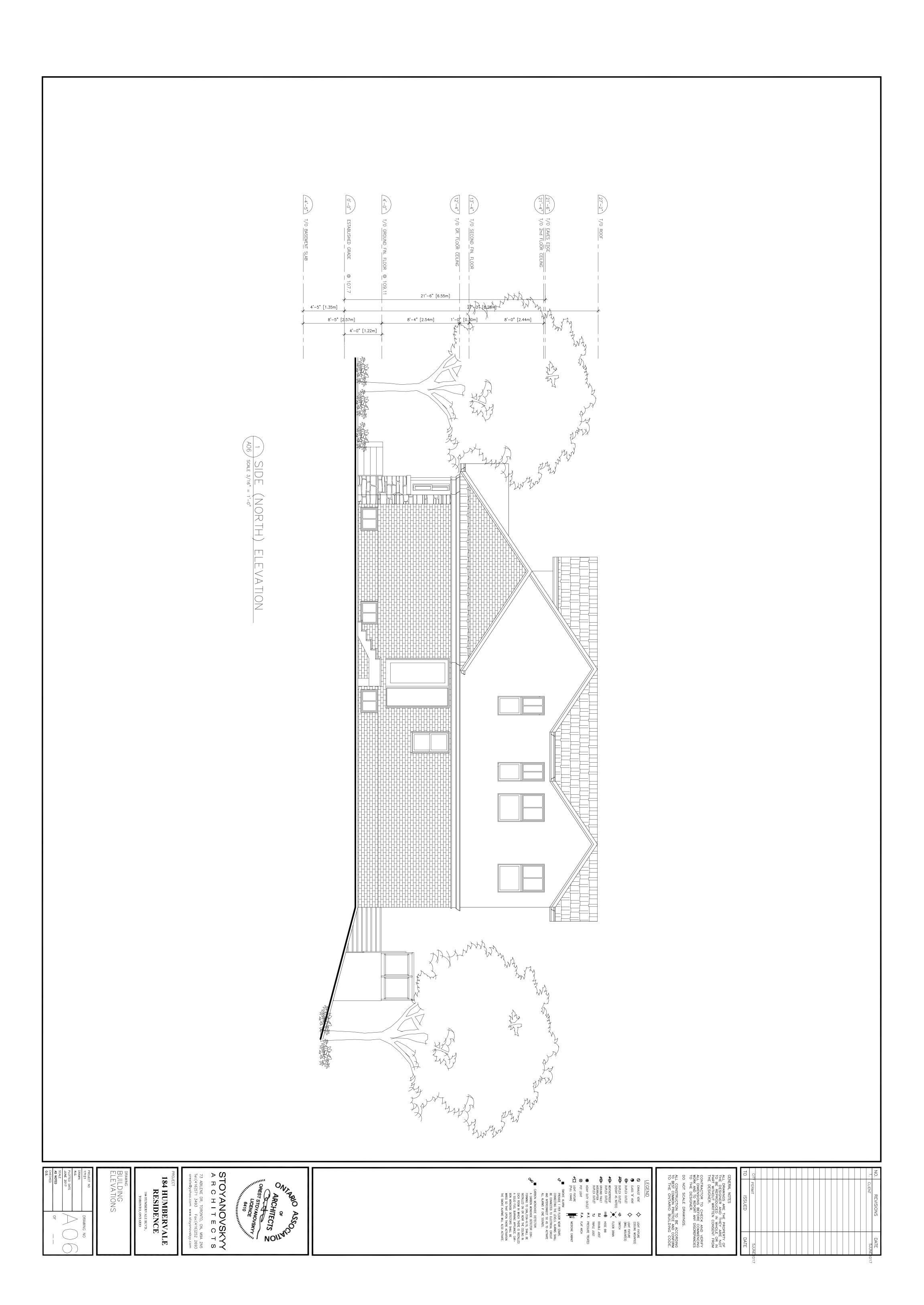


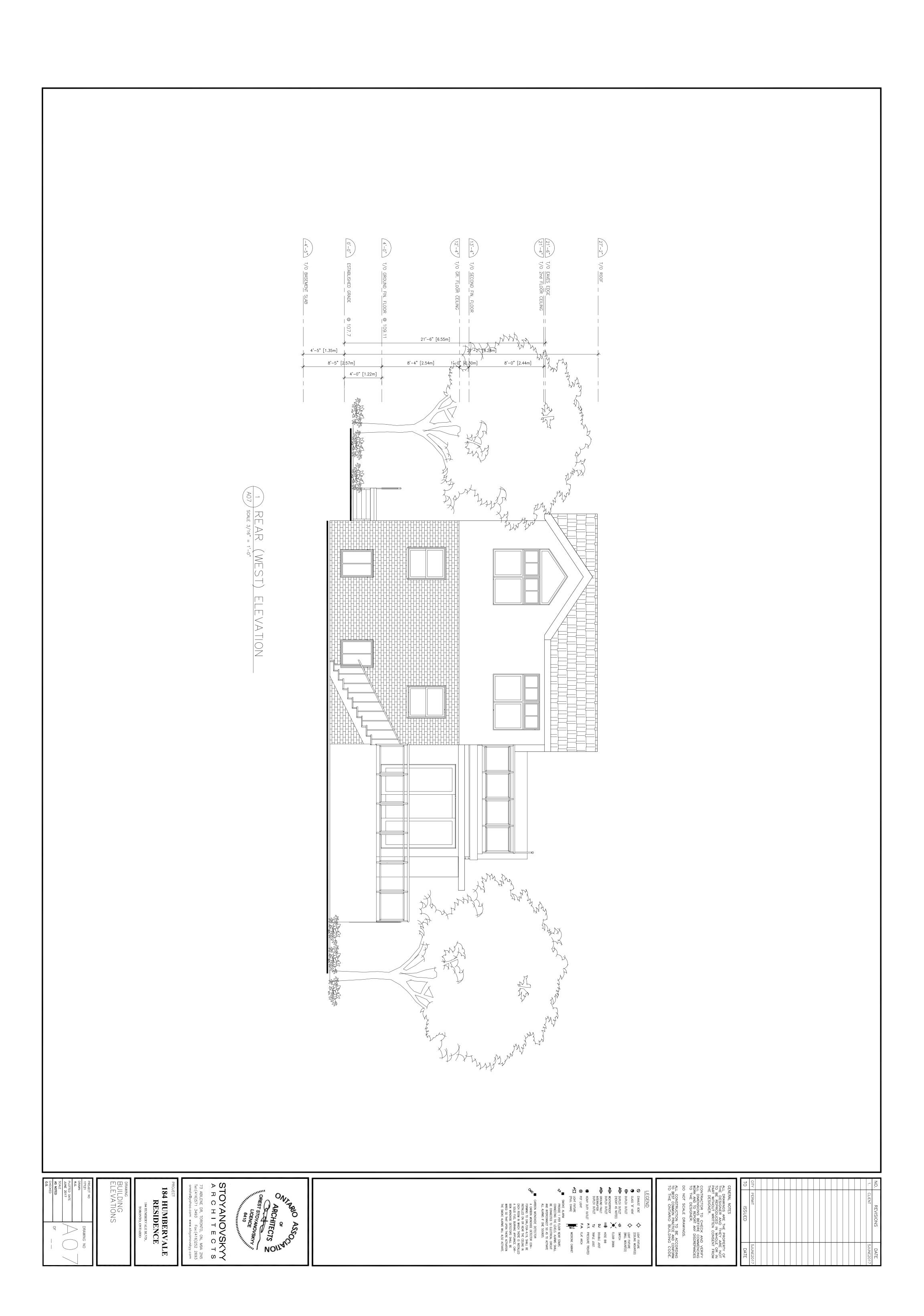














City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0535/17EYK Zoning RD & R1

Owner(s): GEORGINA YUILL Ward: Etobicoke Centre (04)

GLEN YUILL

Agent: GLEN YUILL Heritage: Not Applicable

Property Address: 1494 ISLINGTON AVE Community:

Legal Description: PLAN 3377 LOT 1

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the main floor of the existing dwelling to a home occupation use.

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

1. Section 150.5.40.40.(1), By-law 569-2013

A home occupation is a permitted use provided that the floor area does not exceed 100 m². The proposed area for the home occupation will be 229.1 m².

2. Section 304-21.D

A home occupation shall not exceed 25% of the gross floor area (98.94 m²) up to a maximum of 100 m². The proposed gross floor area for the home occupation will be 57.89% of the gross floor area (229.1 m²).

3. Section 150.5.20.1.(2), By-law 569-2013

A home occupation is a permitted use provided it does not have clients/consumers attending the premises for consultations, receiving services or obtaining physical goods.

The proposed home occupation will have clients/consumers attending the premises for consultations, receving services or obtaining physical goods.

4. Section 150.5.20.1.(6), By-law 569-2013

A home occupation is a permitted use provided it does not have an employee working in the dwelling unit who is not the business operator.

The proposed home occupation will have 4 employees who are not the business operator.

5. Section 304-21.A

A home occupation is any occupation conducted for gain or profit within a residential dwelling by permanent residents of the dwelling.

The proposed home occupation will have 4 employees who are not permanent residents.

6. Section 304-21.C

A home occupation shall be secondary to the main use of the dwelling and shall not change the character of the dwelling as a private residence.

The proposed home occupation will occupy 57.89% of the dwelling unit.

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 Committee of Adjustment's decision of approval shall be valid for a period of 5 years, expiring on August 24, 2022, to the satisfaction of the Director, Community Planning, Etobicoke York District.

File Number: A0535/17EYK Zoning RD & R1

Owner: GEORGINA YUILL Ward: Etobicoke Centre (04)

GLEN YUILL

Agent: GLEN YUILL Heritage: Not Applicable

Property Address: 1494 ISLINGTON AVE Community:

Legal Description: PLAN 3377 LOT 1

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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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 <u>Application Information Centre</u> 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.



Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0538/17EYK Zoning I.C2

Owner(s): ABRAR GILANI Ward: Etobicoke-Lakeshore (05)

Agent: BOUSFIELDS INC Heritage: Not Applicable

Property Address: 1470 THE QUEENSWAY Community:

Legal Description: CON 3 CST PT LOT 7 RP 64R15771 PARTS 1 & 2

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a warehouse and a retail sales component within the existing building.

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

1. Section 304-34.E

Retail sales of products warehoused onsite are restricted to 25% of the total gross floor area of the industrial building (605 m²).

The proposed area of retail sales warehoused onsite will be 52% of the total gross floor area of the industrial building (1254 m^2).

2. Section 320-18.C.(2) and Section 320-18.F.(1) and (2)

A total of 49 legal parking spaces are required for the site, one of which shall be for a handicapped parking space.

A total of 19 legal parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. The applicant shall remove all trailers and derelict vehicles from the site;
- 2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
 - 2.2 The site plan must be revised to include a notation on the drawing stating: "The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services."

File Number: A0538/17EYK Zoning I.C2

Owner: ABRAR GILANI Ward: Etobicoke-Lakeshore (05)

Agent: BOUSFIELDS INC Heritage: Not Applicable

Property Address: **1470 THE QUEENSWAY** Community: Legal Description: CON 3 CST PT LOT 7 RP 64R15771 PARTS 1 & 2

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To app	eal 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
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	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS real this decision to the OMB you need the following:
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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0544/17EYK Zoning RD

Owner(s): ROSE MINSHULL Ward: Etobicoke Centre (03)
Agent: ROSE MINSHULL Heritage: Not Applicable

Property Address: 38 RAVENSCREST DR Community:

Legal Description: PLAN 4532 LOT 22

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey rear covered deck.

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

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

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

The proposed second storey rear deck will have an area of 11.6 m².

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

The Minor Variance Application is Approved

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

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

• In the opinion of the Committee, the variance(s) is minor.

File Number: A0544/17EYK Zoning RD

Owner: ROSE MINSHULL Ward: Etobicoke Centre (03)
Agent: ROSE MINSHULL Heritage: Not Applicable

Property Address: 38 RAVENSCREST DR Community:

Legal Description: PLAN 4532 LOT 22

Allan Smithies (signed)

Edwin (Ted) Shepherd

(signed)

Megan McIver (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

${\bf TORONTO\;LOCAL\;APPEAL\;BODY\;(TLAB)\;APPEAL\;INSTRUCTIONS}$

To appeal th	is decision to the TLAB you need the following:
□ a co	ompleted TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
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To obtain a	

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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0546/17EYK Zoning RD & R1

Owner(s): CARLA HODGETT Ward: Etobicoke Centre (04)

SIMON HODGETT

Agent: DAVID BROWN Heritage: Not Applicable

Property Address: 126 WIMBLETON RD Community:

Legal Description: PLAN 4097 LOT 14

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

1. Section 900.3.10(28)(C), By-law 569-2013 and Section 1.(B)(1), By-law 1992-24

The maximum permitted gross floor area, including an attached or detached garage, is 165 m^2 plus 25% of the lot area (365.02 m^2), provided that the maximum floor space index of the dwelling does not exceed 0.5 times the area of the lot (400.05 m^2).

The proposed dwelling, including the attached garage, will have a gross floor area equal to 165 m² plus 36.65% of the lot area (458.26 m²).

2. Section 900.3.10(28)(D)(iii), By-law 569-2013 and Section 1.(C)(3), By-law 1992-24

The minimum required side yard setback is 1.5 m and the aggregate side yard setbacks shall not equal less than 20% of the lot frontage (3.8 m).

The proposed dwelling will be located 1.08 m from the north side lot line, 1.5 m from the south side lot line and will have an aggregate side yard setback of 2.58 m.

3. Section 1.(A)(2), By-law 1992-24

The maximum permitted height of a flat roofed dwelling is 6.5 m.

The proposed flat roofed dwelling will have a height of 9.45 m.

4. Section 320-40.D(2)

The maximum permitted projection for a porch into the required front yard is 1.6 m.

The proposed front porch will project 2.04 m into the required front yard setback.

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:

Minor Variance Numbers 1,3 & 4 are 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.

Minor Variance Number 2 is Refused

It is the decision of the Committee of Adjustment to <u>NOT</u> 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.

RD & R1 File Number: A0546/17EYK Zoning

Ward: Owner: **CARLA HODGETT** Etobicoke Centre (04)

SIMON HODGETT

Agent: **DAVID BROWN** Heritage: Not Applicable

Property Address: Community: **126 WIMBLETON RD**

Legal Description: PLAN 4097 LOT 14

Megan McIver (signed) Edwin (Ted) Shepherd Rick Ross (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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.

the instructions above.

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	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0548/17EYK Zoning RM & R3

Owner(s): DAVID DEAN ROBINSON Ward: Etobicoke-Lakeshore (06)

ALTHEA MAY ROBINSON

Agent: GLOBAL ARCHITECT INC Heritage: Not Applicable

Property Address: 221 GAMMA ST Community:

Legal Description: PLAN 2225 PT LOTS 174 & 175

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new covered front porch with new front stairs.

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

Section 10.5.40.60.(1)(A)(i), By-law 569-2013

A front platform without main walls, located no higher than the first floor, may encroach into the required front yard setback a maximum of 2.5 m, if it is no closer to a side lot line than the required side yard setback.

Section 320-40.(D)(2)

The maximum permitted projection for a porch into the required front yard setback is 1.6 m.

Section 10.5.40.60.(1)(A)(i), By-law 569-2013 and Section 320-40.(D)(2)

The proposed front platform will project 2.61 m into the required front yard setback.

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.

File Number: A0548/17EYK Zoning RM & R3

Owner: DAVID DEAN ROBINSON Ward: Etobicoke-Lakeshore (06)

ALTHEA MAY ROBINSON

Agent: GLOBAL ARCHITECT INC Heritage: Not Applicable

Property Address: 221 GAMMA ST Community:

Legal Description: PLAN 2225 PT LOTS 174 & 175

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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Board web site at www.omb.gov.on.ca.

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City Planning Division

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Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0552/17EYK Zoning RD & R2

Owner(s): MICHAEL KOBZAR Ward: Etobicoke North (02)

GAIL KOBZAR

Agent: ADTEK BUILDING Heritage: Not Applicable

CONSULTANTS

Property Address: 5 GOLFWOOD HTS Community:

Legal Description: PLAN 4461 W PT LOT 109

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a cantilevered second storey addition above the existing garage which will contain a secondary suite. The existing attached garage will be converted into habitable space.

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

1. Section 320-42.1.C.(2)

The minimum required side yard setback is 1.2 m. The altered dwelling will be located 0.94 from the east side lot line.

2. Section 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 proposed addition will alter a front wall that faces a street (Golfwood Heights).

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

A minimum of 60% of the side yard abutting street shall be maintained as landscaping. A total of 48.24% of the side yard abutting a street will be maintained as landscaping.

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.

File Number: A0552/17EYK Zoning RD & R2

Owner: MICHAEL KOBZAR Ward: Etobicoke North (02)

GAIL KOBZAR

Agent: ADTEK BUILDING Heritage: Not Applicable

CONSULTANTS

Property Address: 5 GOLFWOOD HTS Community:

Legal Description: PLAN 4461 W PT LOT 109

Allan Smithies (signed) Edwin (Ted) Shenhard Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS To appeal this decision to the TLAB you need the following: a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD \$300 for each appeal filed regardless if related and submitted by the same appellant Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds) To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0483/17EYK Zoning RD & RS

Owner(s): MATTHEW JOSEPH Ward: Etobicoke-Lakeshore (06)

SCHMALZ

NARDA ANNE SCHMALZ

Agent: ADAM THOM Heritage: Not Applicable

Property Address: 31 TWENTY FIFTH ST Community:

Legal Description: PLAN 1581 N PT LOT 85

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

1. Section 10.20.40.40(1)(A), By-law 569-2013 and Section 330-23(9)

The maximum permitted floor space index is 0.35 times the area of the lot (130.1 m²).

Section 10.20.40.40(1)(A), By-law 569-2013

The proposed dwelling will have a floor space index equal to 0.51 times the area of the lot (190 m²). Section 330-23(9)

The proposed dwelling will have a floor space index equal to 0.56 times the area of the lot (208 m²).

2. Section 10.20.40.70(1), By-law 569-2013 and Section 330-23(6)

The minimum required front yard setback is 4.67 m.

The proposed dwelling will be located 4.49 m from the front lot line.

3. Section 10.20.40.70(4), By-law 569-2013 and Section 330-23(7)

The minimum required side yard setback is 0.9 m.

The proposed dwelling will be located 0.45 m from the north side lot line.

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

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

The eaves of the proposed dwelling will be located 0.1 m from the north side lot line.

5. Section 10.5.40.60(1)(A)(i), By-law 569-2013

The maximum permitted enroachment for a front porch is 2.5 m.

Section 330-13A(1)

The maximum permitted encroachment for a front porch is 1.6 m.

Section 10.5.40.60(1)(A)(i), By-law 569-2013 and Section 330-13A(1)

The front porch will encroach 2.81 m into the front lot line.

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

A parking space may not be located in a front yard abutting a street. The proposed parking spaces will be located in the front and side yards.

7. Section 330-9B

A parking space shall be provided in an attached/detached garage, carport or rear yard parking space. The proposed parking space will be located in the front yard.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

- 2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The Site Plan must be revised to illustrate the full required length of a parking space.
 - 2.2 The site plan must include the following notations:
 - a. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the project prior to commencing construction, as determined by Transportation Services." 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
 - b. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services."

File Number: A0483/17EYK Zoning RD & RS

Owner: MATTHEW JOSEPH Ward: Etobicoke-Lakeshore (06)

SCHMALZ

NARDA ANNE SCHMALZ

Agent: ADAM THOM Heritage: Not Applicable

Property Address: 31 TWENTY FIFTH ST Community:

Legal Description: PLAN 1581 N PT LOT 85

<u>____</u>___

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
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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 <u>Application Information Centre</u> 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.



Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0554/17EYK Zoning RD & R2

Owner(s): OLHA MANDYUK Ward: Etobicoke-Lakeshore (05)

MARKIYAN VYTVYTSKYY

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

Property Address: **36 WESTROSE AVE** Community:

Legal Description: PLAN 3595 S PT LOT 30

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second and third storey addition above the existing dwelling, a rear one storey addition and a rear second storey balcony.

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

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

The maximum permitted coverage is 33% of the lot area (125.11 m²). The altered dwelling will cover 33.5% of the lot area (127 m²).

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

The maximum permitted gross floor area, including an attached or detached garage, is 125 m^2 plus 25% of the lot area (219.78 m²), up to a maximum floor space index of 0.5 times the area of the lot (189.56 m²). The altered dwelling, including the detached garage, will have a gross floor area of 125 m^2 plus 38.39% of the lot area (270.51 m²) with a floor space index of 0.71 times the area of the lot (270.51 m²).

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

The maximum permitted gross floor area, including an attached or detached garage, is 125 m² plus 25% of the lot area (219.78 m²).

The altered dwelling, including the detached garage, will have a gross floor area of 125 m² plus 41.7% of the lot area (283.11 m²).

4. Section 10.5.40.70(1)(B), By-law 569-2013 and Section 320-40.C.(3)

The minimum required front yard setback is 6.7 m from the front lot line.

The altered dwelling will be located 5.36 m from the front lot line.

5. Section 10.20.40.70(3)(C), By-law 569-2013

The minimum required side yard setback is 1.2 m.

The altered dwelling will be located 0.46 m from the east side lot line.

6. Section 320-42.1.C.(1)

The minimum required side yard setback is 0.9 m provided the aggregate width of both side yards shall not equal less than 2.1 m.

The altered dwelling will be located 0.46 m from the east side lot line and will have an aggregate side yard width of 3.08 m.

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

The minimum required side yard setback for eaves is 0.9 m if they are no closer to a lot line than 0.3 m. The eaves of the altered dwelling will be located 0.06 m from the east side lot line.

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

The maximum permitted height of a flat roofed dwelling is 6.5 m.

The altered dwelling will have a height of 9.5 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 m².

The altered dwelling will have a balcony on the second storey with a proposed area of 9.37 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. Submission of a complete application for permit to injure or destroy privately owned trees.
- 2. The following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:

A0554/17EYK

- 2.1 The proposal shall be constructed substantially in accordance with the front (south) elevation plan 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.
- 2.2 The applicant shall provide permanent opaque screening or fencing along the eastern edge of the rear second storey balcony with a minimum height of 1.5 metres measured from the floor of the platform.

RD & R2 File Number: A0554/17EYK Zoning

Ward: Owner: **OLHA MANDYUK** Etobicoke-Lakeshore (05)

MARKIYAN VYTVYTSKYY

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

36 WESTROSE AVE Community: Property Address:

Legal Description: **PLAN 3595 S PT LOT 30**

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer **Etobicoke York Panel**

Appeal Information

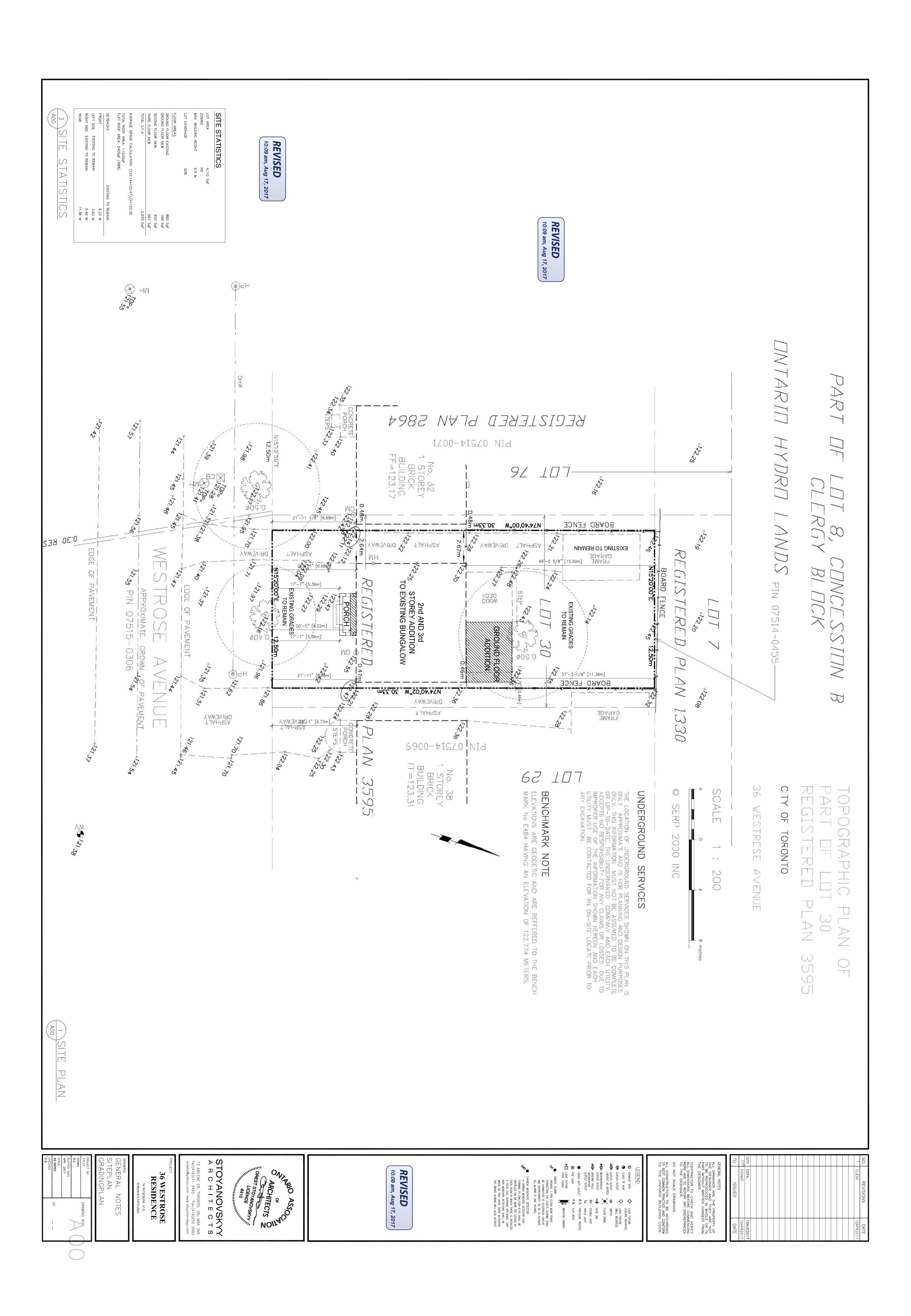
All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

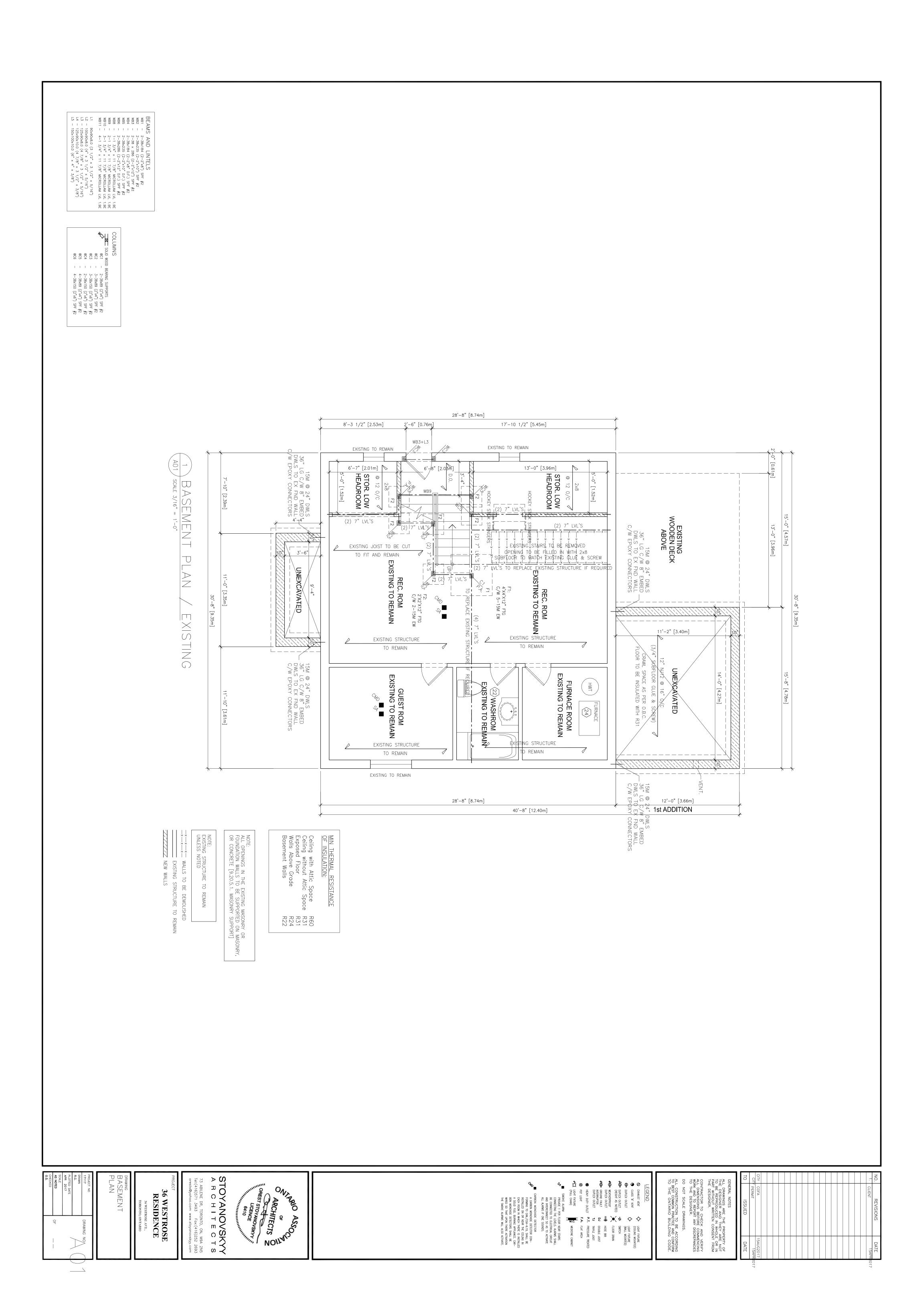
Your appeal to the Toronto Local Appeal Body (TLAB) should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To appe	al this decision to the TLAB you need the following:
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	\$200.00 td
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

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BEAMS

WB1
WB2
WB3
WB4
WB5
WB6
WB6
WB8
WB10
WB10
WB11
WB11 -AS AND LINTELS

- 2-38×184 (2-2"×8") SPF #2
- 2-38×235 (2-2"×10") SPF #2
- 2-38×236 (2-2"×12") SPF #2
- 2-38×236 (2-2"×12") SPF #2
- 2-38×236 (2-2"×12") D.F.) SPF #2
- 2-38×236 (2-2"×10" D.F.) SPF #2
- 2-38×236 (2-2"×10" D.F.) SPF #2
- 1-1 3/4" × 11 7/8" MICROLLAM LVL 1.
- 2-1 3/4" × 11 7/8" MICROLLAM LVL 1.
- 3-1 3/4" × 11 7/8" MICROLLAM LVL 1.
- 4-1 3/4" × 11 7/8" MICROLLAM LVL 1.
- 90×90×8.0 (3 1/2" × 3 1/2" × 5/16")
10×90×8.0 (4 7/8" × 3 1/2" × 5/16")
115×90×10.0 (4 7/8" × 3 1/2" × 5/16")
115×90×10.0 (4 7/8" × 3 1/2" × 3/8")
115×90×10.0 (6" × 4" × 3/8") 1.9E 1.9E 1.9E WC1
WC2
WC3
WC4
WC5 3EARING SUPPORTS
2-38x89 (2"x4") SPF #2
3-38x89 (2"x4") SPF #2
3-38x150 (2"x6") SPF #2
2-38x150 (2"x6") SPF #2
4-38x89 (2"x4") SPF #2
4-38x150 (2"x6") SPF #2 28'-8" [8.74m] 8'-3 1/2" [2.53m] 2'-6" [0.76m] 17'-10 1/2" [5.45m] SCALE 3/16" = 1'-0" "3'-0" [0.91m] 7'-10" [2.39m] EXISTING WOODEN DECK 00 ס 7,-6 -6" [0.76m] FLOOR D.O. 9'-0" [2.74m] 11'-0" [3.35m] WB10 KITCHEN 6'-0" [1.83m] 9'-0" WB10 HALL ק ק PLAN 30'-8" [9.35m] 2'-6" [0.76m 12" NJ12 @ 16" O/C

(3/4" SUBFLOOR GLUE & SCREW) 12" NJ12 @ 16" O/C (3/4" SUBFLOOR GLUE & SCREW) EXISTING FAMILY ROOM

12" NJ12 @ 16" O/C

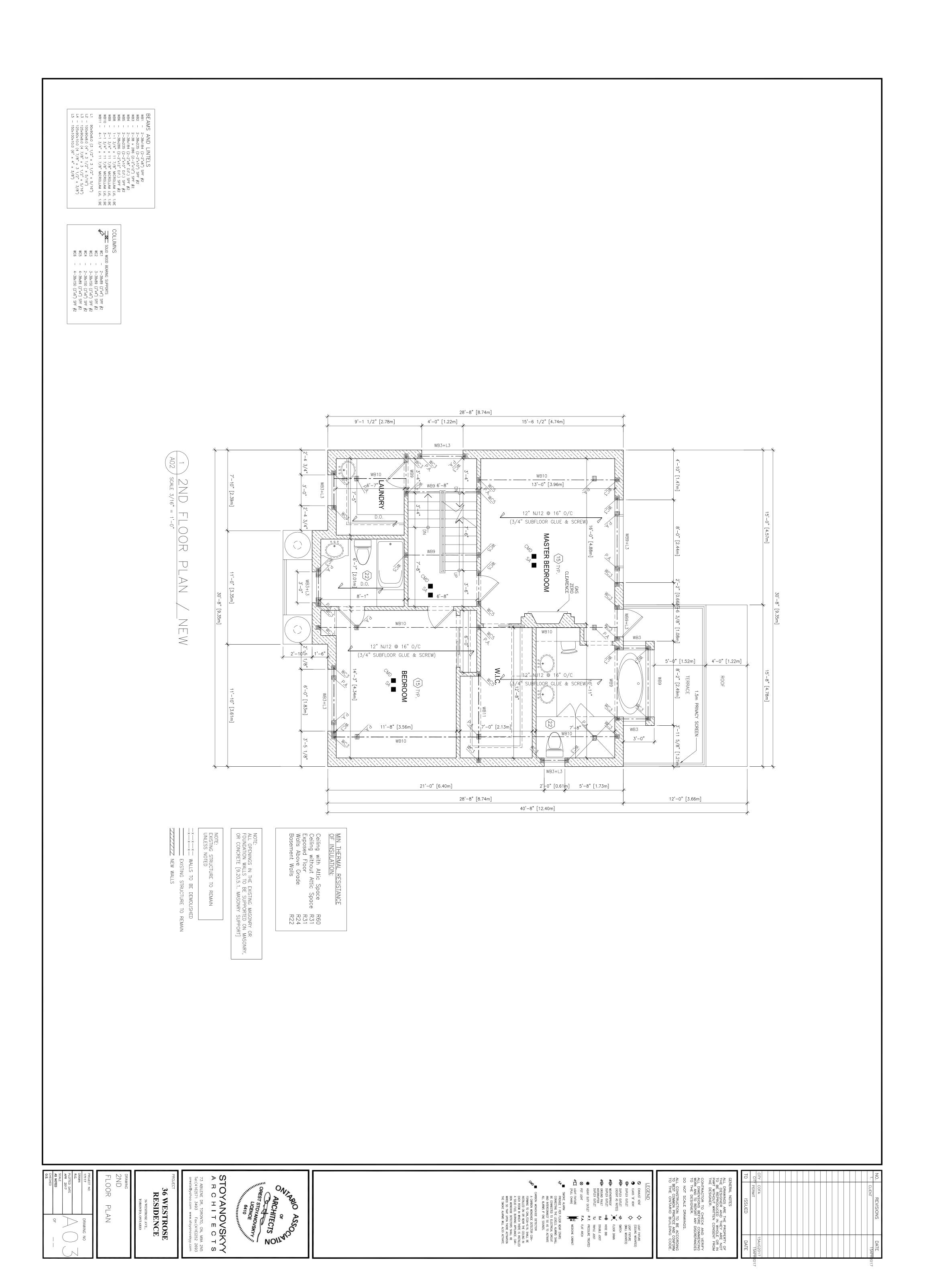
1" SUBFLOOR GLUE & SCREW) DINING ROOM LIVING ROOM WB10 11'-10" [3.61m] 13'-8" [4.17m] 13'-0" [3.96m] 16. S 28'-8" [8.74m] 12'-0" [3.66m] 1st ADDITION 40'-8" [12.40m] NOTE:
EXISTING STRUCTURE TO REMAIN
UNLESS NOTED LISHED
TO REMAIN STOYANOVSKYY
A R C H I T E C T S

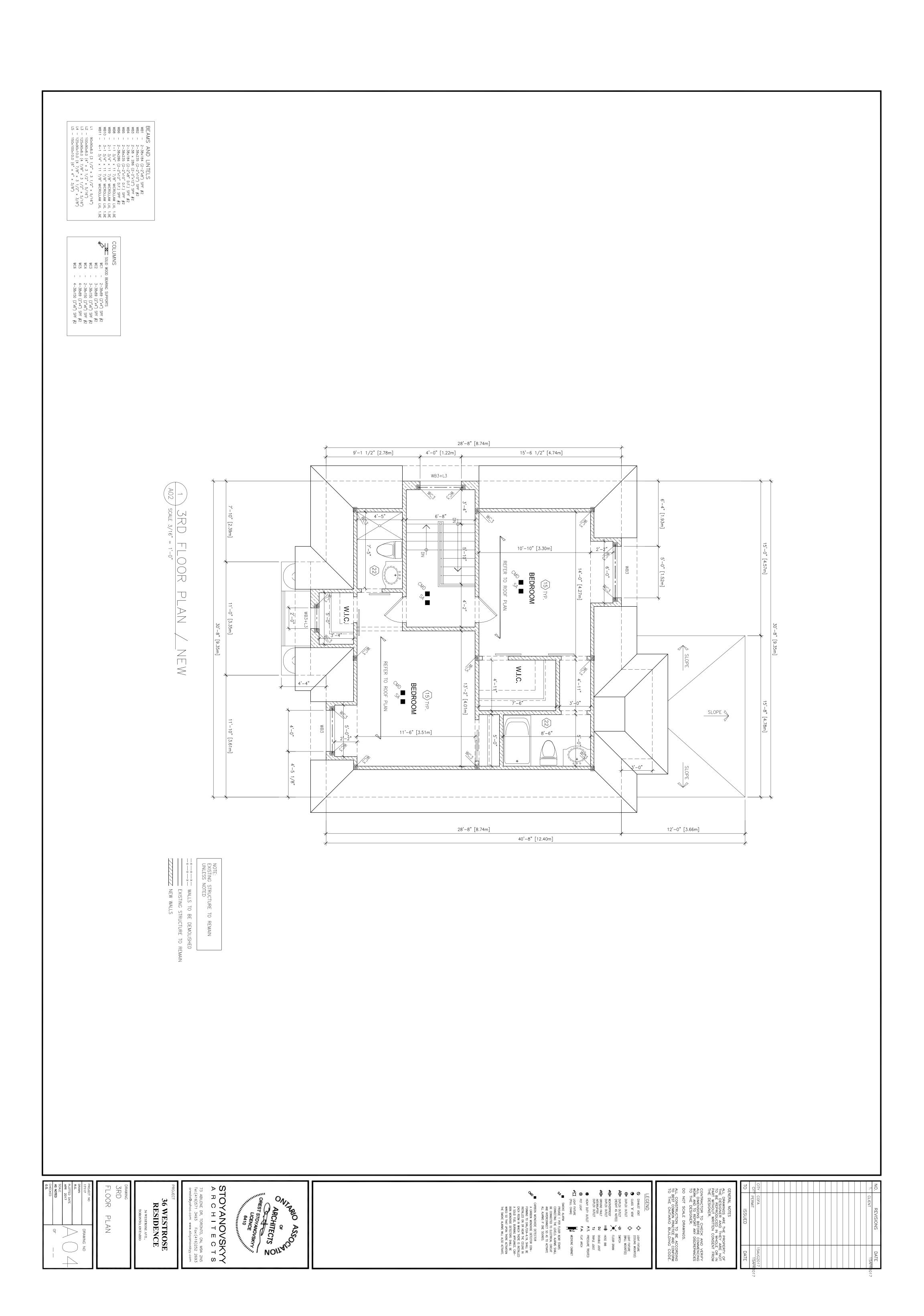
73 ABILENE DR, TORONTO, ON, M9A 2N5
Tel:(416)571 3493 Fox:(416)252 2693
orests@yahoo.com www.stoyanovskyy.com GENERAL NOTES

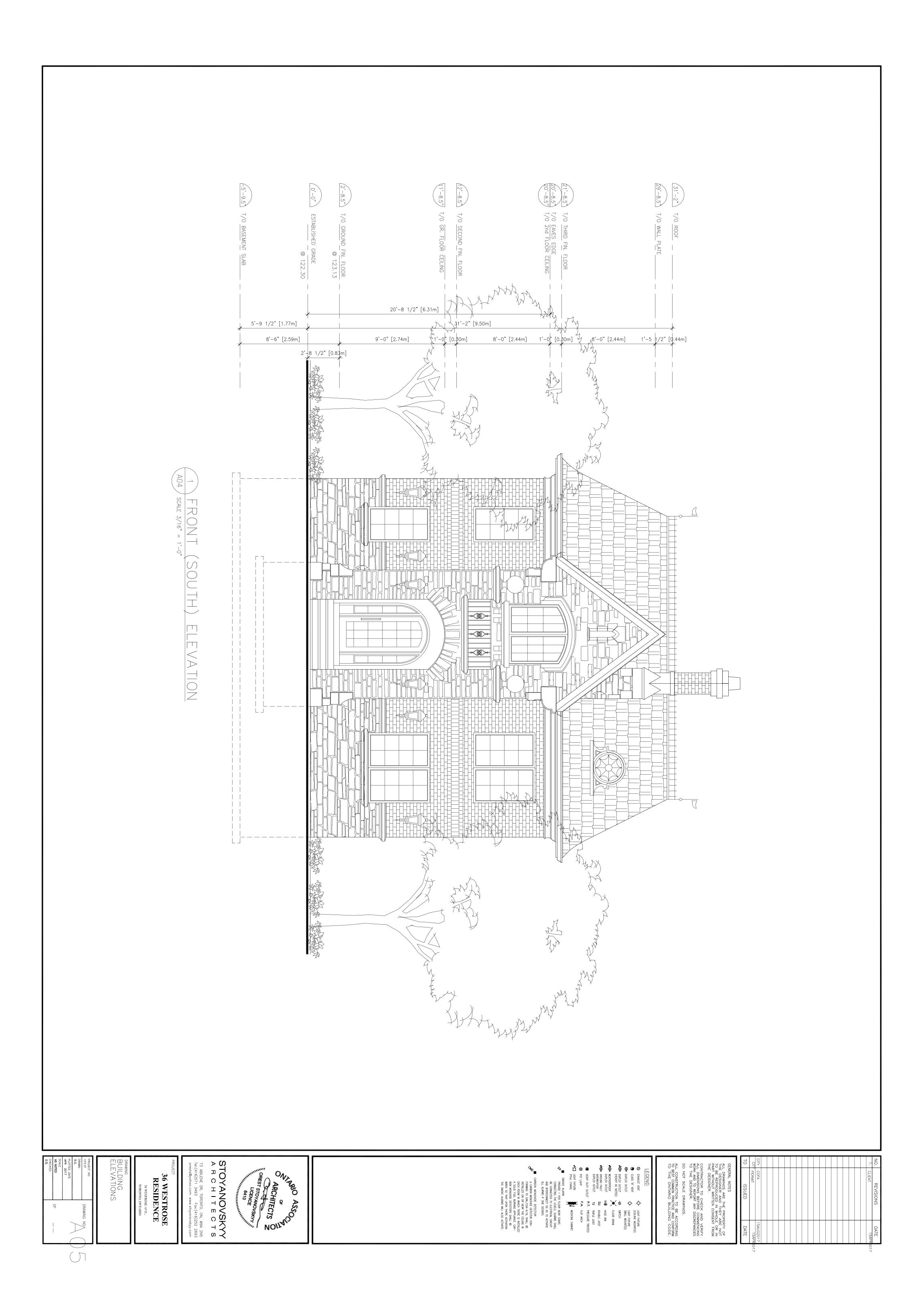
ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

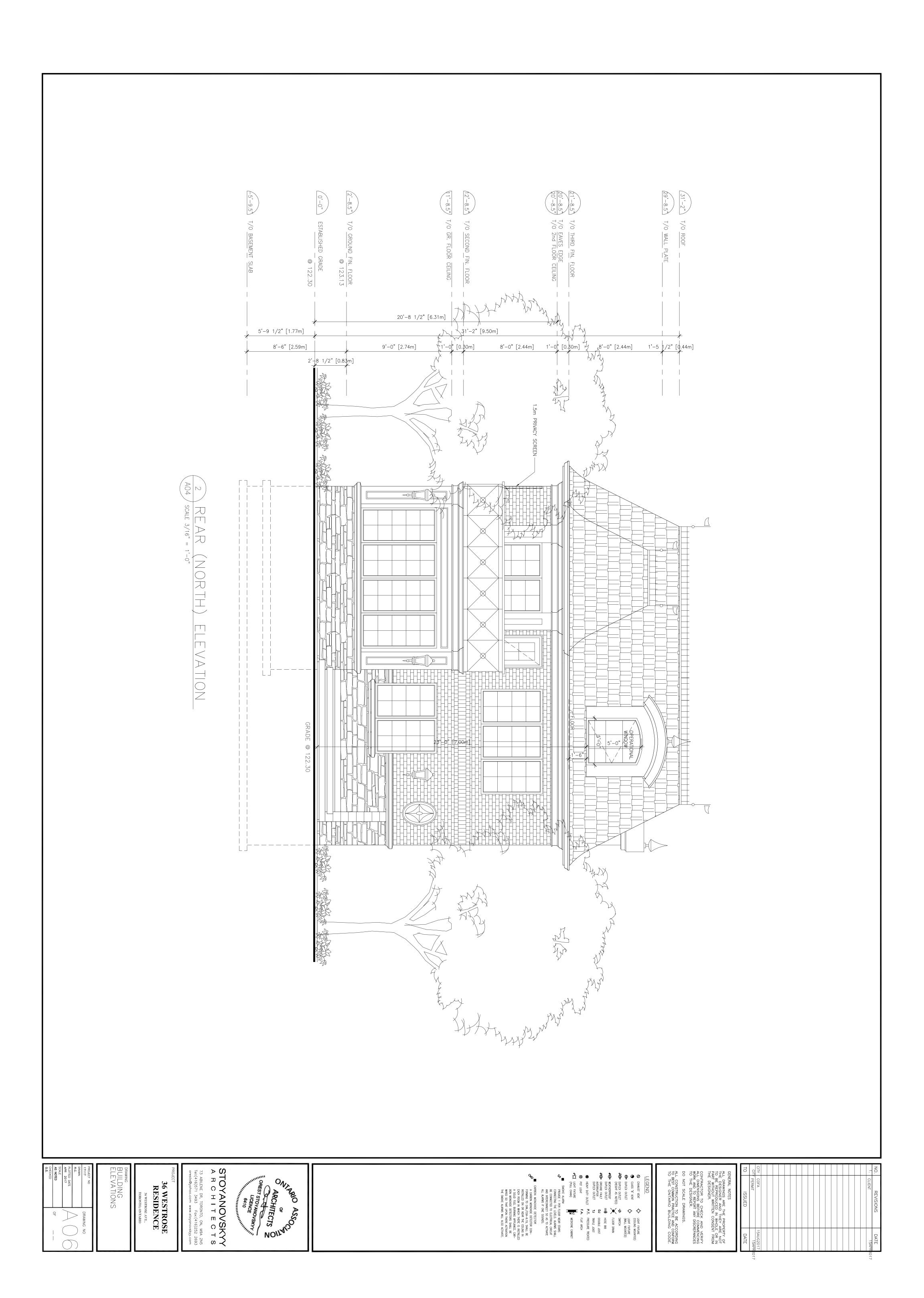
DO NOT SCALE DRAWINGS.

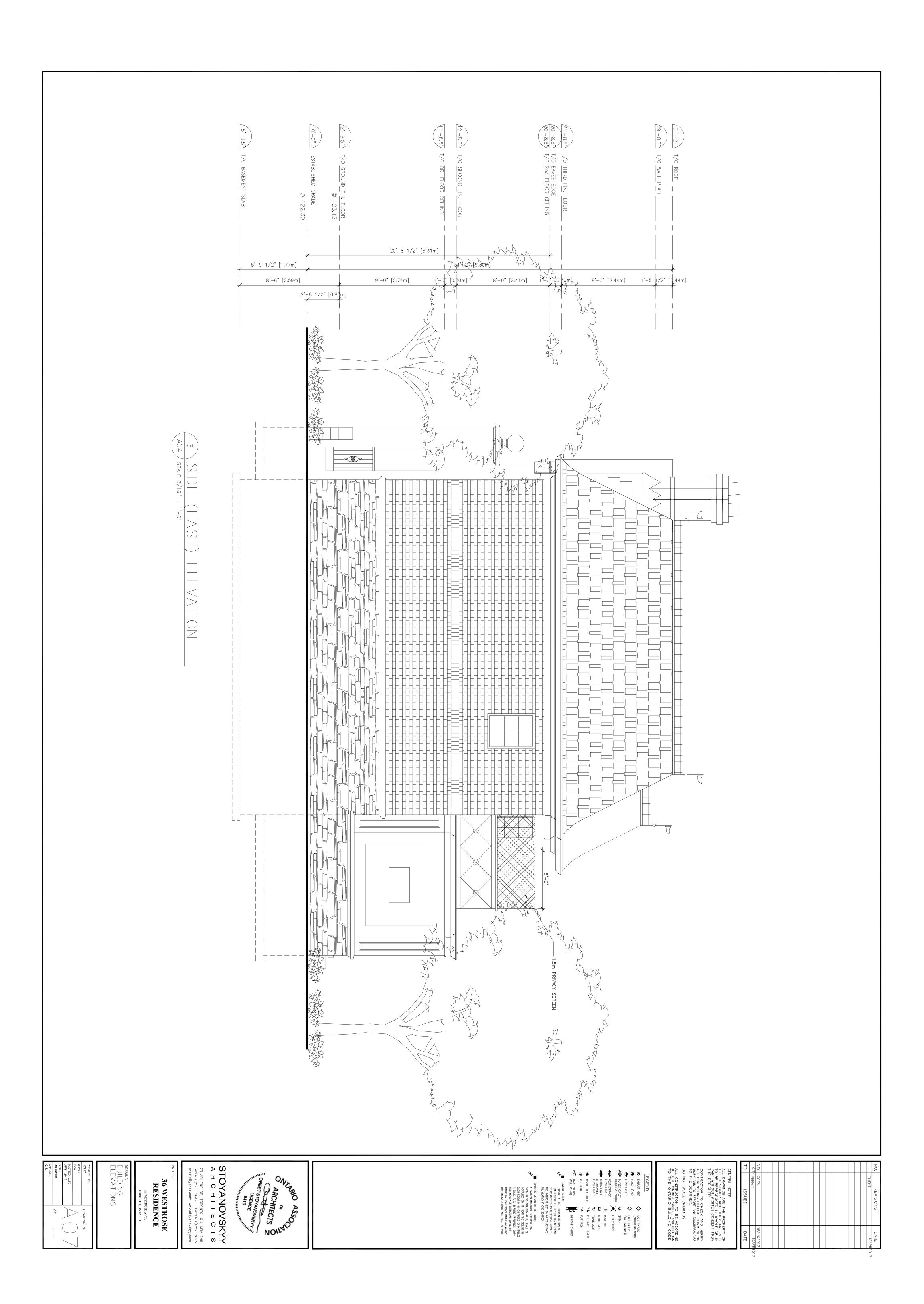
ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE. GROUND FLOOR PLAN O ARCHITECTS OF THE LICENCE SATO 36 WESTROSE RESIDENCE

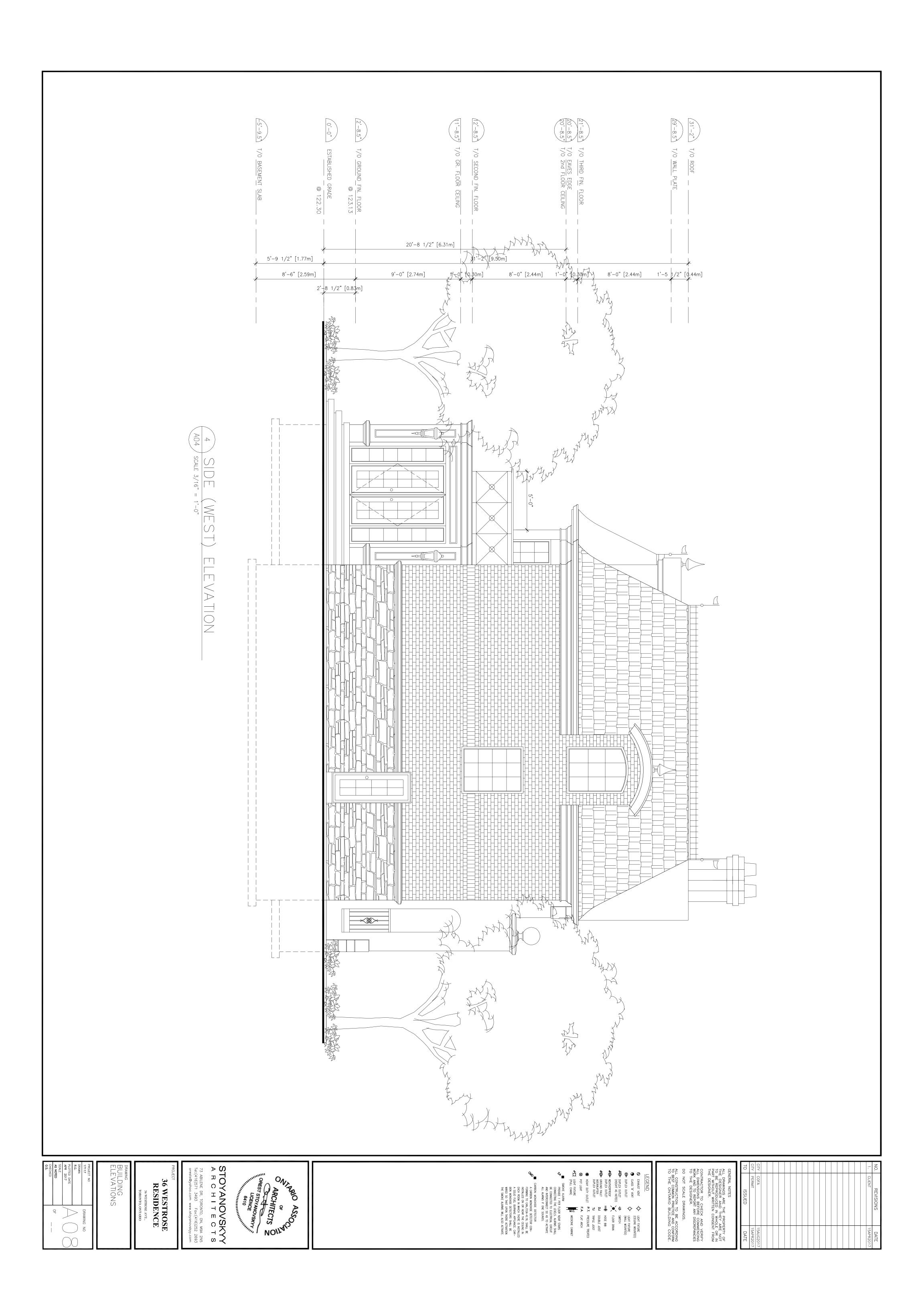














Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

RD & R2 File Number: A0558/17EYK Zoning

Ward: Owner(s): VINEET KHANNA Etobicoke-Lakeshore (05)

RAJAN SETHI

Agent: **ALI SHAKERI** Heritage: Not Applicable

Property Address: **60 CANNON RD** Community:

Legal Description: PLAN 961 LOT 222 TO 223 E PT LOT 224

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

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

The maximum permitted floor space index is 0.45 times the area of the lot (312 m²).

Section 10.20.40.40(1)(A), By-law 569-2013

The proposed dwelling will have a floor space index equal to 0.46 times the area of the lot (320.1 m²).

Section 320-42.1.A(1)

The proposed dwelling will have a floor space index equal to 0.65 times the area of the lot (447.4 m²).

2. Section 10.20.40.20(1), By-law 569-2013

The maximum permitted dwelling length is 17 m.

The proposed dwelling will have a length of 17.5 m.

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

The Minor Variance Application is Approved

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.

File Number: **RD & R2** A0558/17EYK Zoning

Ward: Owner: VINEET KHANNA Etobicoke-Lakeshore (05)

RAJAN SETHI

Agent: **ALI SHAKERI** Heritage: Not Applicable

Community: Property Address: **60 CANNON RD**

Legal Description: PLAN 961 LOT 222 TO 223 E PT LOT 224

Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0566/17EYK Zoning RD & R2

Owner(s): SVITLANA SYVUN Ward: Etobicoke Centre (03)

VALENTYN SYVUN

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

Property Address: **8 APPLEDALE RD** Community:

Legal Description: PLAN 4590 LOT 3

Notice was given and a Public Hearing was held on Thursday, August 24, 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

The maximum permitted floor space index is 0.45 times the area of the lot (265.3 m²). The new dwelling will have a floor space index of 0.54 times the area of the lot (320.7 m²).

2. Section 320-42.1(C)(3)

The minimum required side yard setback is 1.5 m with an aggregate side yard width of 4.16 m. The new dwelling will be located 1.22 m from the west side lot line and will have an aggregate side yard width of 2.91 m.

3. Section 10.20.40.10.(4)(A), By-law 569-2013

The maximum permitted dwelling height for a flat roof is 7.2 m.

Section 320-42.1(B)(2)

The maximum permitted dwelling height for a flat roof is 6.5 m.

Section 10.20.40.10.(4)(A), By-law 569-2013 & Section 320-42.1(B)(2)

The new flat roofed dwelling will have a height of 9.5 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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.

File Number: A0566/17EYK Zoning RD & R2

Owner: SVITLANA SYVUN Ward: Etobicoke Centre (03)

VALENTYN SYVUN

Agent: STOYANOVSKYY Heritage: Not Applicable

ARCHITECTS INC

Property Address: **8 APPLEDALE RD** Community:

Legal Description: PLAN 4590 LOT 3

Allen Smithias (signed) Edwin (Tad) Shanhard Magan Malyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS To appeal this decision to the OMB you need the following:
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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0571/17EYK Zoning RD & R2

Owner(s): JETMIR BEQIRI Ward: Etobicoke Centre (04)
Agent: GUITBERG GROUP INC Heritage: Not Applicable

Agent: GUITBERG GROUP INC Heritage: Not A Property Address: 133 ALLANHURST DR Community:

Legal Description: PLAN M962 LOT 4

Notice was given and a Public Hearing was held on Thursday, August 24, 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 10.20.30.40(1)(A), By-law 569-2013

The maximum permitted coverage is 33% of the lot area (191.6 m²). The proposed dwelling will cover 34.5% of the lot area (200.5 m²).

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

The maximum permitted floor space index is 0.45 times the area of the lot (261.3 m²).

Section 10.20.40.40(1)(A), By-law 569-2013

The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (355.4 m²). Section 320-42.1.A(1)

The proposed dwelling will have a floor space index equal to 0.64 times the area of the lot (371.4 m²).

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

The maximum permitted height of the exterior portion of main walls for a detached house is 7 m. The proposed dwelling will have an exterior main wall height of 7.57 m.

4. Section 320-42.1.B(2)

The maximum permitted soffit height from established grade is 6.5 m.

The proposed dwelling will have a soffit height of 7.57 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

File Number: A0571/17EYK Zoning RD & R2

Owner: JETMIR BEQIRI Ward: Etobicoke Centre (04)
Agent: GUITBERG GROUP INC Heritage: Not Applicable

Property Address: 133 ALLANHURST DR Community:

Legal Description: PLAN M962 LOT 4

Allan Smithies (signed)	Edwin (Ted) Shepherd (signed)	Megan McIver (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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City Planning Division

Committee of Adjustment
2 Civic Centre Crt, 4th Floor
Toronto, Ontario M9C 5A3
Tel.: (416) 394-8060
Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0572/17EYK Zoning RM & R3

Owner(s): ANTONETA SADE Ward: Etobicoke-Lakeshore (06)

BESNIK SADE

Agent: CONTEMPO STUDIO Heritage: Not Applicable

Property Address: **287 GAMMA ST** Community:

Legal Description: PLAN 2225 S PTS LOTS 129 130 & 131

Notice was given and a Public Hearing was held on Thursday, August 24, 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 10.80.30.40.(1)(A), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (147.1 m²). The proposed dwelling will have a lot coverage of 37.7% of the lot area (168.1 m²).

2. Section 1(a), By-law 1979-67

The maximum permitted gross floor area id 0.4 times the lot area (178.4 m²). The proposed dwelling will have a gross floor area of 0.7 times the lot area (313 m²).

3. Section 10.80.40.70.(3)(A), By-law 569-2013

The minimum required side yard setback is 1.2 m.

The proposed dwelling will be located 0.9 m from the east side lot line.

4. 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 propose dwelling will have a first floor height of 1.22 m above established grade.

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

The maximum permitted height of all front exterior main walls is 7 m. The proposed dwelling will have a front exterior main wall height of 7.46 m.

6. Section 3, By-law 1976-67

The maximum permitted dwelling height is 7.5 m. The proposed dwelling will have a height of 9.67 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

File Number: A0572/17EYK Zoning RM & R3

Owner: ANTONETA SADE Ward: Etobicoke-Lakeshore (06)

BESNIK SADE

Agent: CONTEMPO STUDIO Heritage: Not Applicable

Property Address: **287 GAMMA ST** Community:

Legal Description: PLAN 2225 S PTS LOTS 129 130 & 131

Allan Smithies (signed)	Edwin (Ted) Shepherd (signed)	Megan McIver (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

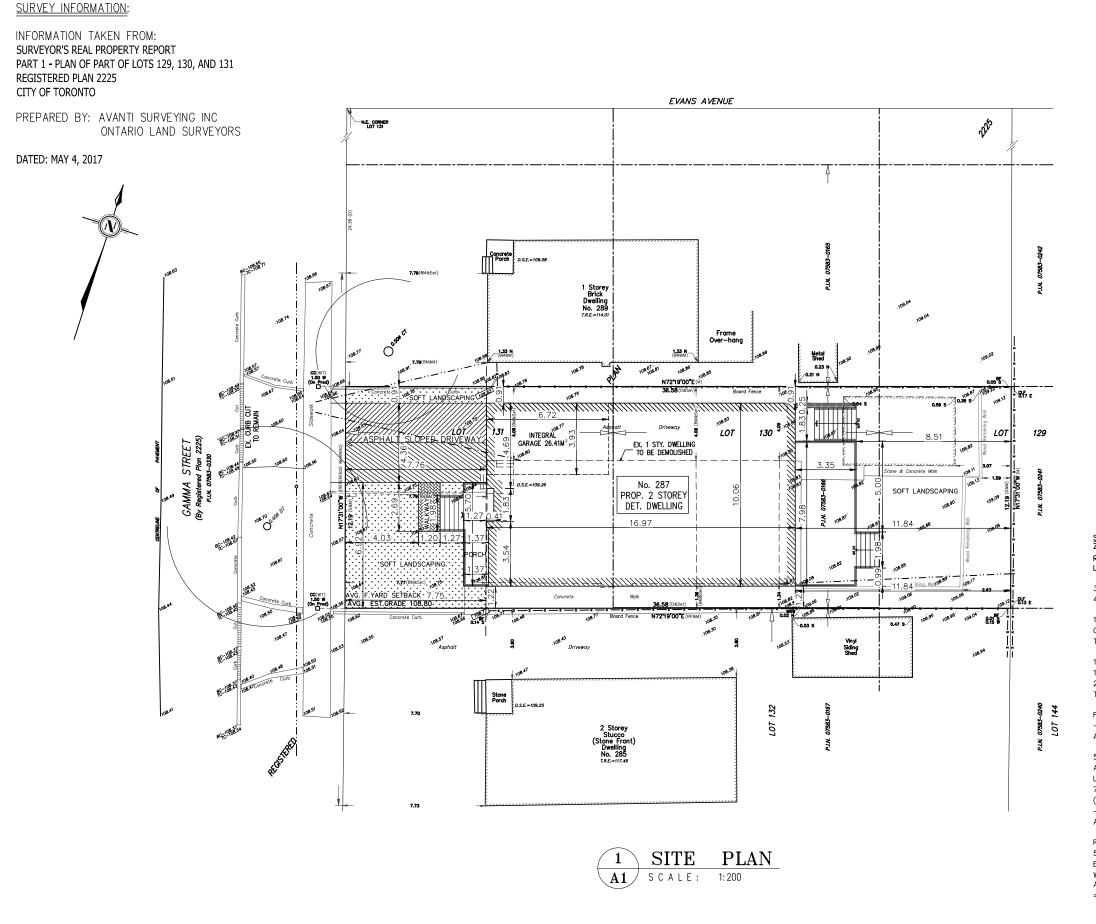
All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

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

To app	eal 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)
	nin a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB e at www.toronto.ca/tlab .
	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the <u>Application Information Centre</u> 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.



DO NOT SCALE DRAWINGS CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS CHECK REPORT AND AND SHALL WORK. SITUDIO AND SHALL NOT BE COPIED. IN PART OR WHOLE WITHOUT PROJECT PROJECT PROJECT PROPOSED TWO STOREY DETACHED DWELLING AI 287 GAMMA ST. 287 GAMMA ST. PROJECT No. 281 7-20 ZB 17-20 ZB 17-20		DRAWN BY	M.Z.	APPROVED BY	M.Z.	DRAWING No.	A-1
DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHOST CONTRACTOR SHALL CHOST REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO REPORT AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO RIUDIO AND SHALL NOT BE COPIED. IN PART OR WHOLE WITHOUT PROJECT PROJECT PROJECT DWELLING AI 287 GAMMA ST. CITY OF TORONITO	DRAWING SITE PLAN	SCALE	AS-NOTED	DATE	MAY.7,2017	PROJECT No.	2017-20
	DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTRINO OR ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTENPO ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTENPO	STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	PROJECT	PROPOSED I WO STORET DELACHED	AT ELEINAG	287 GAMMA ST.	CITY OF TORONTO
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SITE STATISTICS ZDNED AS: RM (u3) (x18) LDT AREA: 445.91m2 (4,799.89 SQ.FT.)

33% MAX. COVERAGE =147.15 M^2 (1587.84FT²) 45% MAX. G.F.A. = 200.66 M^2 (2159.96FT²)

1ST FLOOR AREA =169.66M²
CONC.PORCH =8.31M²
TOTAL PROP. COVERAGE =177.97M² 39.91%

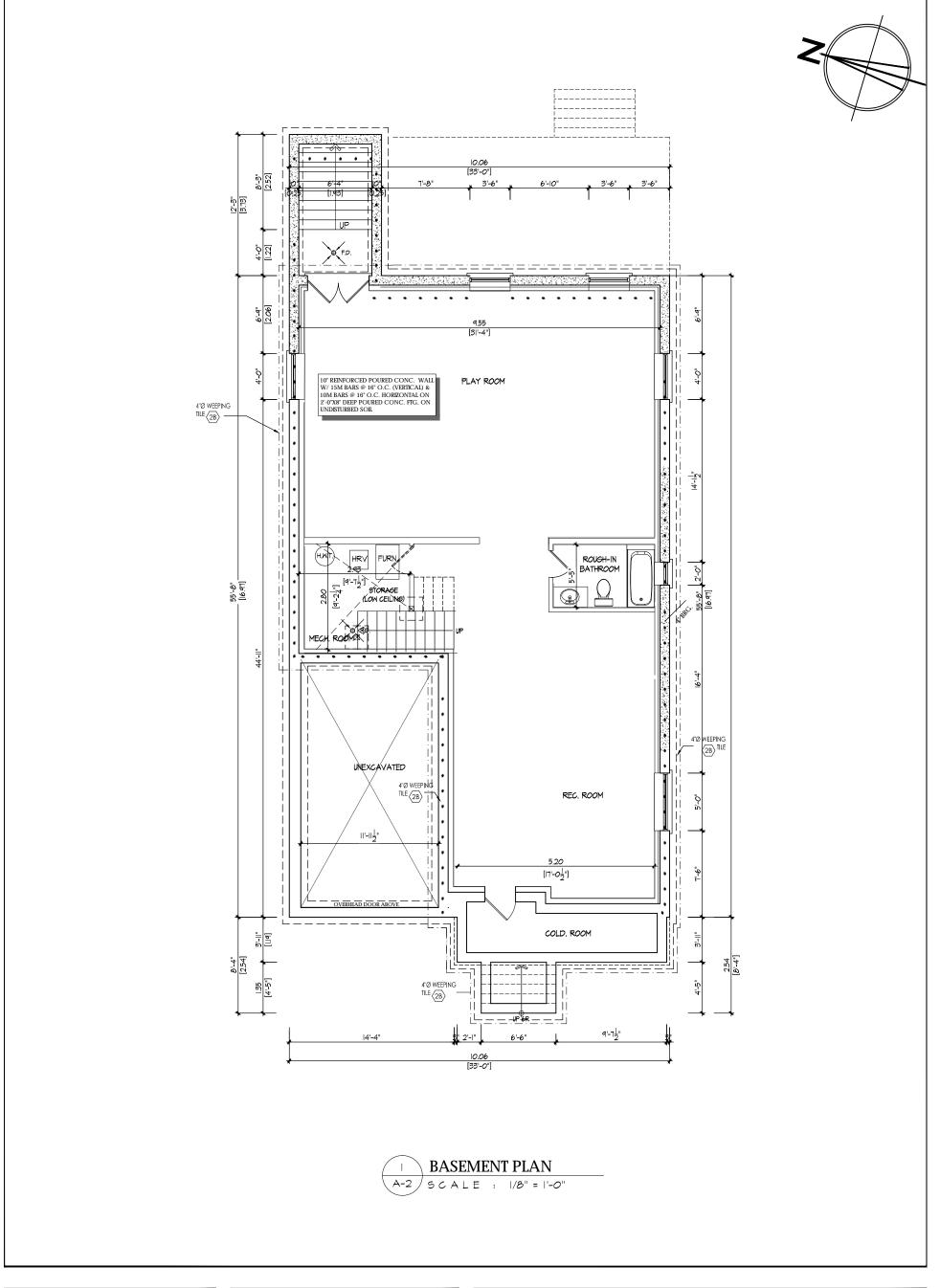
1ST.FLOOR AREA W/GARAGE =169.66M²
1ST.FLOOR AREA W/O GARAGE =143.25M²
2ND FLOOR AREA =169.66M²
TOTAL G.F.A.=312.91M²(3368.24FT²) 70.17%

FRONT YARD AREA=12.19MX7.75M=94.47 M²
-CONC.PORCH&STAIRS =8.31M²+2.51M²
ACTUAL FRONT YARD AREA =83.65M²

50%MIN.LANDSCAPING=41.825M²
ASPHALT DRIVEWAY AREA=33.83M²(40.44%)
LANDSCAPING AREA =49.82M² (59.56%) OK
75% SOFT LANDSCAPING=37.367M²
(49.82M²X0.75%=37.365M²)
—WALKWAY =3.23M²
ACTUAL SOFT LANDSCAPING=46.59M²(93.52%) OK

REAR YARD AREA =11.84M X 12.19 =144.33M² 50%MIN. SOFT LANDSCAPING =72.17M² BASEMENT WALK-OUT =6.97M² WOOD DECK =26.73M² ACTUAL SOFT LANDSCAPING =144.33²-33.70M²=110.63M²(76.65%) OK









14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042 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 design the work shown on the attached documents:

OUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI

45250

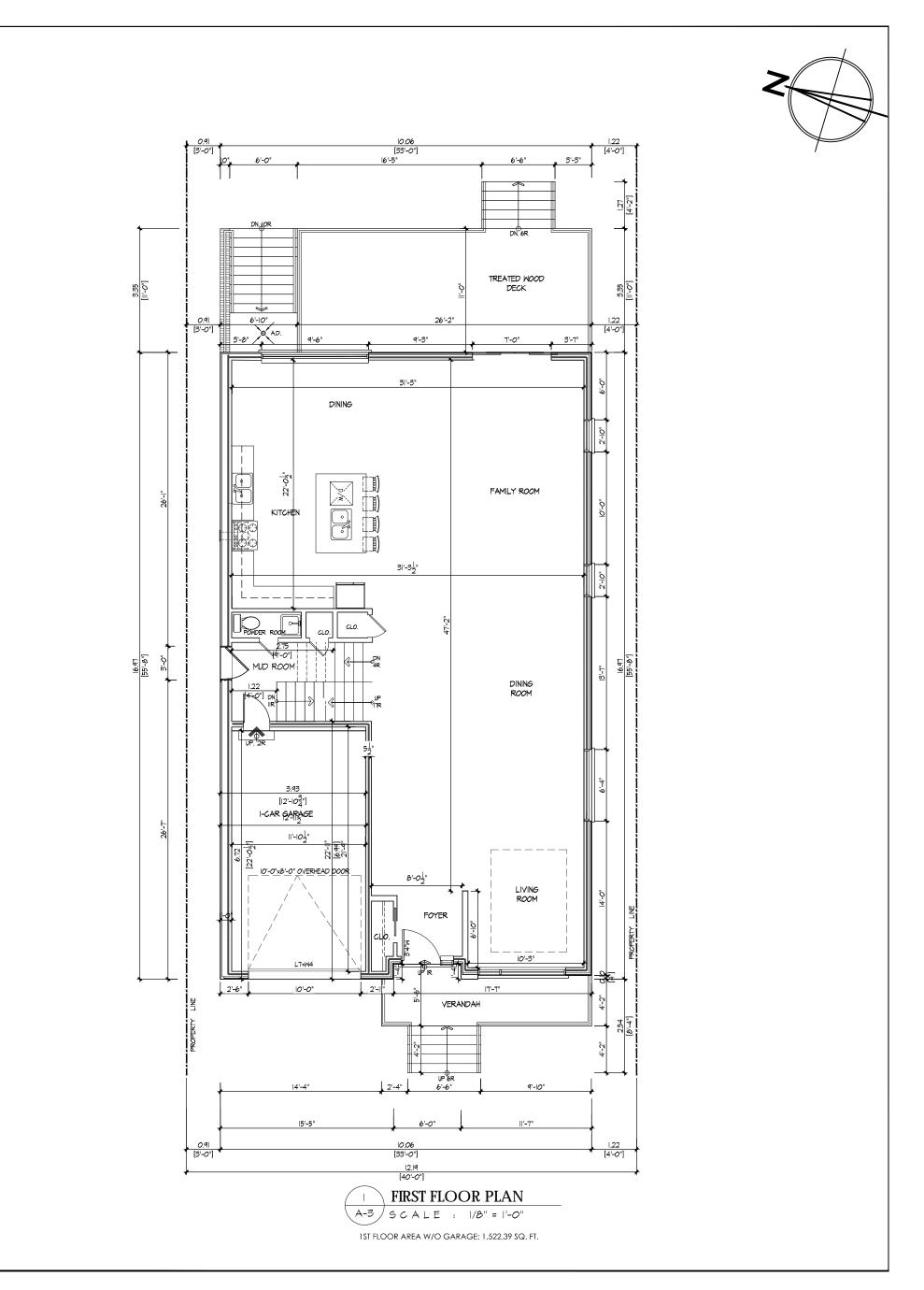
NAME

SIGNATURE

BCIN

MARIN ZABZINI 45250
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.T. Division C of the Ontonio Building Code.
CONTEMPO STUDIO 46912
FIRM NAME BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING BASEMENT PLAN	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS-NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	APRIL.12,2017	M.Z.
287 GAMMA ST.	PROJECT No.	DRAWING No.
CITY OF TORONTO	2017-20	A-2



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14 ARNOLD AVE. TORONTO, ONT., M6N 4M9 INFO@CONTEMPOSTUDIO.CA W. CONTEMPOSTUDIO.CA T. (416) 836-1042 F. (416) 485-1042

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OUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. MARIN ZABZUNI NAME SIGNATURE

REGISTRATION INFORMATION

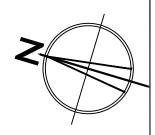
Required unless design is exempt under 3.2.4.T. Division C of the Ontorio Building Code.

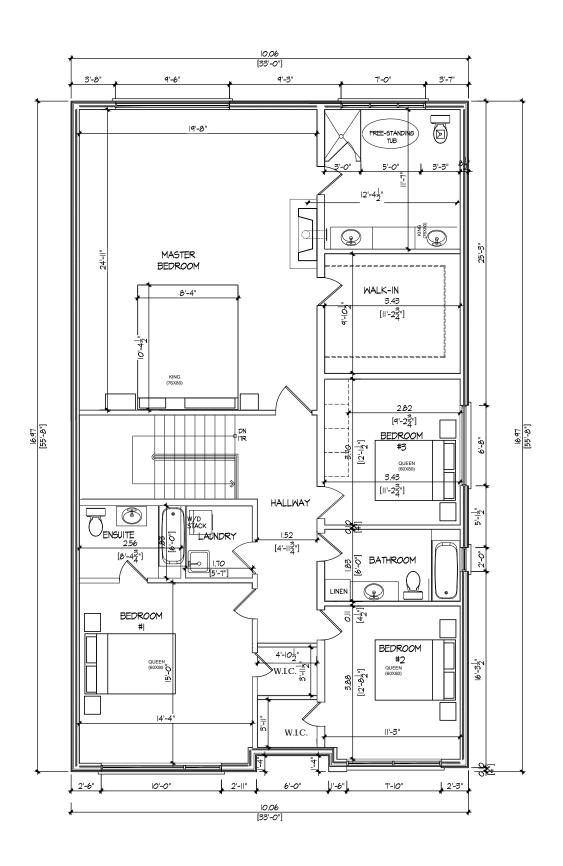
CONTEMPO STUDIO

46972 BCIN

CONTEMPO STUDIO FIRM NAME

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING FIRST FLOOR PLAN	
STUDIO AND SHALL NOT BE COPIED, IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION	SCALE	DRAWN BY
PROJECT	AS-NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	APRIL.12,2017	M.Z.
287 GAMMA ST.	PROJECT No.	DRAWING No.
CITY OF TORONTO	2017-20	A-3







2ND FLOOR AREA: 1,829 SQ. FT.

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W. CONTEMPOSTUDIO.CA
T. (416) 836-1042 F. (416) 485-1042

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 design the work shown on the attached documents:

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI NAME SIGNATURE

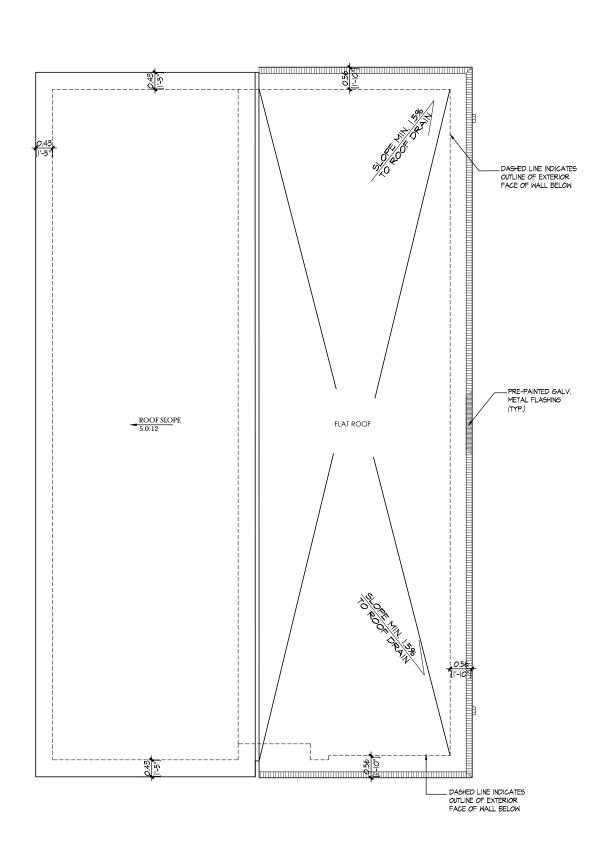
REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STILLIO SIGNATURE

CONTEMPO STUDIO FIRM NAME 46972 BCIN

DO NOT SCALE DRAWINGS CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO CONTEMPO STUDIO BEFORE PROCEEDING WITH WORK. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF CONTEMPO	DRAWING SECOND FLOOR PLAN	
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PROJECT NEW 2 STOREY	AS-NOTED	M.Z.
PROPOSED NEW 2 STOREY DETACHED DWELLING	DATE	APPROVED BY
AT	APRIL.12,2017	M.Z.
287 GAMMA ST.	PROJECT No.	DRAWING No.
CITY OF TORONTO	2017-20	A-4





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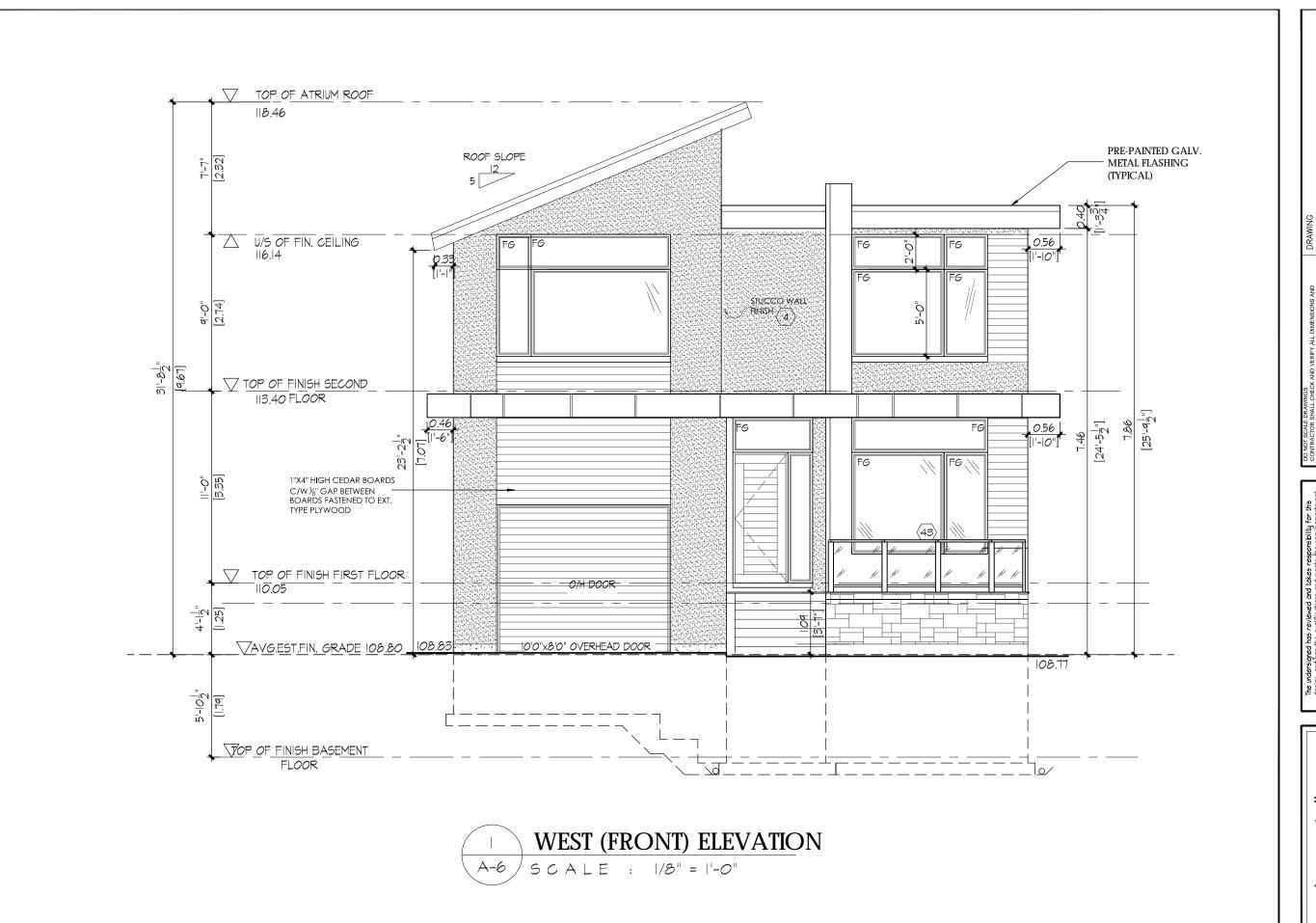
14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.CA
W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042

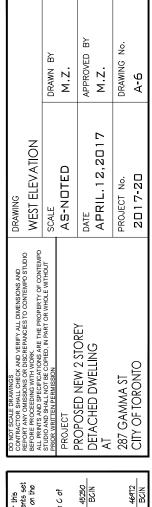
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

OUALIFICATION INFORMATION
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NAME SIGNATURE
REGISTRATION INFORMATION
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CONTEMPO STUDIO
FIRM NAME 46972 BCIN

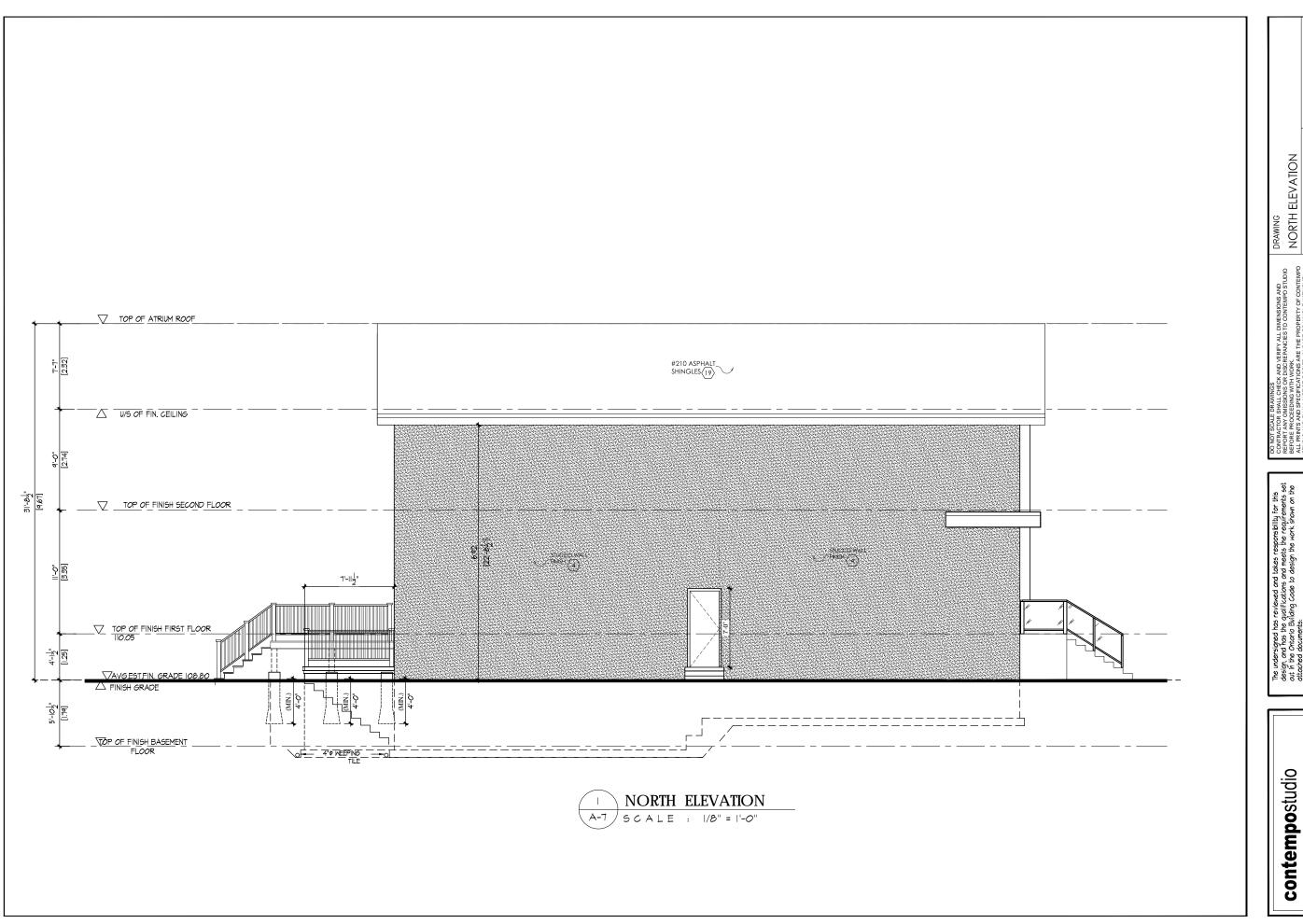
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PROJECT	AS-NOTED	M.Z.	
PROPOSED NEW 2 STOREY	DATE	APPROVED BY	
DETACHED DWELLING AT	APRIL.12,2017	M.Z.	
287 GAMMA ST.	PROJECT No.	DRAWING No.	
CITY OF TORONTO	2017-20	A - 5	

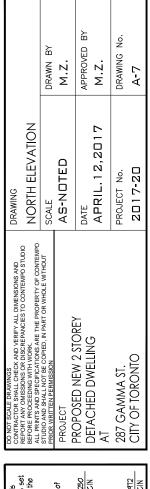


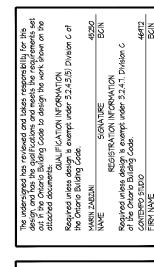






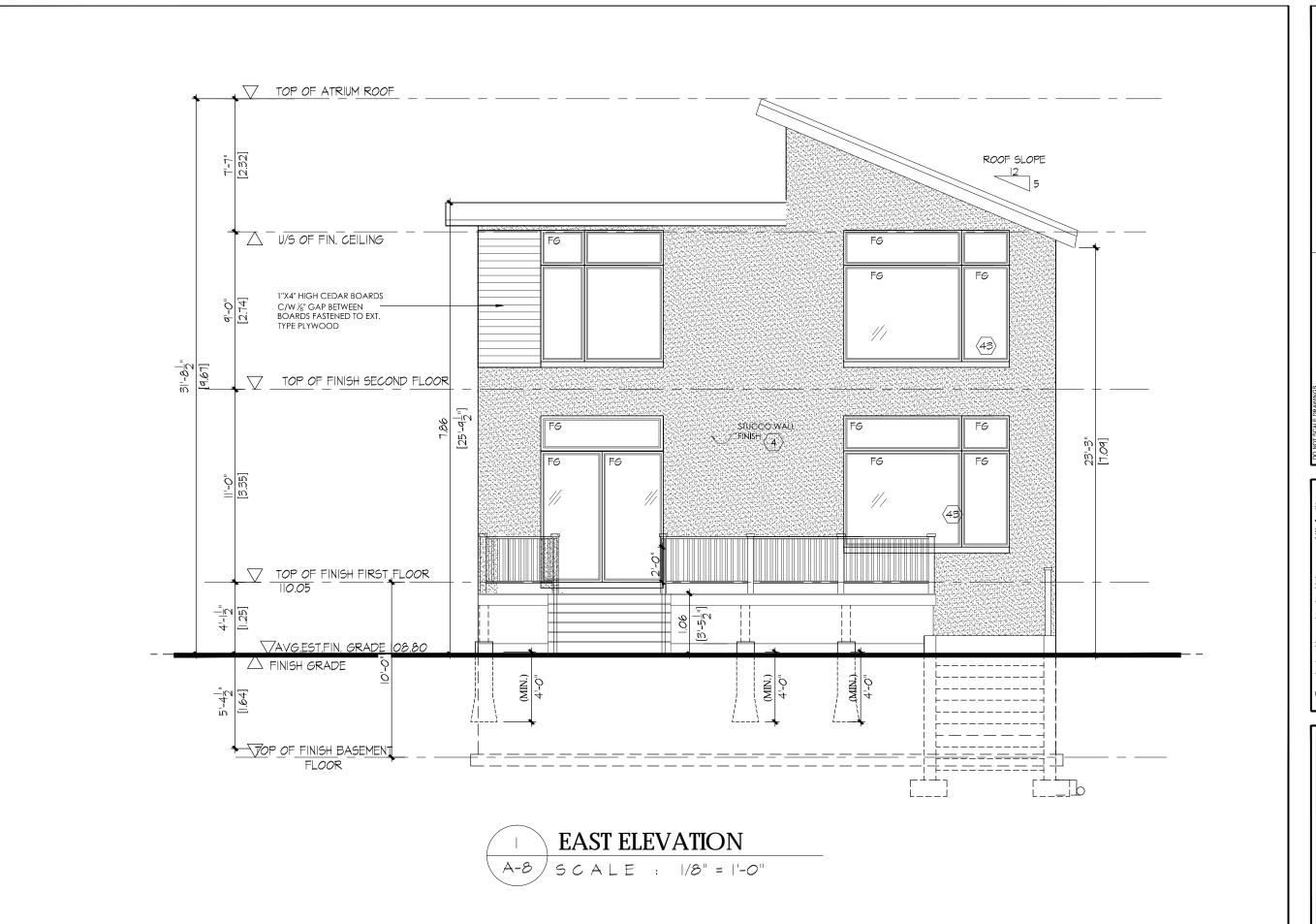


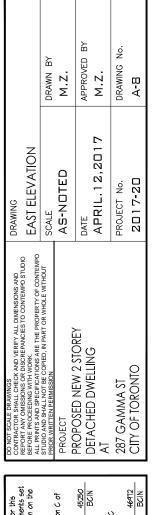




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W. CONTEMPOSTUDIO.CA
T. (416) 836-1042
F. (416) 485-1042







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

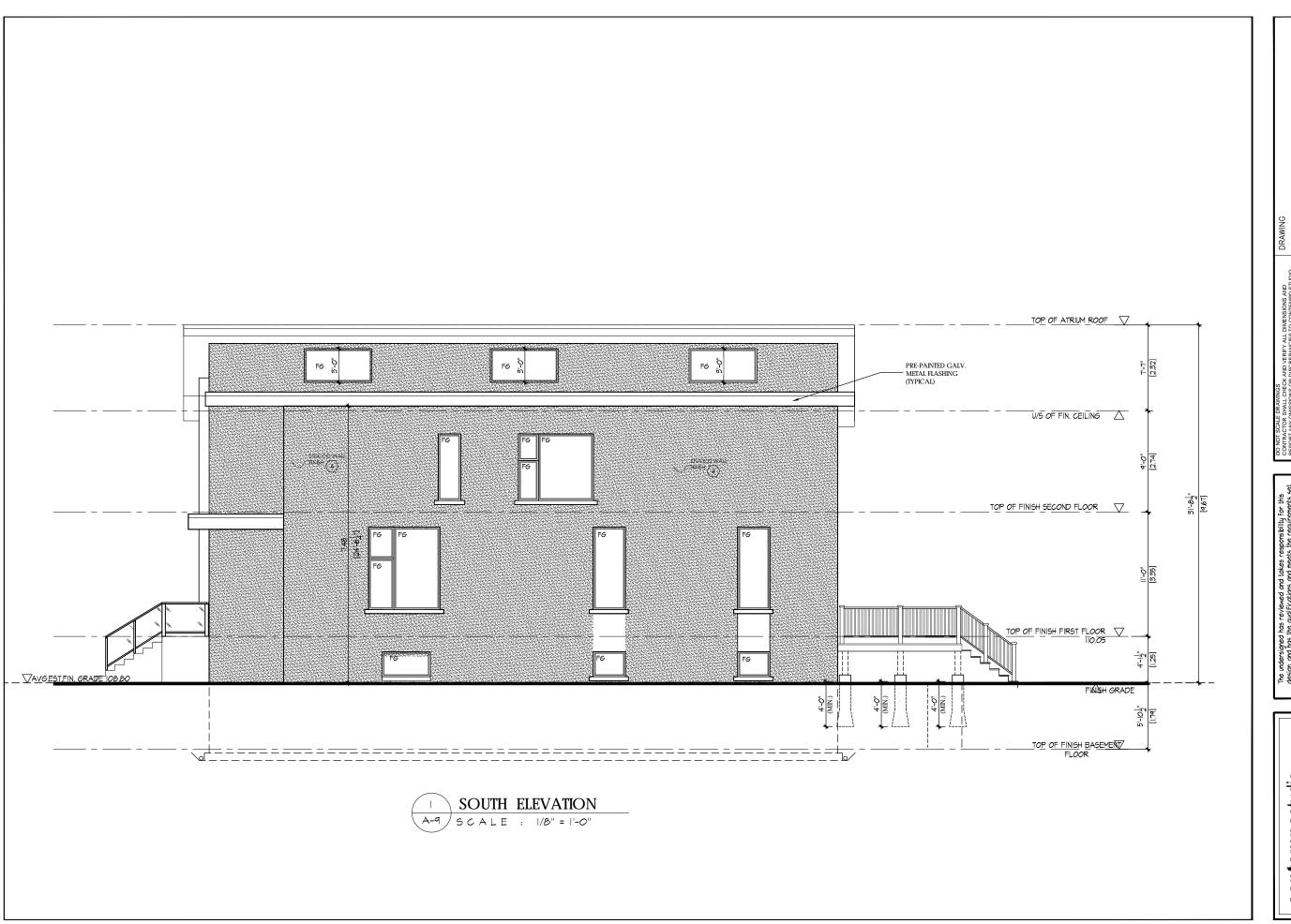
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Bullang Code.

MARIN ZABZINI

45280
NAME SIGNATIRE
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. Divisit
of the Ontario Building Code.

14 ARNOLD AVE.
TORONTO, ONT., M6N 4M9
INFO@CONTEMPOSTUDIO.C,
W. CONTEMPOSTUDIO.CA
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F. (416) 485-1042

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	INFO@CONTEMPOSTUDIO.C
Į	W. CONTEMPOSTUDIO CA
	T. (416) 836-1042
	F. (416) 485-1042
]	

S



Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0584/17EYK Zoning RD & R1

Owner(s): CHANTAL SOWDEN Ward: Etobicoke-Lakeshore (05)

ERIK PETER SOWDEN

Agent: REXFORD DESIGNS Heritage: Not Applicable

Property Address: 10 BURNHAMTHORPE PARK Community:

BLVD

Legal Description: PLAN 2496 LOT 47

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

Section 10.20.40.70(2)(A), By-law 569-2013

The minimum required rear yard setback is 7.5 m.

The altered dwelling will be located 6 m from the rear yard 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. 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 development shall be constructed substantially in accordance with the site plan 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: A0584/17EYK Zoning RD & R1

Owner: CHANTAL SOWDEN Ward: Etobicoke-Lakeshore (05)

ERIK PETER SOWDEN

Agent: REXFORD DESIGNS Heritage: Not Applicable

Property Address: 10 BURNHAMTHORPE PARK Community:

BLVD

Legal Description: PLAN 2496 LOT 47

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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.

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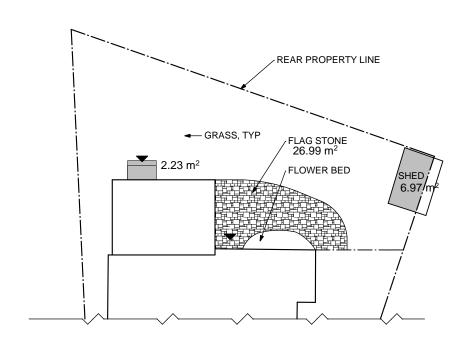
TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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	Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)				
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	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal 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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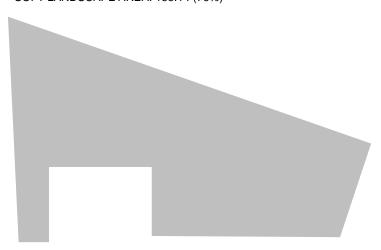
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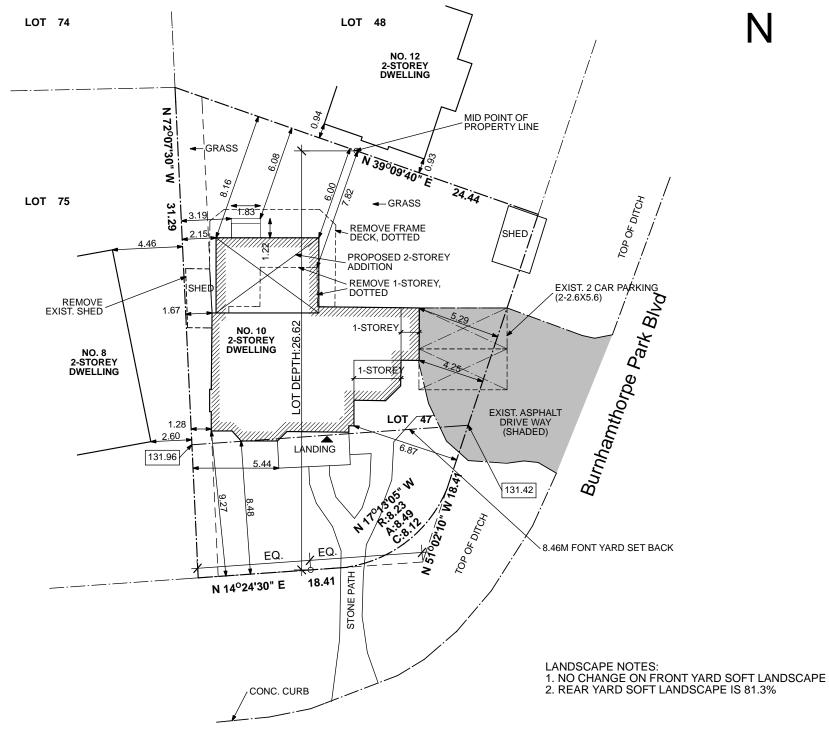


REAR YARD LANDSCAPE PLAN

NON SOFT LANDSCAPE AREA: 36.19 SOFT LANDSCAPE AREA: 155.14 (76%)



REAR YARD AREA: 190.76 m²



Revision No.

June 26, 2017

June 8, 2017

Committee of Adjustment Application

Rexford Designs

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

Site Plan Date

Project Address

10 Burnhamthorpe Park Blvd. Toronto

Scale 1" = 10'-0"

B.C.I.N. Number - 42378

Lot Area GFI

5,402.00 sf 0.47

501.86 m2

Floor Area	Existing		Proposed		Total	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
Basement	0.00	0.00	0.00	0.00	0.00 sf	0.00 m2
Ground Floor	997.00	92.62	335.00	<i>31.12</i>	1,332.00 sf	123.75 m2
Second Floor	849.00	78.87	335.00	<i>31.12</i>	1,184.00 sf	110.00 m2
Third Floor	0.00	0.00	0.00	0.00	0.00	0.00 m2
Total	1,846.00	171.50	670.00	62.25	2,516.00 sf	233.74 m2

Cat has also	Frinting (M)	Duamana d (M)
Set backs	Existing (M)	Proposed (M)
Front(east)	8.48	Same
Rear (wast)	7.82	6
Side (south)	1.28	Same
Side (flank, north)	4.25	same
Existing Lot Coverage		18.5%
Proposed Lot Coverage		24.7%

Committee of Adjustment Application

Rexford Designs

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

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Revision No. Date June 26, 2017

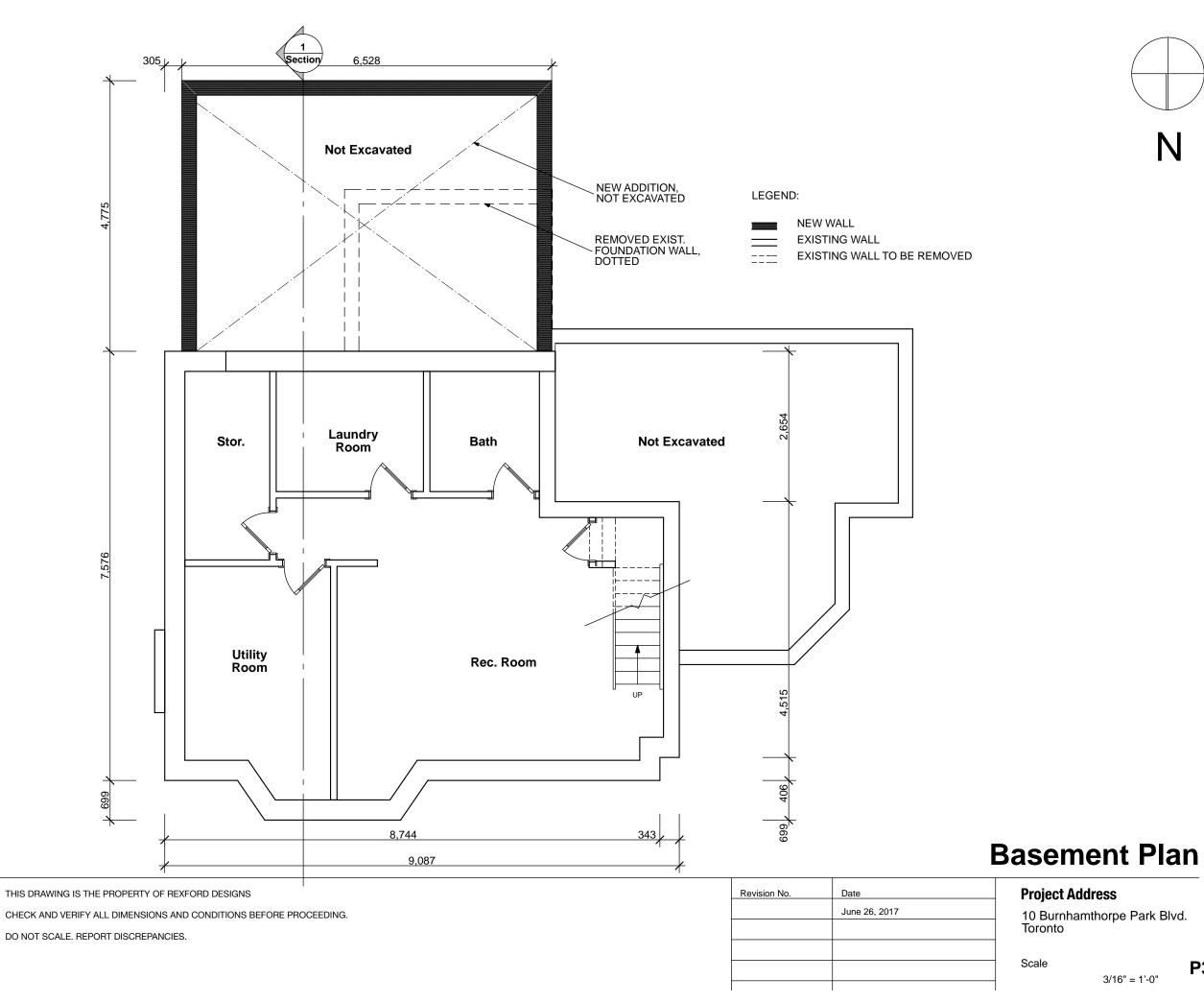
Project Address

10 Burnhamthorpe Park Blvd. Toronto

GFA Chart

Scale

B.C.I.N. Number - 42378



3/16" = 1'-0"

Email PamelaPan@Ymail.com

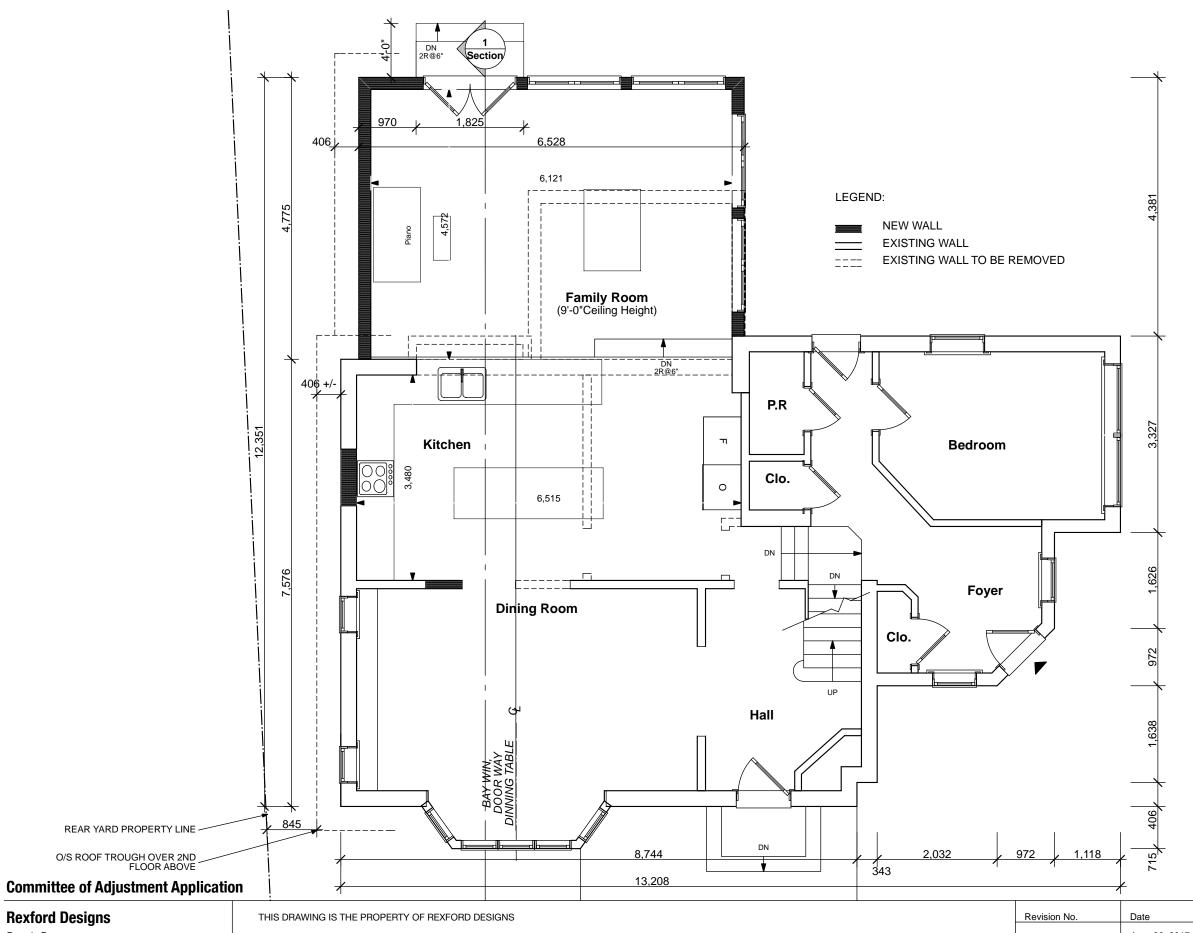
Cell 647.881.6466

Rexford Designs

16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299

Pamela Pan

Committee of Adjustment Application



Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

REAR YARD PROPERTY LINE

O/S ROOF TROUGH OVER 2ND FLOOR ABOVE

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

Revision No.	Date	
	June 26, 2017	
1	June 8, 2017	

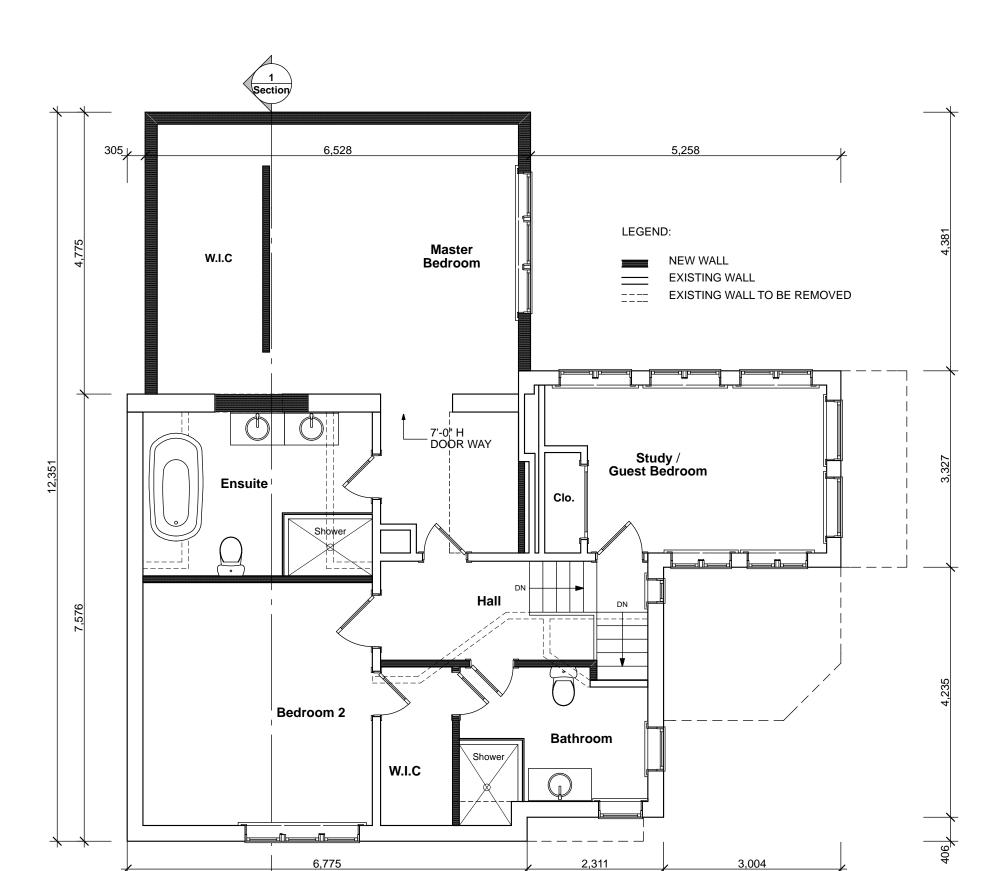
Project Address

Ground Floor Plan

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"

Rexford Designs



12,090



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Committee of Adjustment Applica

Rexford Designs

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

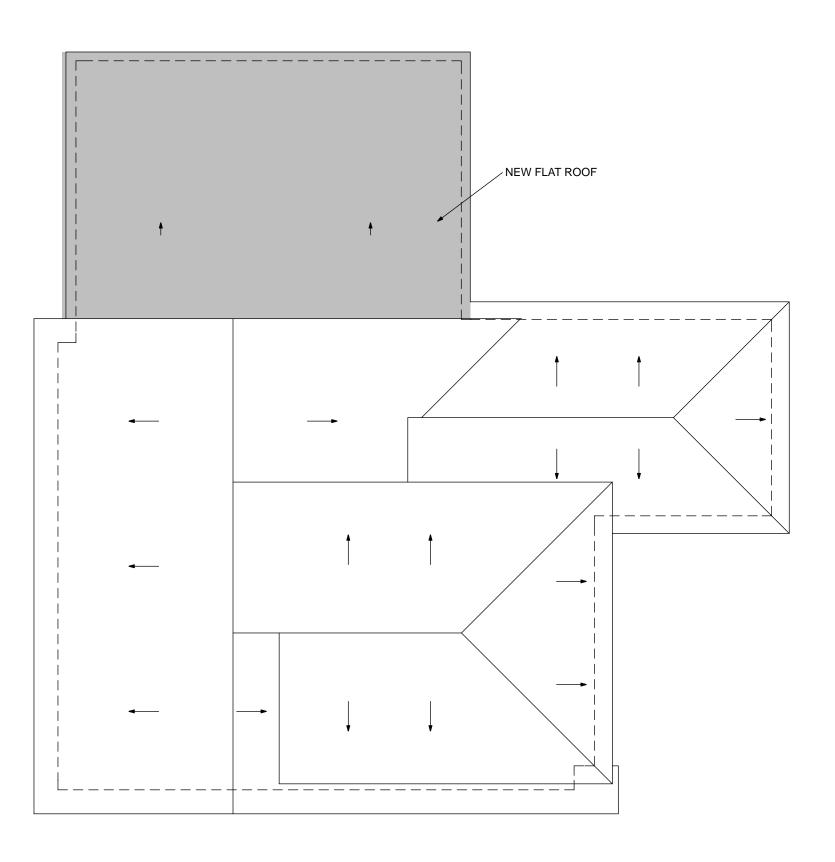
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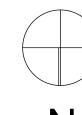
Second Floor Plan

Project Address

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"





Roof Plan

Rexford Designs

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

Committee of Adjustment Application

THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS
CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

Revision No.	Date	
	June 26, 2017	

Project Address

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"

P6

B.C.I.N. Number - 42378



North Elevation (No Change)

Committee of Adjustment Application

Rexford Designs

B.C.I.N. Number - 42378

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

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CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

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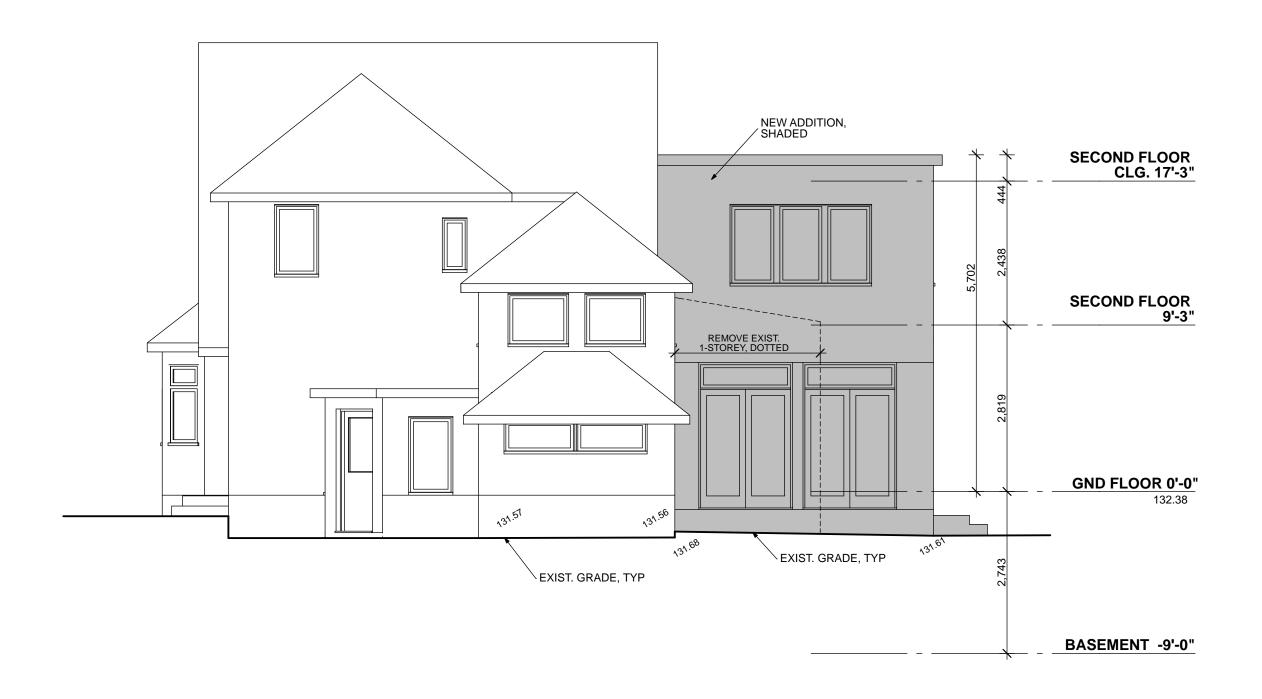
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	June 26, 2017	
1	June 8, 2017	

Project Address

10 Burnhamthorpe Park Blvd. Toronto

P7

Scale 3/16" = 1'-0"



Rexford Designs

B.C.I.N. Number - 42378

Pamela Pan Email PamelaPan@Ymail.com

16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466

THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

West Elevation

Project Address

Revision No.

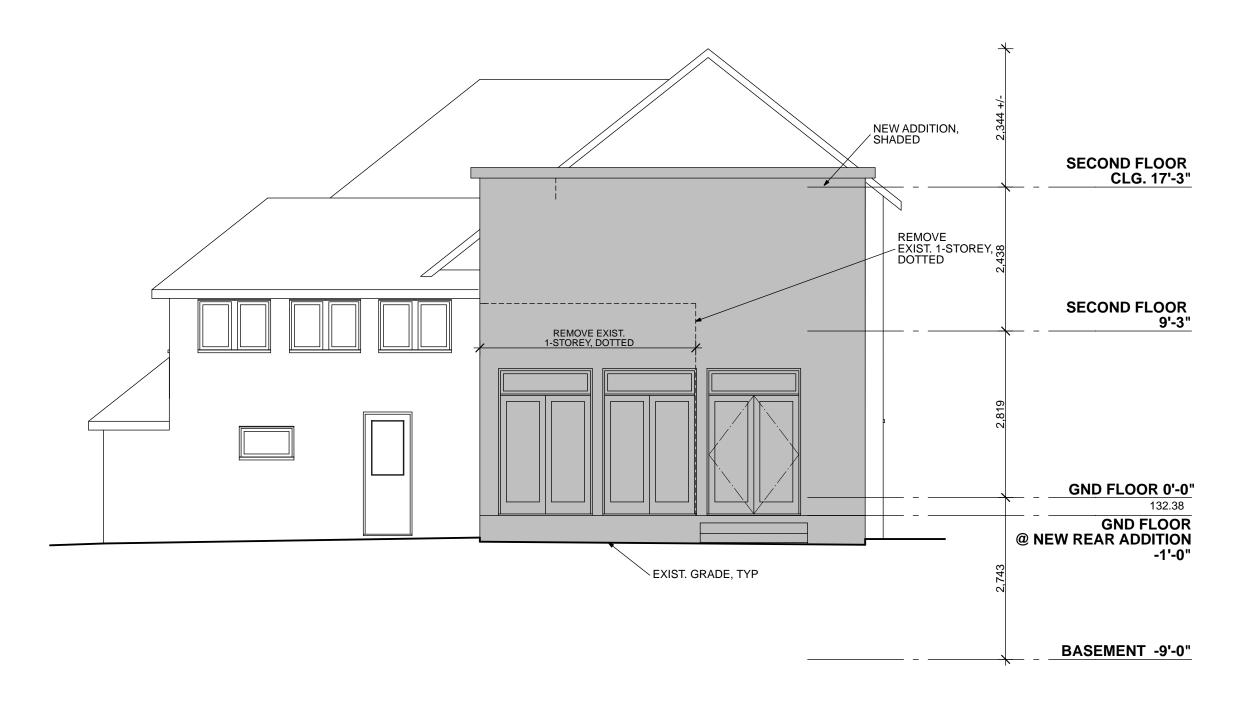
Date

June 26, 2017

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"

P8



Rexford Designs

B.C.I.N. Number - 42378

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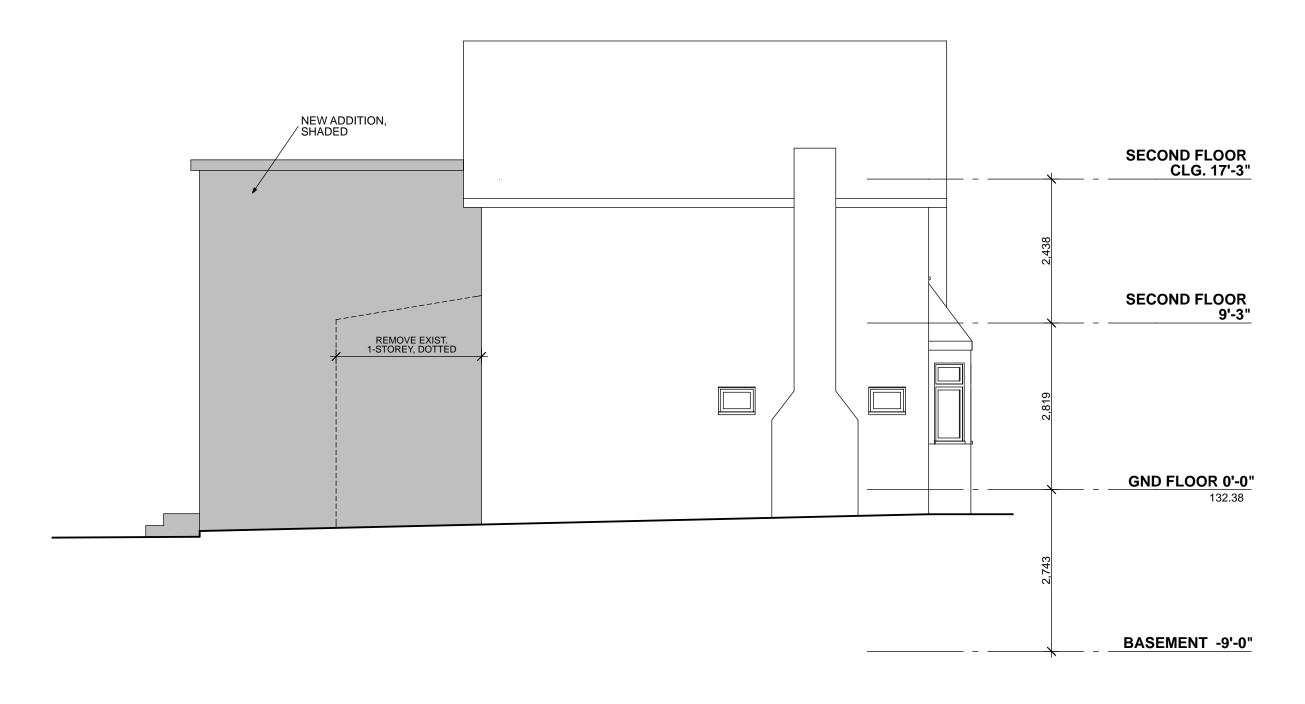
South Elevation

Date Project Address June 26, 2017 10 Burnhamthorpe

Revision No.

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"



Rexford Designs

Pamela Pan 16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

East Elevation

Project Address

Revision No.

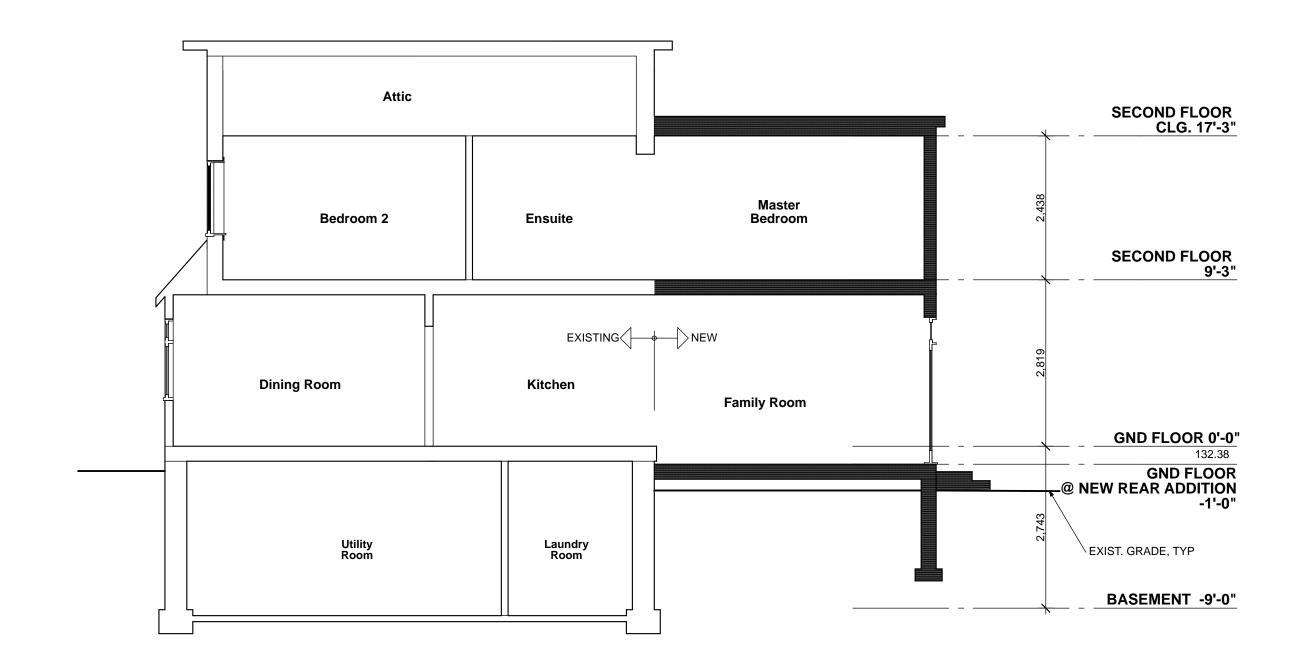
Date

June 26, 2017

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"

P10



Rexford Designs

16 Rexford Road, Toronto ON M6S 2M3 Telephone 416.769.5299 Cell 647.881.6466 Email PamelaPan@Ymail.com

THIS DRAWING IS THE PROPERTY OF REXFORD DESIGNS

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.

Section

Project Address

Revision No.

Date June 26, 2017

10 Burnhamthorpe Park Blvd. Toronto

Scale 3/16" = 1'-0"

P11



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0621/17EYK Zoning RD & R2

Owner(s): SARA JANE JOHNSON Ward: Etobicoke-Lakeshore (05)

THOMAS CHADWICK

JOHNSON

Agent: ANTONELLA FERRONE WILD Heritage: Not Applicable

Property Address: **34 BIRCHVIEW BLVD** Community:

Legal Description: PLAN 2147 LOT 109

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

Section 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted floor area of all ancillary buildings or structures is 40 m².

The proposed garage and (existing) shed buildings will have a floor area of 73.4 m².

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number: A0621/17EYK Zoning RD & R2

Owner: SARA JANE JOHNSON Ward: Etobicoke-Lakeshore (05)

Community:

THOMAS CHADWICK

JOHNSON

Agent: ANTONELLA FERRONE WILD Heritage: Not Applicable

Property Address: 34 BIRCHVIEW BLVD

Legal Description: PLAN 2147 LOT 109

Allon Smithigs (signed) Edwin (Tad) Shanhard Magan Malyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To app	eal 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 <u>each</u> 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)	
	ain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB te at www.toronto.ca/tlab .	
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS To appeal this decision to the OMB you need the following:		
	a completed OMB Appellant Form (A1) in paper format	
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant	

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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 <u>Application Information Centre</u> 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.



Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0632/17EYK Zoning RD & R2

Owner(s): JOHN FRANK CIARDULLO Ward: Etobicoke-Lakeshore (05)

MICHELINA CIARDULLO

Agent: JOHN FRANK CIARDULLO Heritage: Not Applicable

Property Address: **79 CLISSOLD RD** Community:

Legal Description: PLAN 3958 LOT 5

Notice was given and a Public Hearing was held on Thursday, August 24, 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 10.20.30.40(1)(A), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (187.9 m²). The lot coverage will be 33.4% of the lot area (190.4 m²).

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

The maximum permitted floor space index is 0.45 times the lot area (256.3 m²). The new dwelling will have a floor space index of 0.57 times the lot area (327.1 m²).

3. Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(1)

The minimum required front yard setback is 7.59 m.

The new dwelling will be located 6.98 m from the front lot line.

4. Section 10.20.40.70(6), By-law 569-2013

The minimum required side yard setback abutting a street is 3 m.

Section 320-41.B

The minimum required side vard setback abutting a street is 3.6 m.

Section 10.20.40.70(6), By-law 569-2013 and Section 320-41.B

The new dwelling will be located 2.68 m from the west side lot line abutting a street (Clissold Road).

5. Section 10.20.40.10.(1)(A), By-law 569-2013 & Section 320-42.1B(1)

The maximum permitted height is 9.5 m.

The new dwelling will have a height of 11.1 m.

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

The maximum permitted soffit height is 6.5 m. The new dwelling will have a soffit height of 6.6 m.

7. Section 10.20.40.20(1), By-law 569-2013

The maximum permitted building length is 17 m. The new dwelling will have a length of 19.9 m.

8. Section 10.20.40.30.(1), By-law 569-2013

The maximum permitted dwelling depth is 19 m. The new dwelling will have a depth of 19.3 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number: A0632/17EYK Zoning RD & R2

Owner: JOHN FRANK CIARDULLO Ward: Etobicoke-Lakeshore (05)

MICHELINA CIARDULLO

Agent: JOHN FRANK CIARDULLO Heritage: Not Applicable

Property Address: **79 CLISSOLD RD** Community:

Legal Description: PLAN 3958 LOT 5

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

LAST DATE OF APPEAL: Wednesday, September 13, 2017

DATE DECISION MAILED ON: Friday, September 1, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

	eal 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 <u>each</u> 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)	
	in a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAI e at www.toronto.ca/tlab .	
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS To appeal this decision to the OMB you need the following:		
	a completed OMB Appellant Form (A1) in paper format	
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant	
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).	

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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number: B0015/17EYK Zoning RD & R2

Owner(s): YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Property Address: 2 LA RUSH DR Community:

Legal Description: PLAN 4306 W PT LOT 10

Notice was given and the application considered on Thursday, August 24, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 14.25 m and the lot area is 361.2 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0169/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage is 12.84 m and the lot area is 325.6 m². The existing dwelling will be demolished and the property will be redeveloped as the site of the a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0174/17EYK.

Dedication - Part 3

Part 3 will have a lot area of 10.6 m² and will be conveyed to the City of Toronto for the purpose of a road dedication.

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

The Consent Application is Approved on Condition

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

- 1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- 2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services, Engineering and Construction Services. Contact: John Fligg @ (416) 338-5031 or Elizabeth Machynia @ (416) 338-5029.
- 3. The applicant shall satisfy all conditions concerning City/Privately owned trees, to the satisfaction of Urban Forestry Services.
- 4. Where no street trees exist, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting each new lot created, to the satisfaction of Urban Forestry Services.
- 5. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
- 6. **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
- 7. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 7.1 Revise the site plan to explicitly identify and dimension a 0.4m wide strip of land along the Scarlet Road frontage of the site as being conveyed to the City for a nominal sum.
 - 7.2 With the exception of utility poles, the applicant must ensure that the required conveyance(s) is free of all encumbrances and is subject to a right-of-way for access purposes in favour of the grantor until the required land(s) are laid out and dedicated as public highway(s);
 - 7.3 The applicant shall submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The Reference plan shall:
 - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
 - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site, and any appurtenant rights-of-way and easements; and

- c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- 7.4 The applicant is financially responsible for all costs associated with preparing and registering the reference plans. (We advise the applicant to contact Mr. J. House, Supervisor of Property Records, at (416) 392-8338 to obtain an exact description of the required conveyance);
- 7.5 Revise the site plan drawing to illustrate the portion of each driveway within the La Rush Drive municipal boulevard, and the associated curb cut, that match the width of the proposed driveways on private property;
- 7.6 Revise the site plan drawing and proposed residential units drawings to eliminate the proposed reverse slope driveways on private property. The proposed driveways should be designed and constructed with a positive slope from the roadway to the garages;
- 7.7 Revise the site plan drawing to show the provision of a minimum positive slope of 2% to 4% for the portion of the proposed driveways that are located within the La Rush Drive municipal boulevard;
- 7.8 Submit a revised Site Plan in metric units (1:200 or 1:250) with the following notations:
 - a. "The applicant is required to restore any redundant sections of the existing driveways that are being closed with sod and poured raised concrete curb within the abutting municipal boulevards according to City of Toronto Design Standard No. T-600.11-1.";
 - b. "The applicant must obtain all required permits for the proposed driveways and the associated depressed curb cuts from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal right-of-way."; and
 - c. "The applicant shall provide a Municipal Road Damage Deposit (MRDD) for the proposed driveways and the associated depressed curb cuts prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.
- 8. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare and submit for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number: B0015/17EYK Zoning RD & R2

Owner(s): YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Property Address: 2 LA RUSH DR Community:

Legal Description: PLAN 4306 W PT LOT 10

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Thursday, September 21, 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 <u>unless</u> 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 <u>each</u> 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:
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\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
☐ Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).
To obtain a copy of Appellant Form (A1) and other information about the appeal process places visit the Opterio Municipal

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

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



City Planning Division

Committee of Adjustment
2 Civic Centre Crt, 4th Floor
Toronto, Ontario M9C 5A3
Tel.: (416) 394-8060
Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0169/17EYK Zoning RD & R2

Owner(s): YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Property Address: 2 LA RUSH DR – PART 1 Community:

Legal Description: PLAN 4306 W PT LOT 10

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59(B)(1)

The minimum required lot area is 510 m².

The lot area will be 361.2 m².

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

The maximum permitted gross floor area is 0.45 times the lot area (167.3 m²).

The proposed gross floor area will be 0.59 times the lot area (211.3 m²).

3. Section 10.40.40.70.(1), By-law 569-2013 & Section 320-40(C)(1)

The minimum required front yard setback is 7.61 m.

The proposed dwelling will be located 7.5 m from the front lot line.

4. Section 10.40.40.70.(2), By-law 569-2013 & Section 320-42(A)

The minimum required rear yard setback is 7.5 m.

The proposed dwelling will be located 5.19 m from the rear lot line.

5. Section 10.20.40.10.(6), By-law 569-2013

The maximum permitted first floor height is 1.2 m above established grade.

The proposed dwelling will have a first floor height of 2.64 m above established grade.

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

The maximum permitted soffit height is 6.5 m.

The proposed dwelling will have a soffit height of 7 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0015/17EYK.**
- 2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
- 3. The 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 August 23, 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.

SIGNATURE PAGE

File Number: A0169/17EYK Zoning RD & R2

(signed)

Owner: YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Community:

Property Address: 2 LA RUSH DR

Legal Description: PLAN 4306 W PT LOT 10

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

. .

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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□ \$	300 for <u>each</u> appeal filed regardless if related and submitted by the same appellant
□ F	Gees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
	a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB t www.toronto.ca/tlab .
	O MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS this decision to the OMB you need the following:
□ a	completed OMB Appellant Form (A1) in paper format
□ \$	3300.00 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).
7 70 1	a convert Appellant Forms (A1) and other information about the appeal process please visit the Optonic Municipal

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

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the <u>Application Information Centre</u> 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.



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0174/17EYK Zoning RD & R2

Owner(s): YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Property Address: 2 LA RUSH DR – PART 2 Community:

Legal Description: PLAN 4306 W PT LOT 10

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. Section 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m. The lot frontage will be 12.84 m.

2. Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 320-59(B)(1)

The minimum required lot area is 510 m².

The lot area will be 325.6 m².

3. Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 320-42.1(A)(1)

The maximum permitted gross floor area is 0.45 times the lot area (146.5 m^2) .

The proposed gross floor area will be 0.65 times the lot area (211.3 m²).

4. Section 10.40.40.70.(2), By-law 569-2013 & Section 320-42(A)

The minimum required rear yard setback is 7.5 m.

The proposed dwelling will be located 5.29 m from the rear lot line.

5. Section 10.20.40.10.(6), By-law 569-2013

The maximum permitted first floor height is 1.2 m above established grade.

The proposed dwelling will have a first floor height of 2.64 m above established grade.

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

The maximum permitted soffit height is 6.5 m.

The proposed dwelling will have a soffit height of 7 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0015/17EYK.**
- 2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
- 3. The 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 August 23, 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.

SIGNATURE PAGE

File Number: A0174/17EYK Zoning RD & R2

Owner: YVONNE ADEGA Ward: Etobicoke North (02)
Agent: MAJEKODUNMI ADEGA Heritage: Not Applicable

Property Address: 2 LA RUSH DR – PART 2 Community:

Legal Description: PLAN 4306 W PT LOT 10

Allan Smithies (signed)

Edwin (Ted) Shepherd

(signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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.

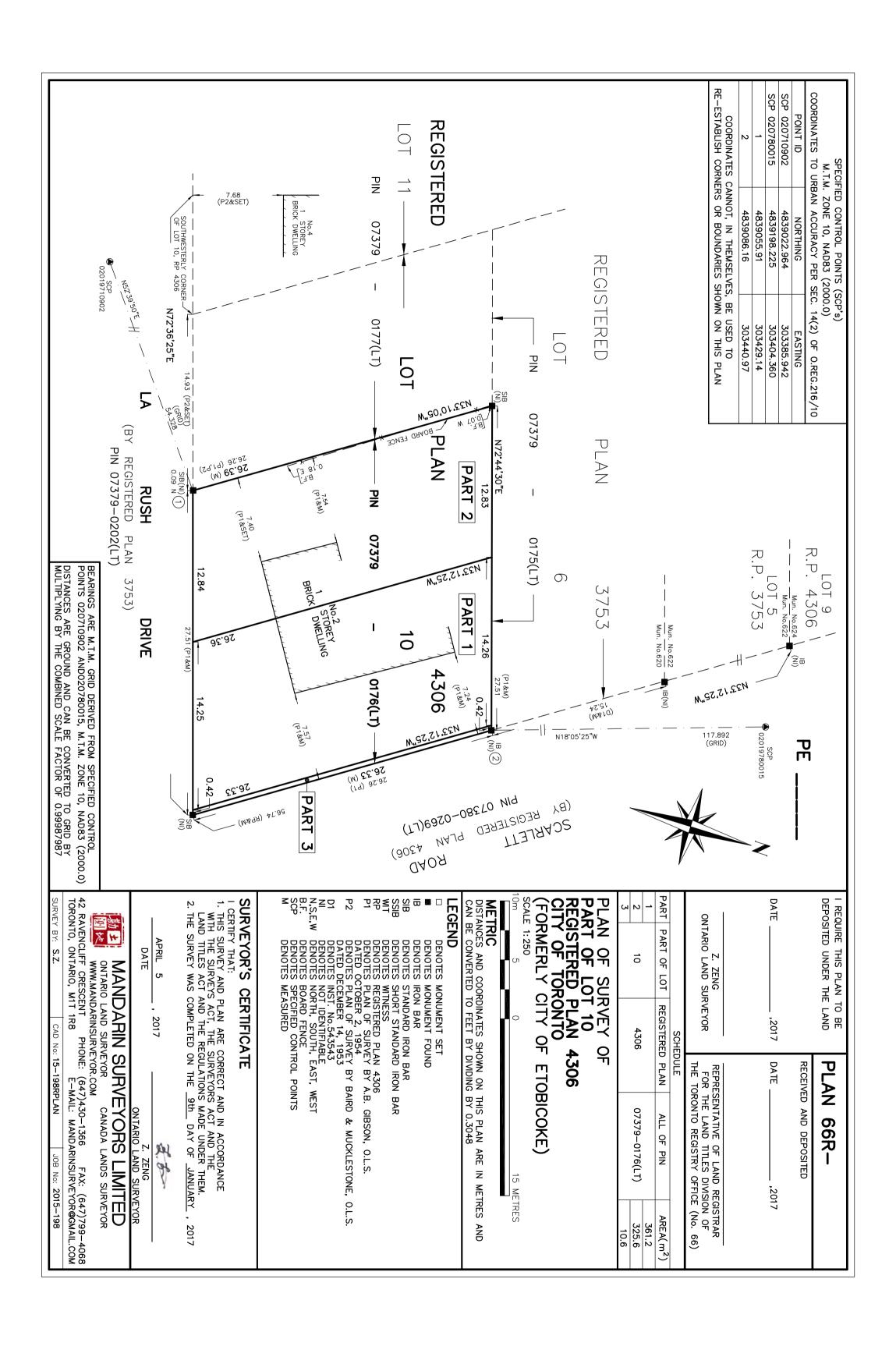
Your appeal to the **Toronto Local Appeal Body** (**TLAB**) should be submitted in accordance with the instructions below <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

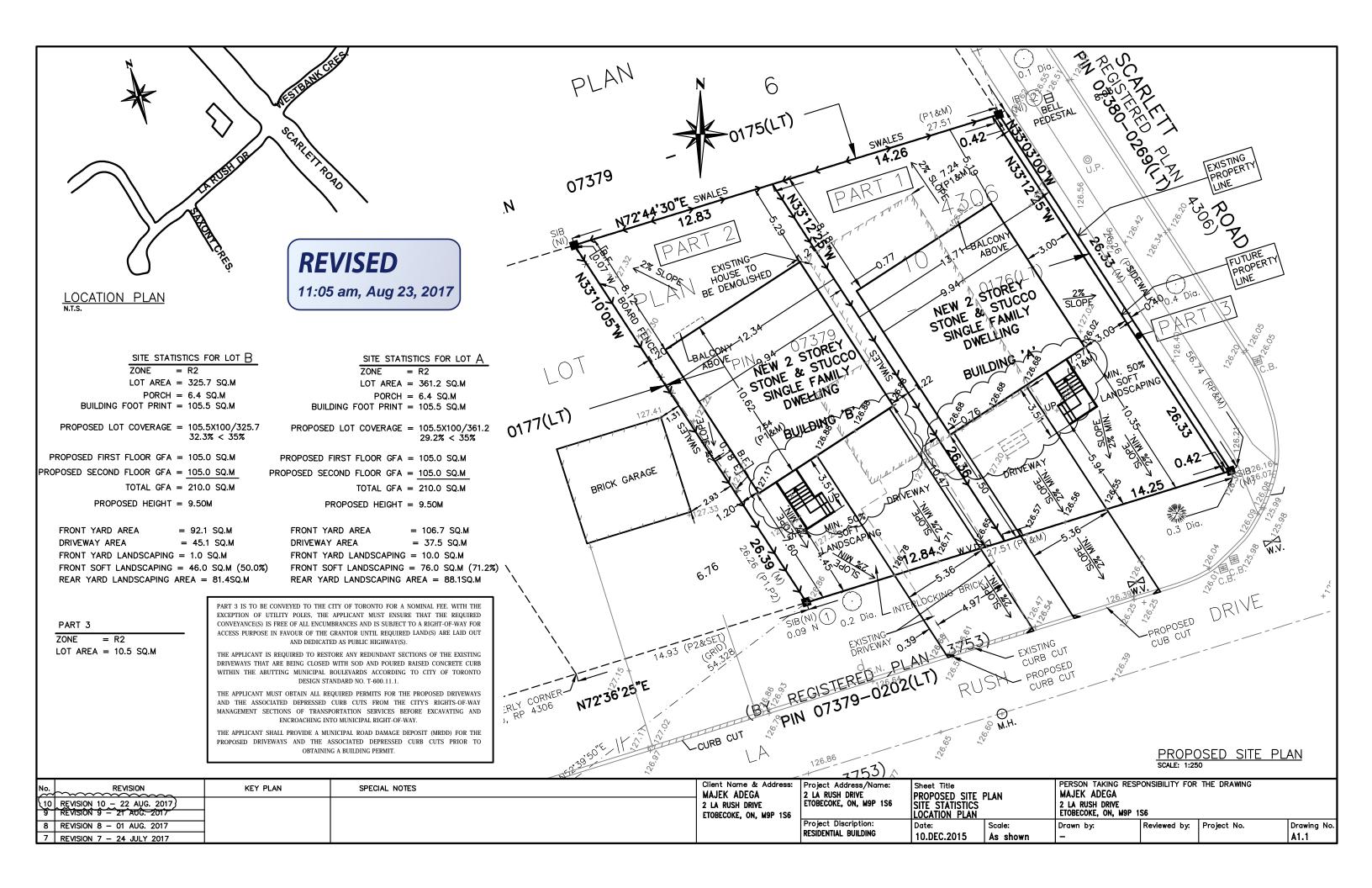
TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS To appeal this decision to the TLAB you need the following: a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD \$300 for each appeal filed regardless if related and submitted by the same appellant Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds) To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab. ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS To appeal this decision to the OMB you need the following: a completed OMB Appellant Form (A1) in paper format \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

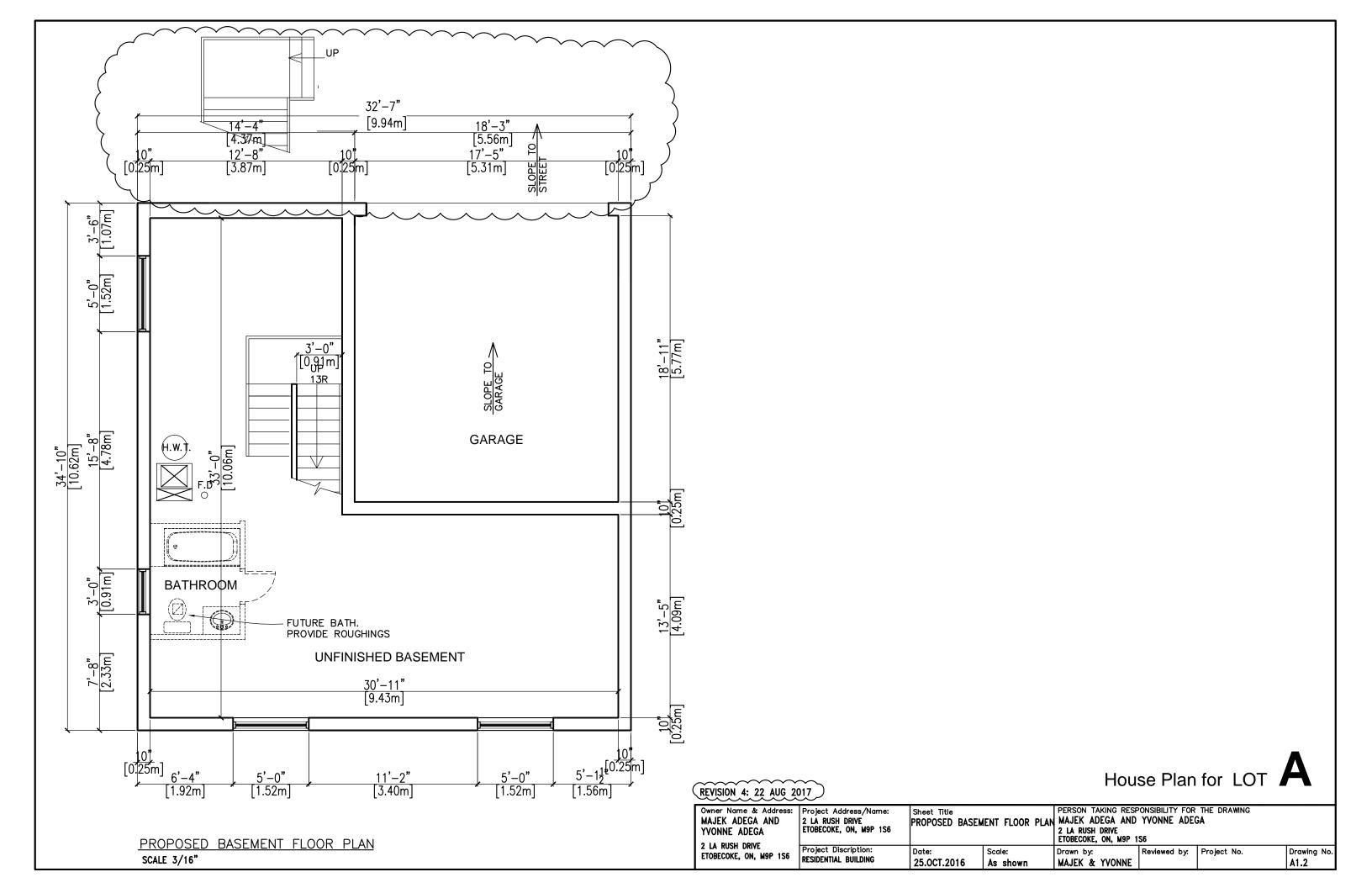
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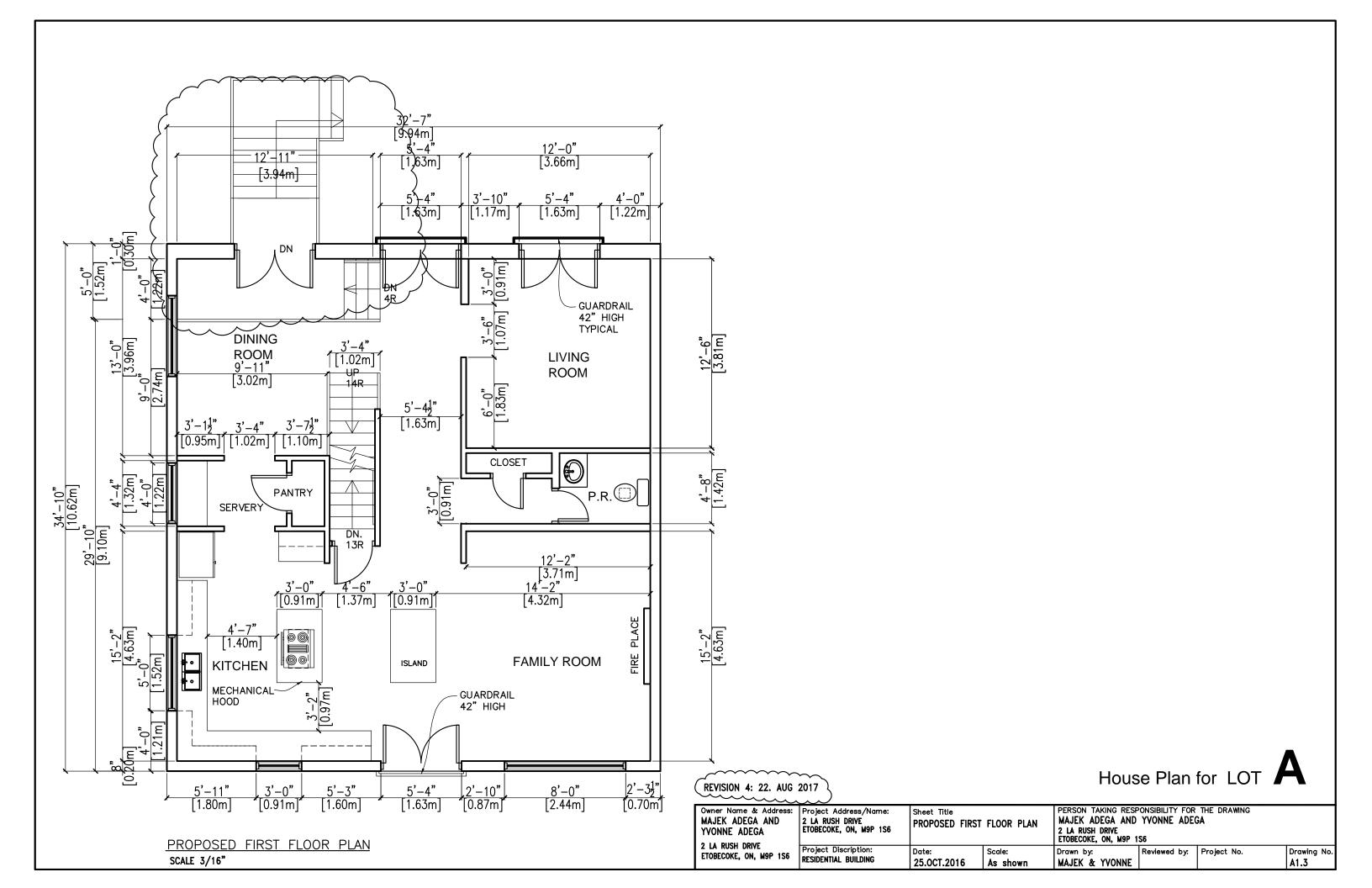
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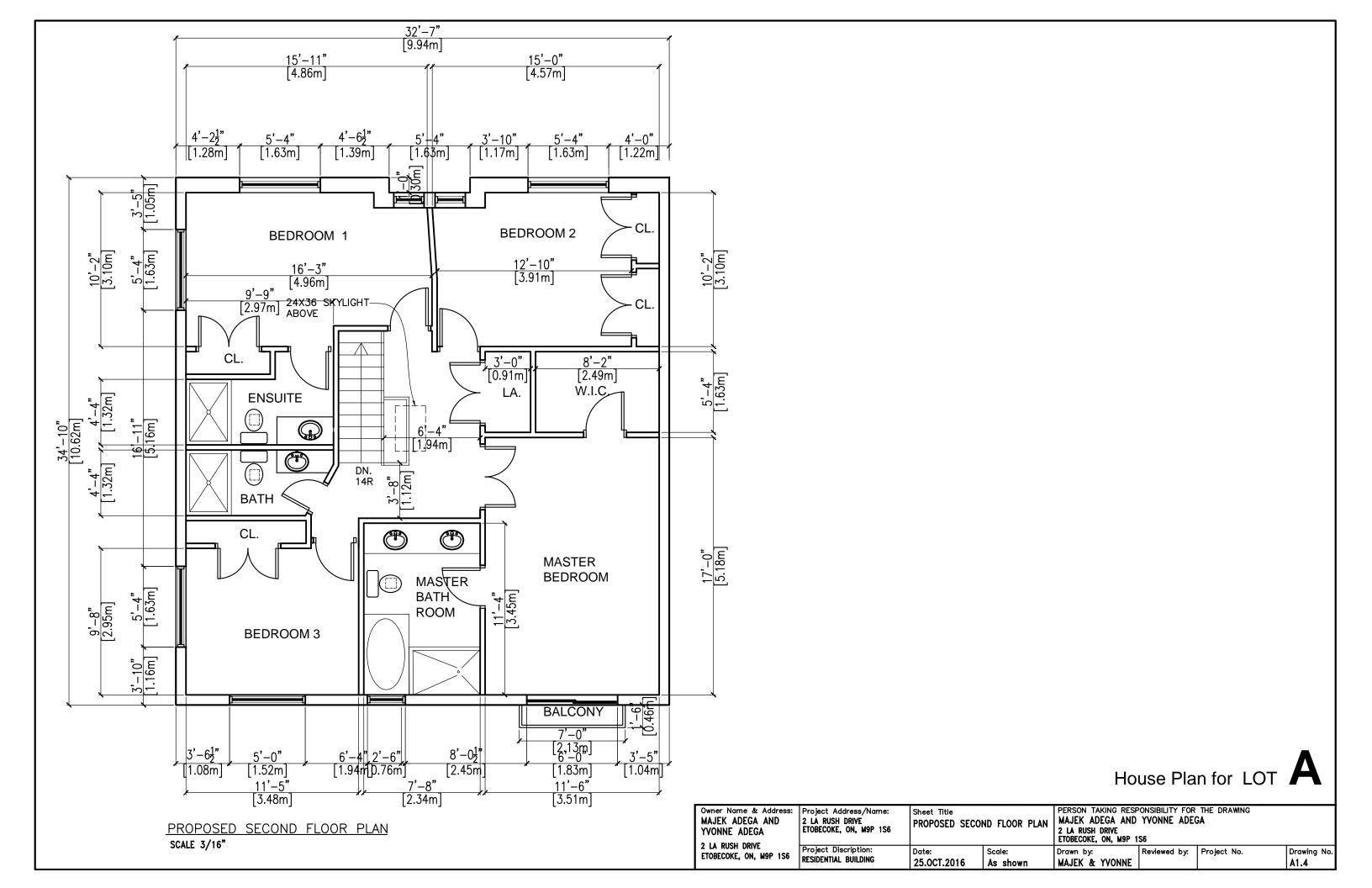
^{*}A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the <u>Application Information Centre</u> and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

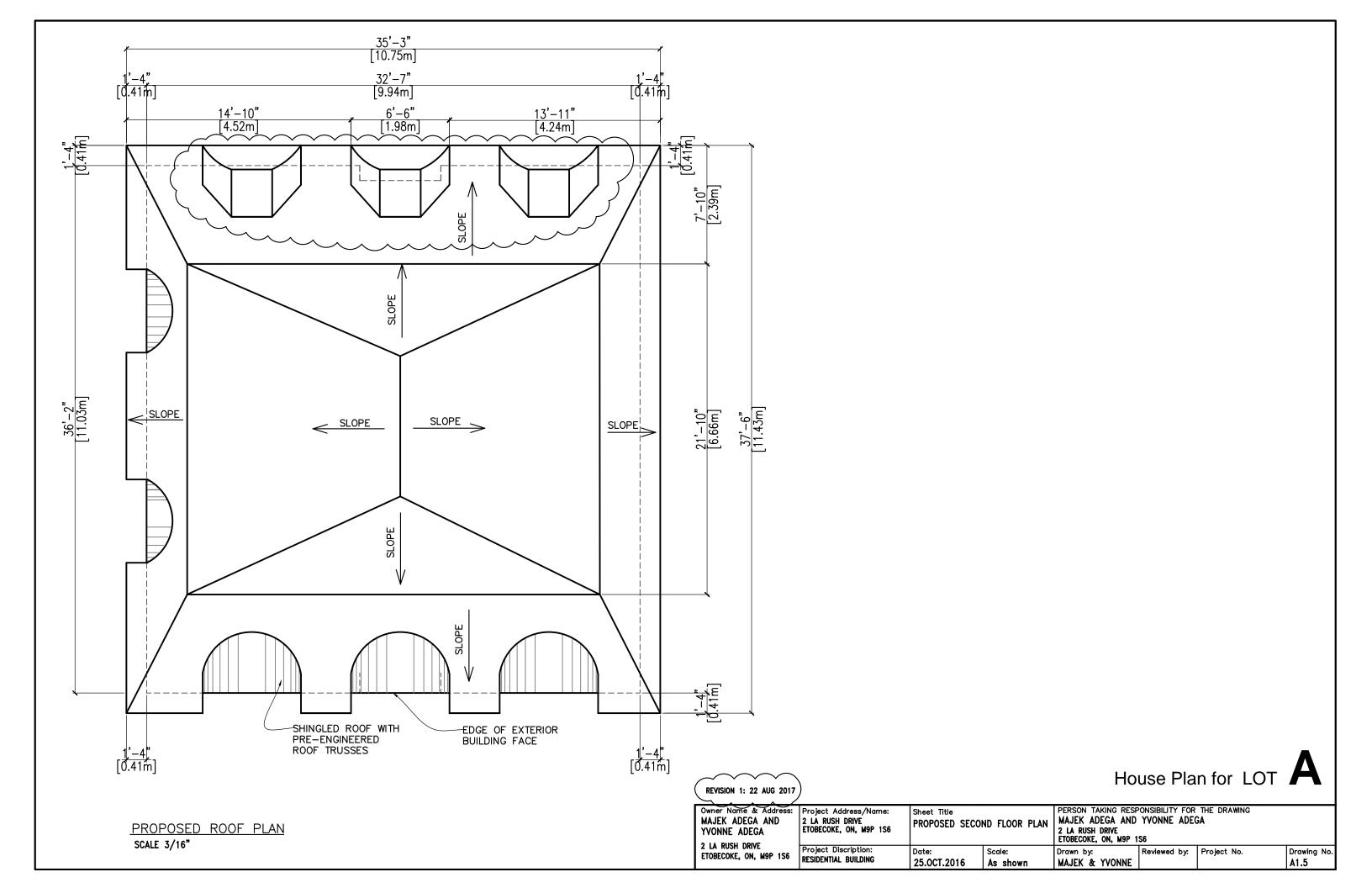


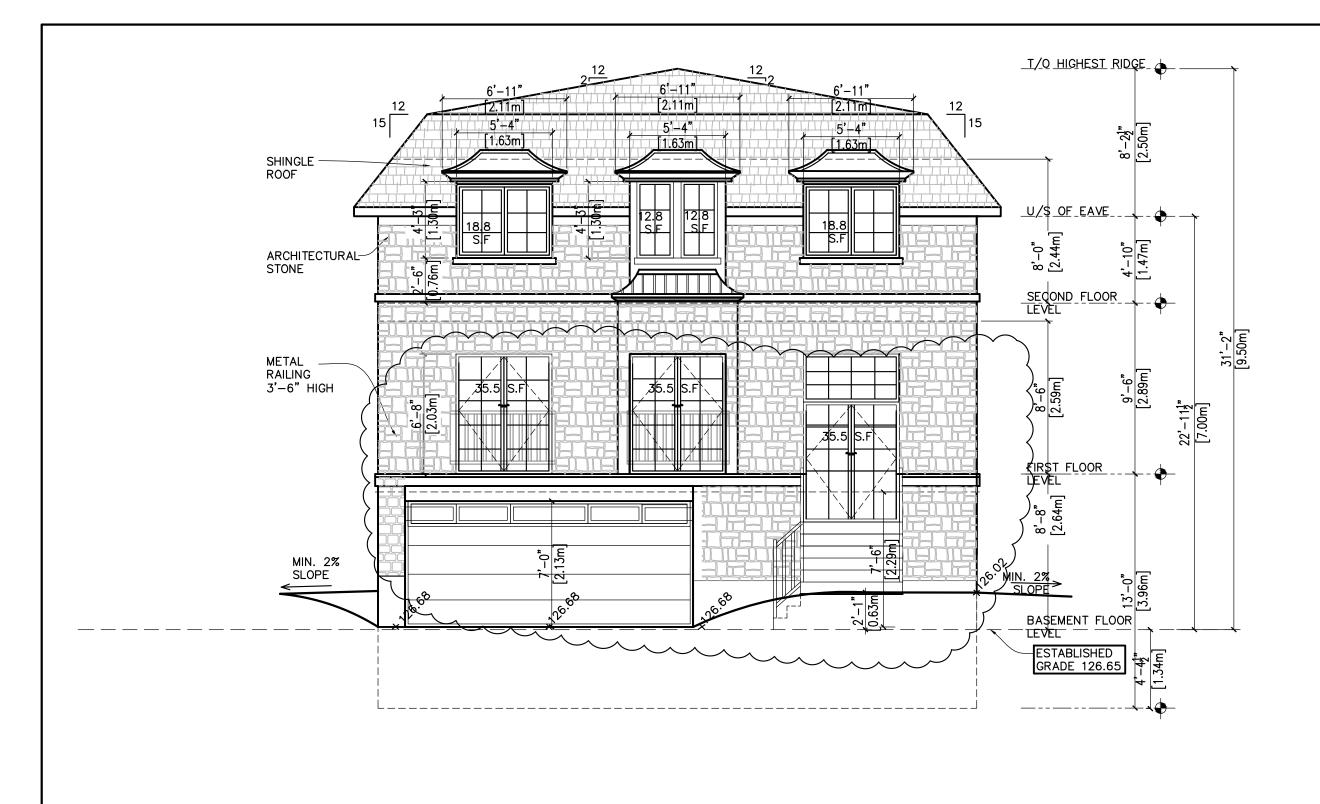










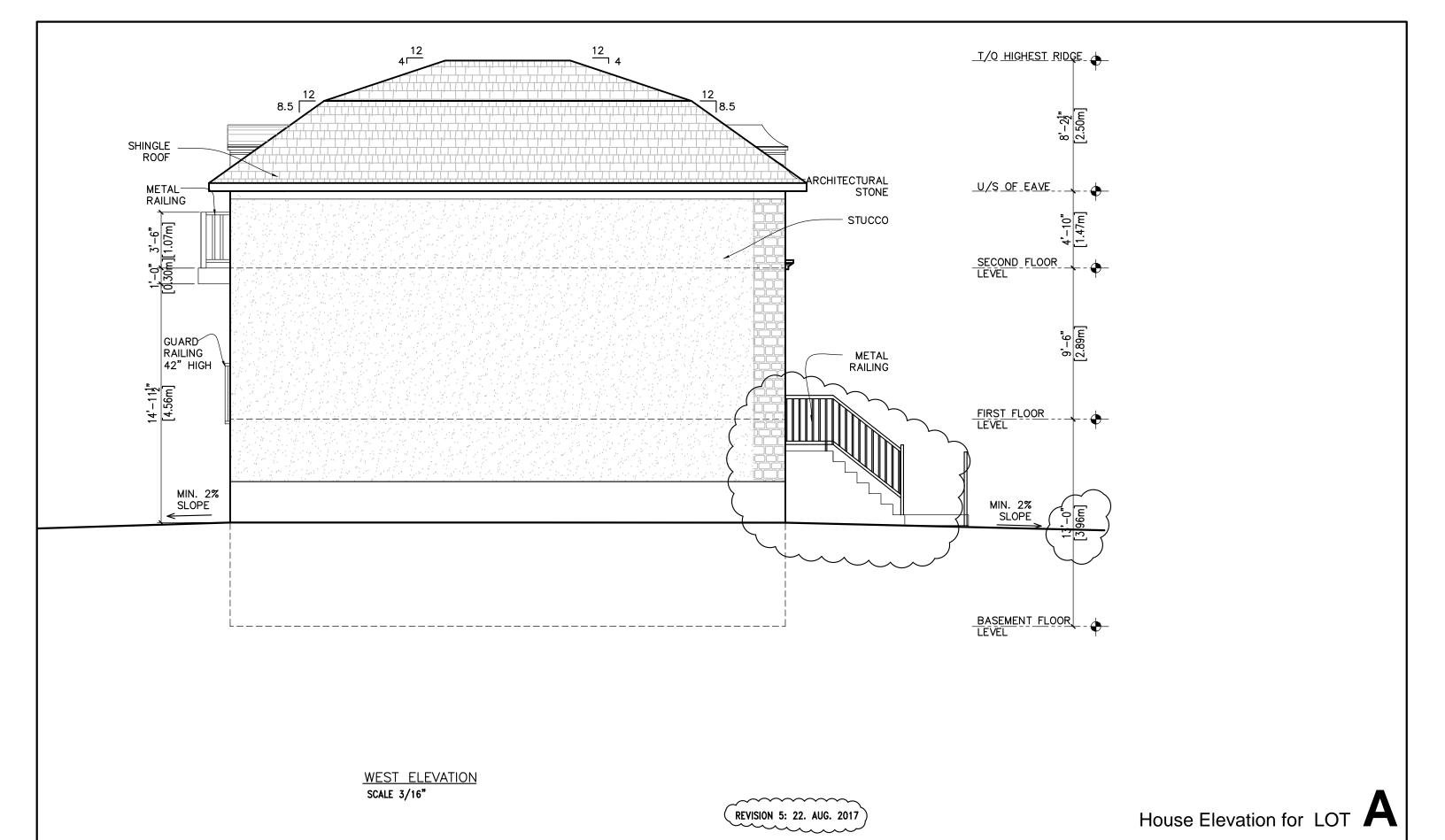


SOUTH ELEVATION
SCALE 3/16"

REVISION 6: 22 AUG 2017

House Elevation for LOT A

MAJEK ADEGA AND	Project Address/Name: 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6	Sheet Title SOUTH ELEVATION		PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6				
ETODECONE ON MOD 400	Project Discription: RESIDENTIAL BUILDING	Date: 25.0CT.2016	Scale: As shown	Drawn by: MAJEK & YVONNE	Reviewed by:	Project No.	Drawing No. A2.1	



Owner Name & Address:
MAJEK ADEGA AND
YVONNE ADEGA

2 LA RUSH DRIVE
ETOBECOKE, ON, M9P 1S6

Project Discription:
RESIDENTIAL BUILDING

Sheet Title
WEST ELEVATION

MAJEK ADEGA AND YVONNE ADEGA
2 LA RUSH DRIVE
ETOBECOKE, ON, M9P 1S6

Project Discription:
RESIDENTIAL BUILDING

Sheet Title
WEST ELEVATION

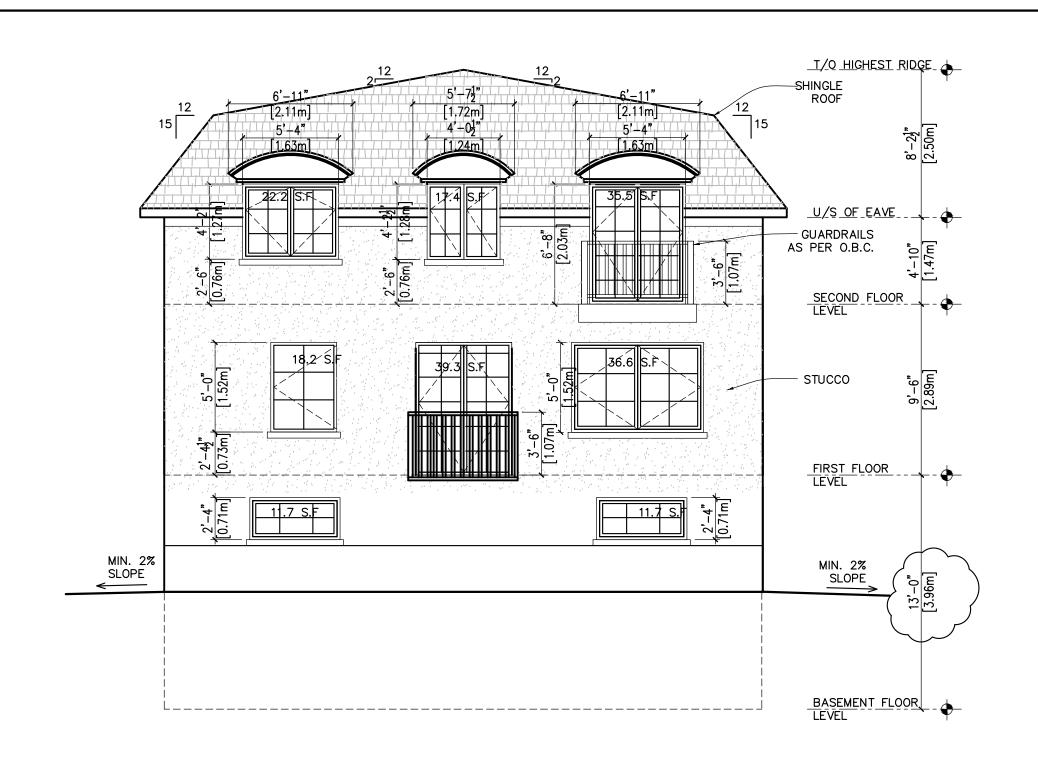
MAJEK ADEGA AND YVONNE ADEGA
2 LA RUSH DRIVE
ETOBECOKE, ON, M9P 1S6

Project Discription:
RESIDENTIAL BUILDING

Project No.

Reviewed by:
Project No.

Drawing No. A2.2

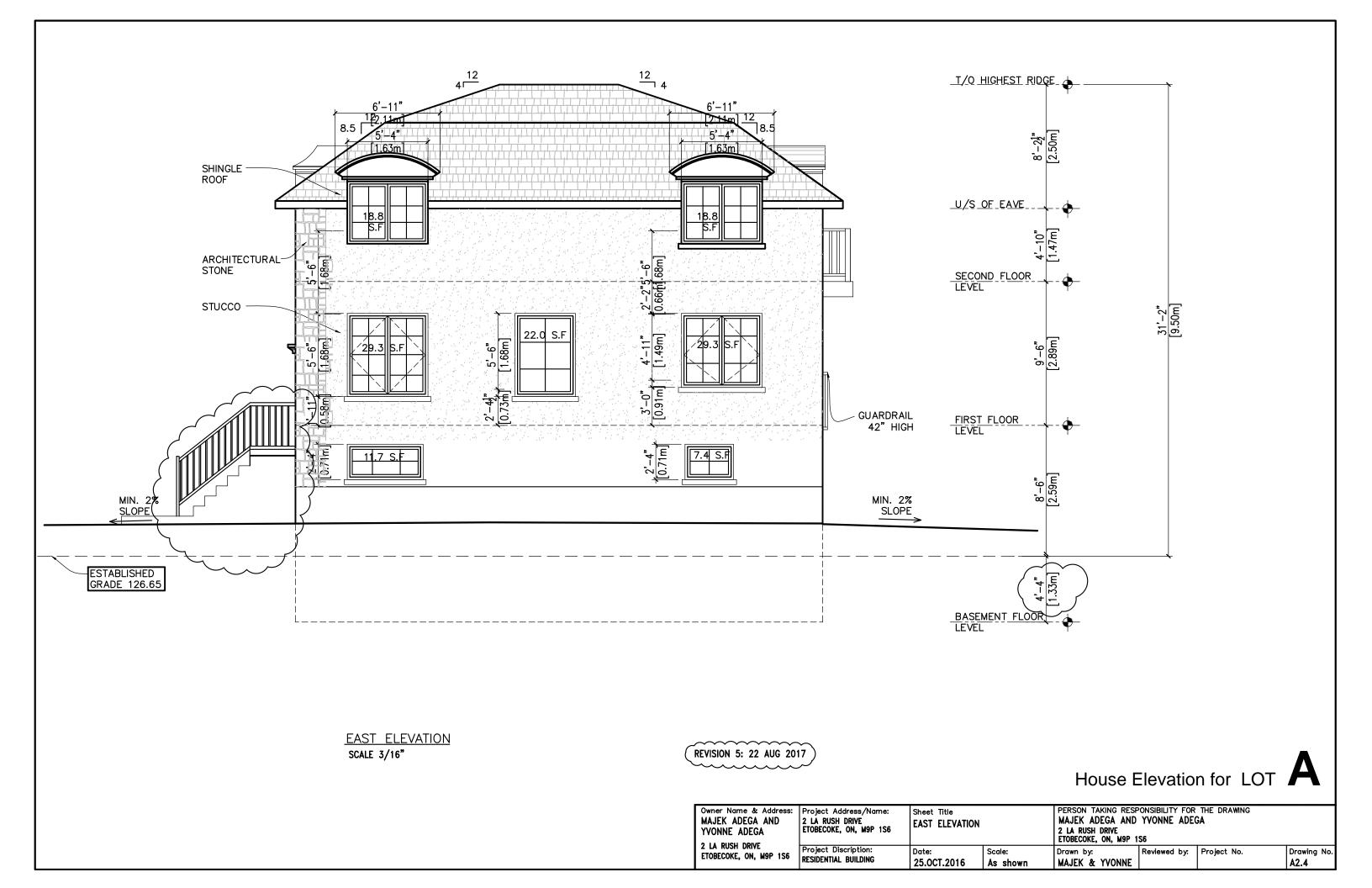


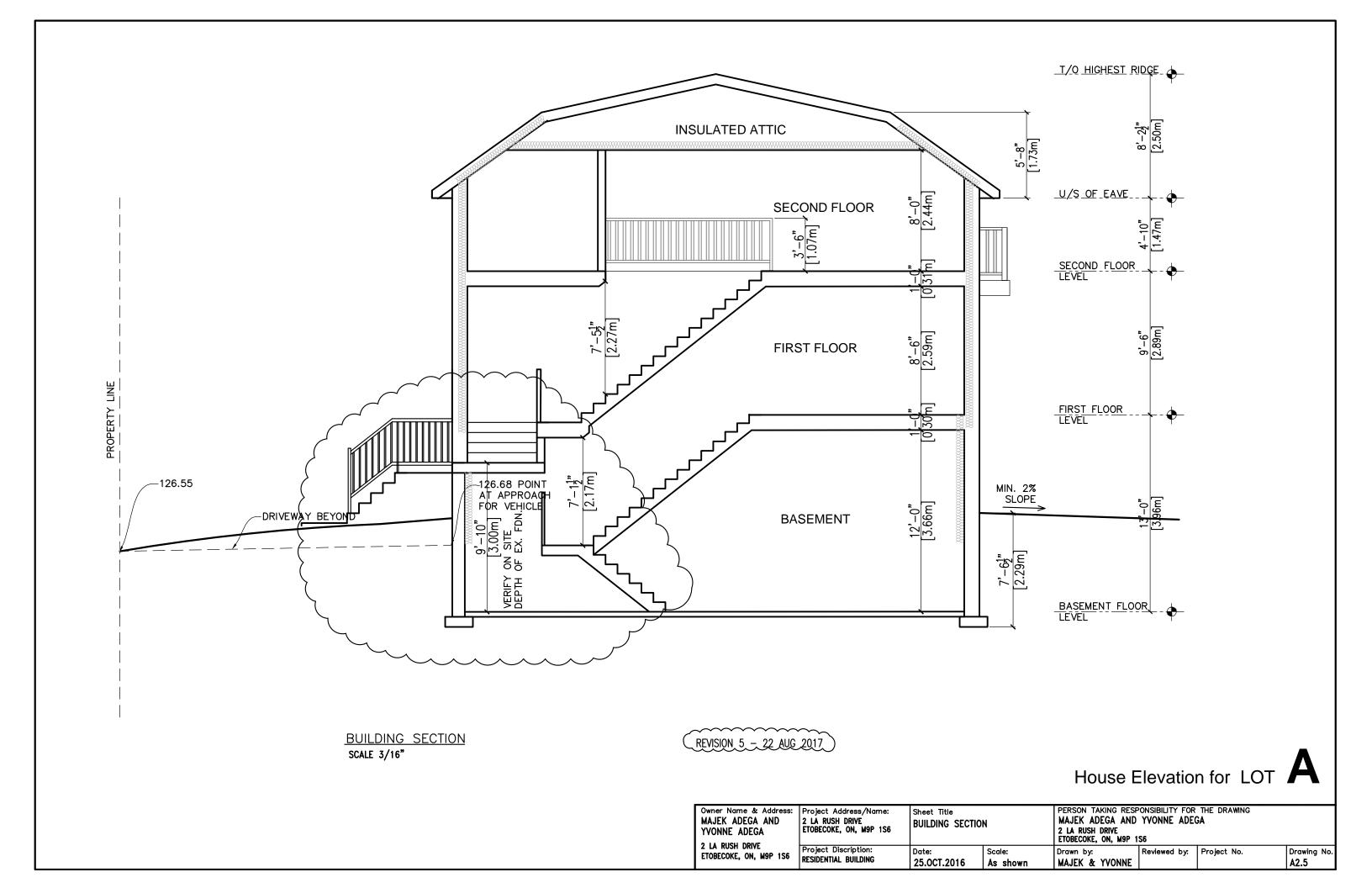
NORTH ELEVATION SCALE 3/16"

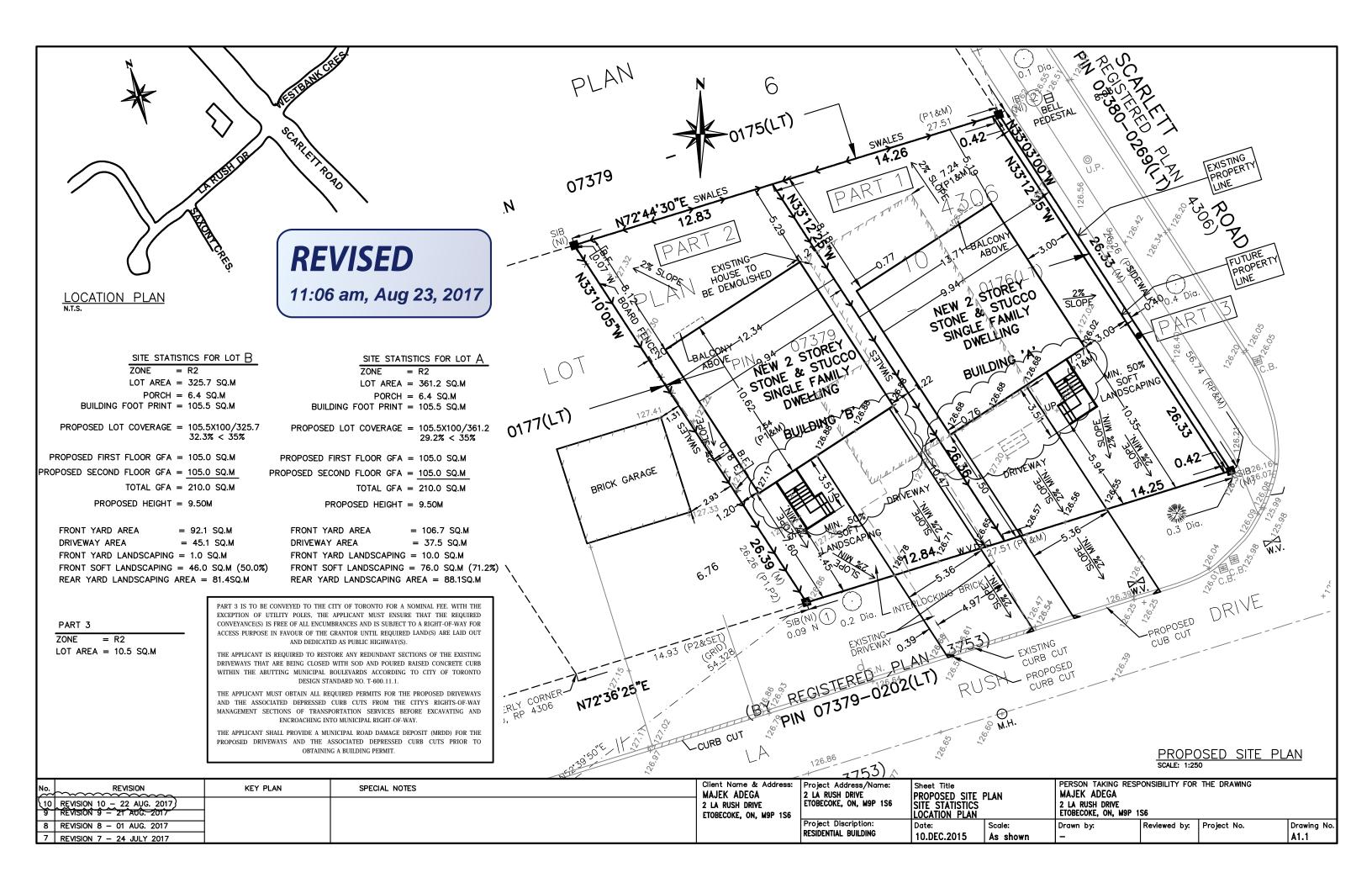
REVISION 5: 22 AUG 2017

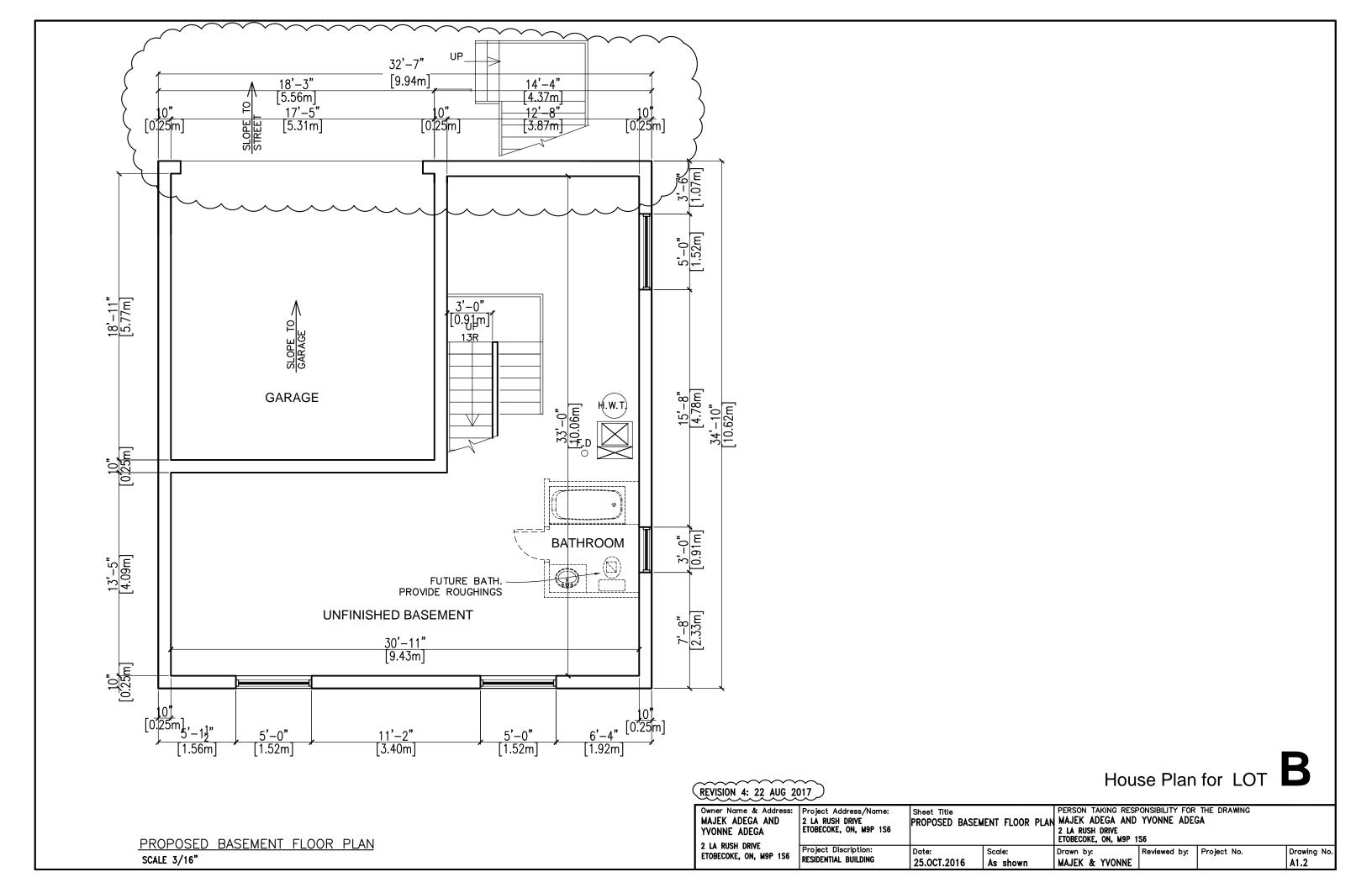
House Elevation for LOT A

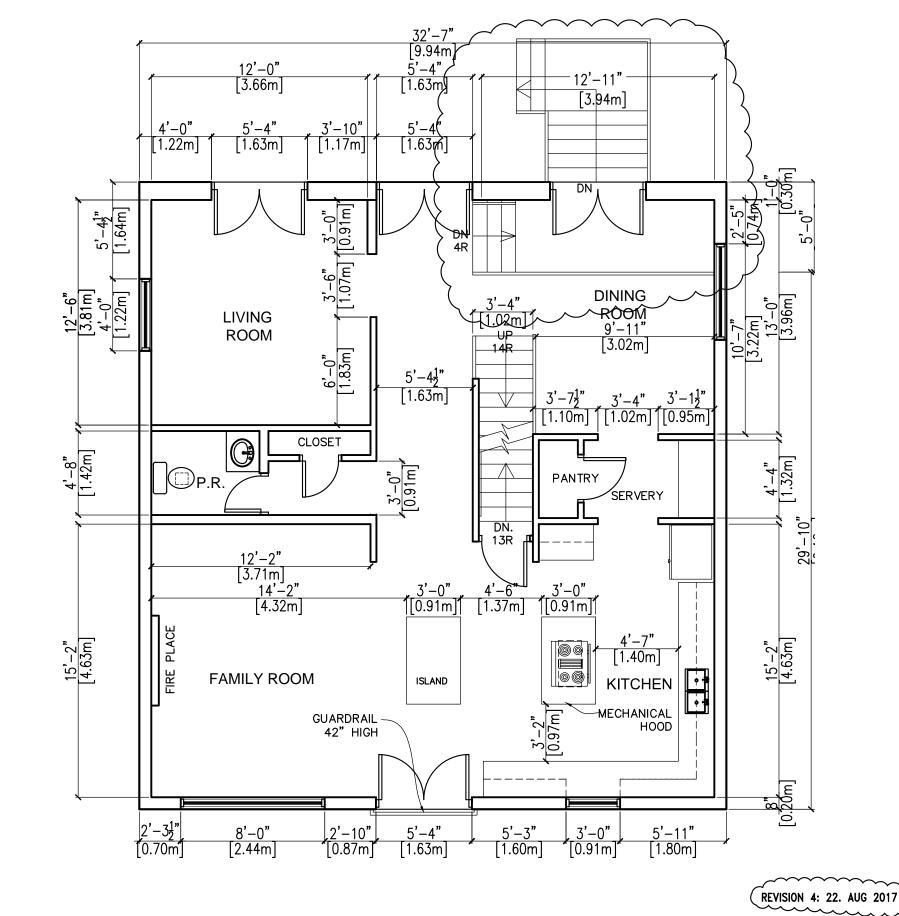
YVONNE ADEGA		Sheet Title NORTH ELEVATION	PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6			
2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6	Project Discription: RESIDENTIAL BUILDING	Date: 25.0CT.2016	Drawn by: MAJEK & YVONNE	Reviewed by:	Project No.	Drawing No. A2.3









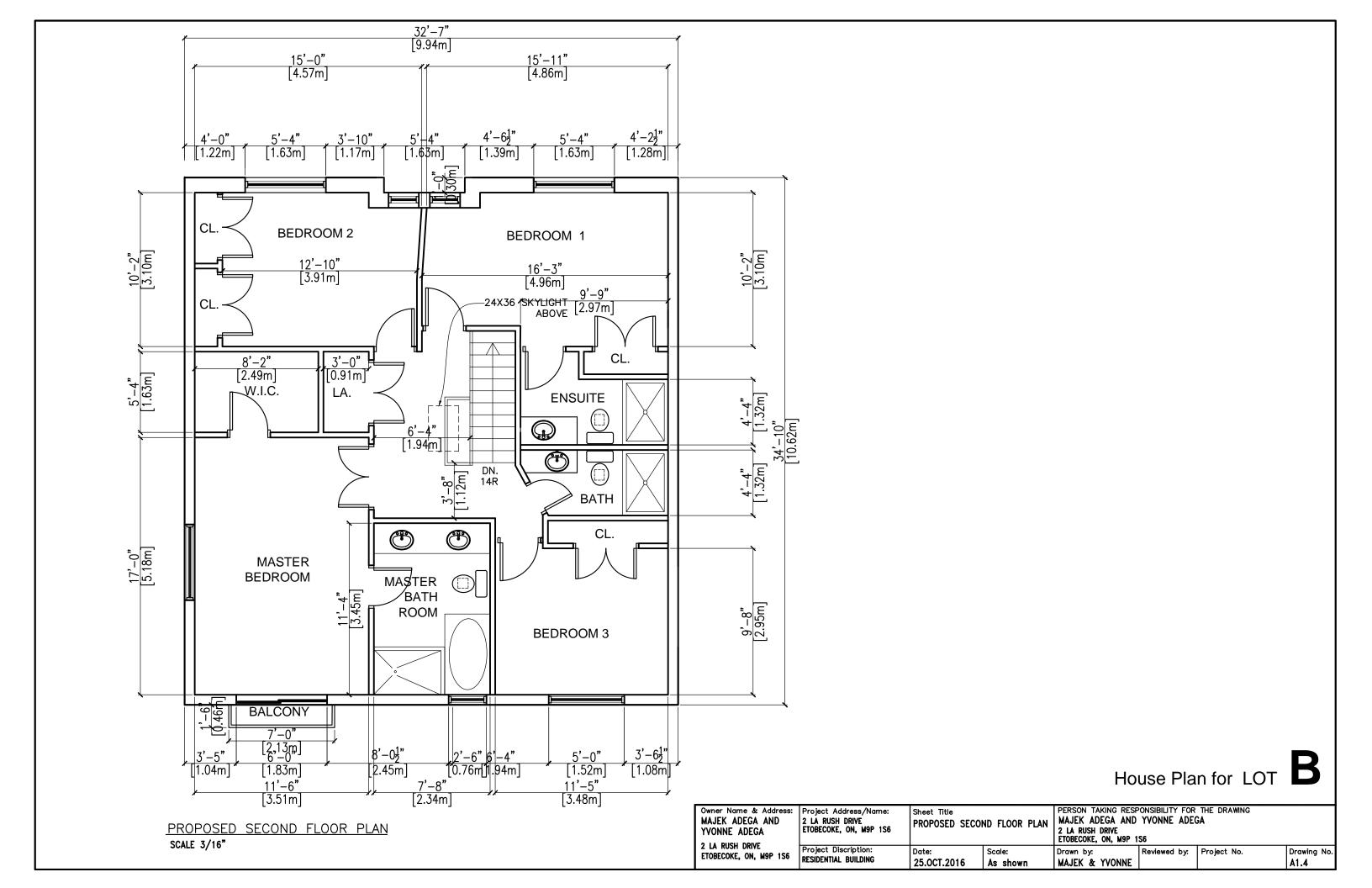


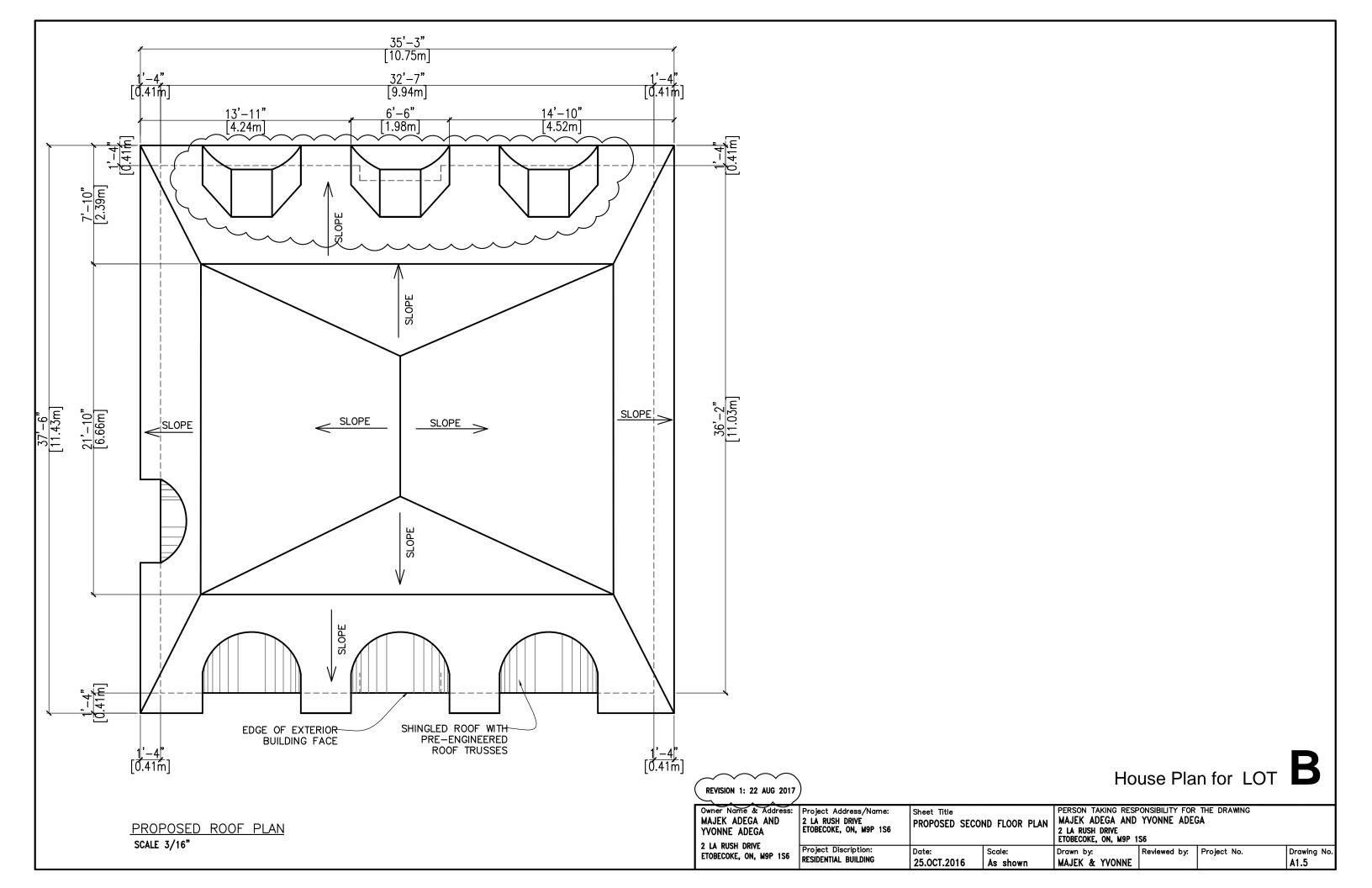
House Plan for LOT

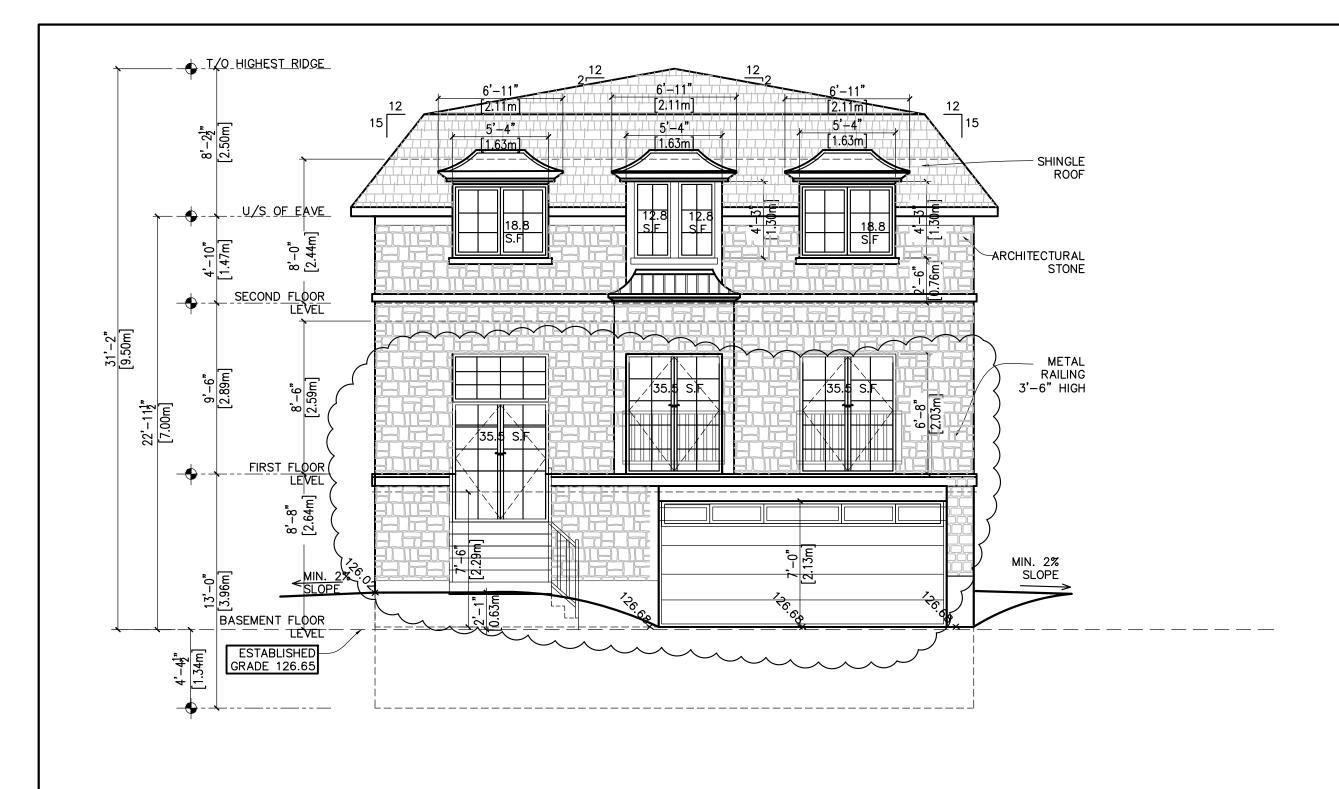
PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6 Owner Name & Address: MAJEK ADEGA AND YVONNE ADEGA Project Address/Name: Sheet Title 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6 PROPOSED FIRST FLOOR PLAN 2 LA RUSH DRIVE Project Discription: Drawing No. Scale: Reviewed by: Project No. ETOBECOKE, ON, M9P 1S6 RESIDENTIAL BUILDING 25.0CT.2016 As shown MAJEK & YVONNE

PROPOSED FIRST FLOOR PLAN

SCALE 3/16"





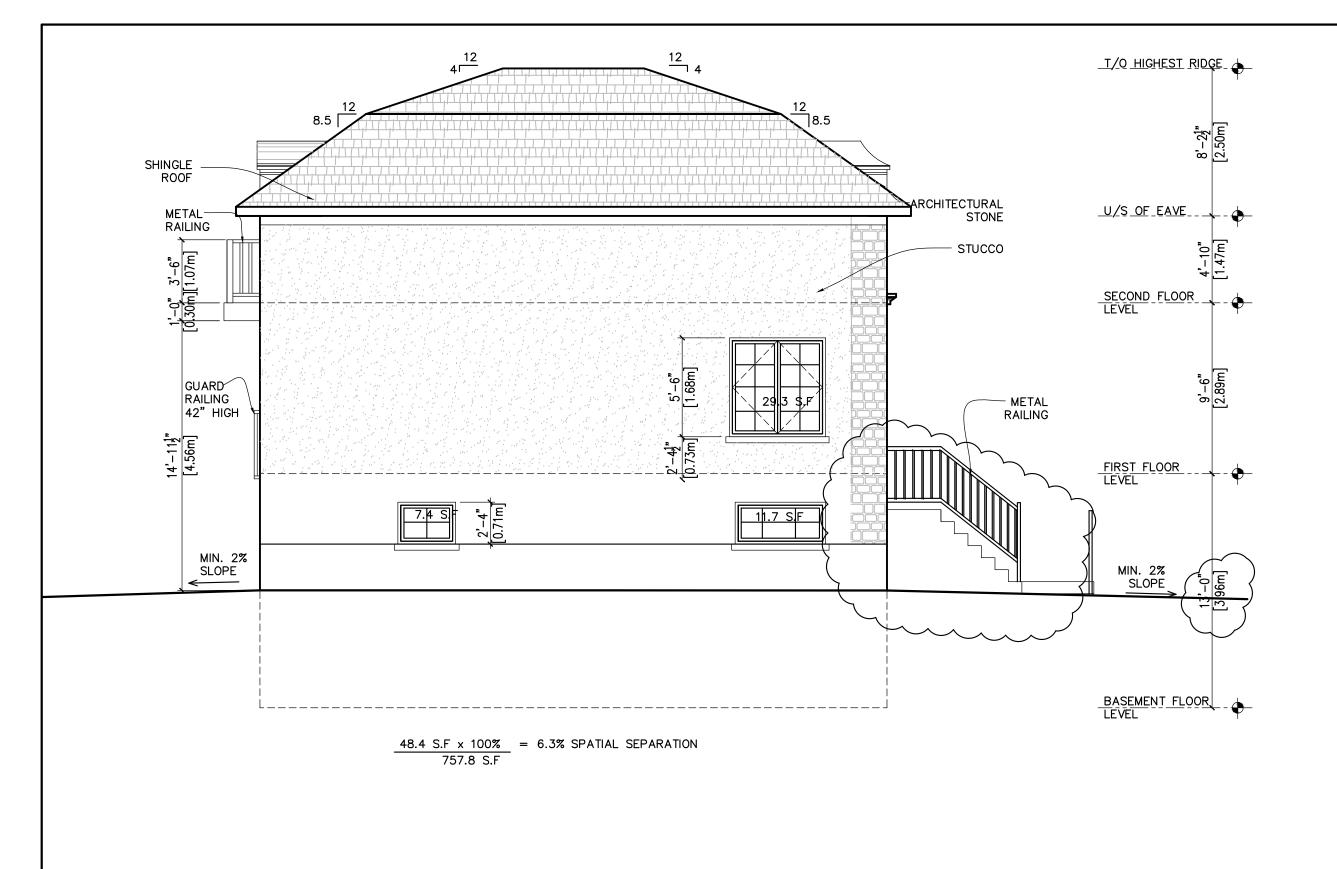


SOUTH ELEVATION SCALE 3/16"

REVISION 6: 22 AUG 2017

House Elevation for LOT

Owner Name & Address: MAJEK ADEGA AND YVONNE ADEGA Project Address/Nam 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1		Sheet Title SOUTH ELEVATION		PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6			
2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6	Project Discription: RESIDENTIAL BUILDING	Date: 25.0CT.2016	Scale: As shown	Drawn by: MAJEK & YVONNE	Reviewed by:	Project No.	Drawing No.

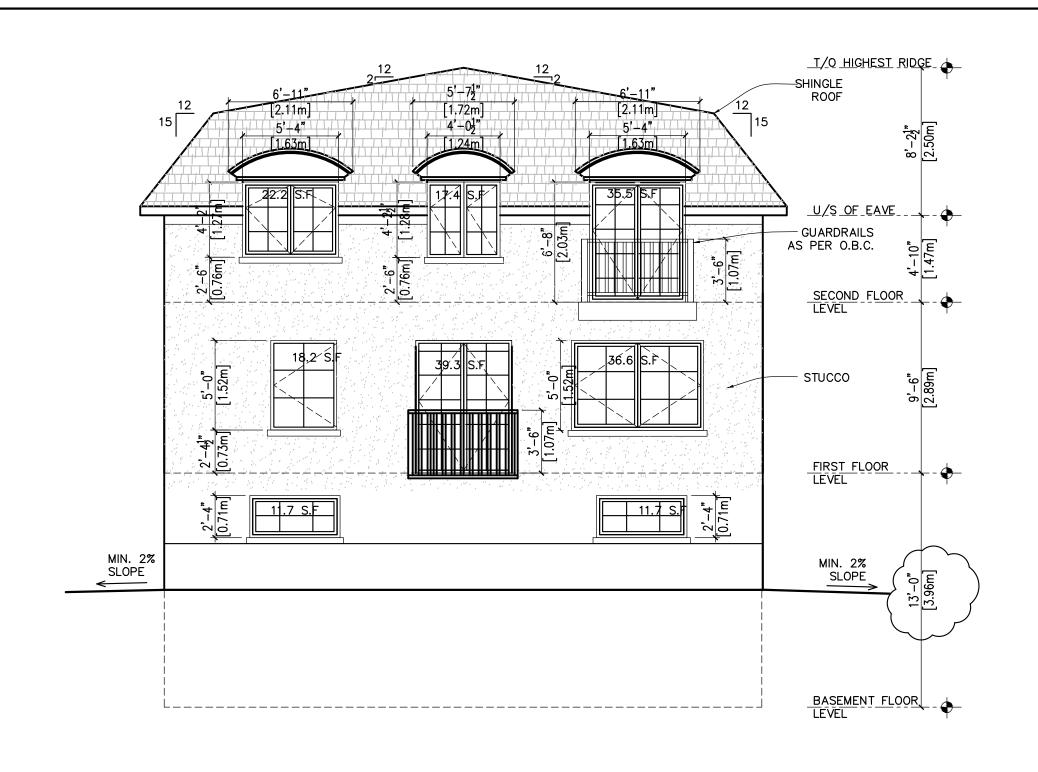


WEST ELEVATION
SCALE 3/16"

REVISION 5: 22. AUG. 2017

House Elevation for LOT **B**

	MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE		Sheet Title WEST ELEVATION		PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6			
		Project Discription: RESIDENTIAL BUILDING	Date: 25.0CT.2016	Scale: As shown	Drawn by: MAJEK & YVONNE	Reviewed by:	Project No.	Drawing No. A2.2

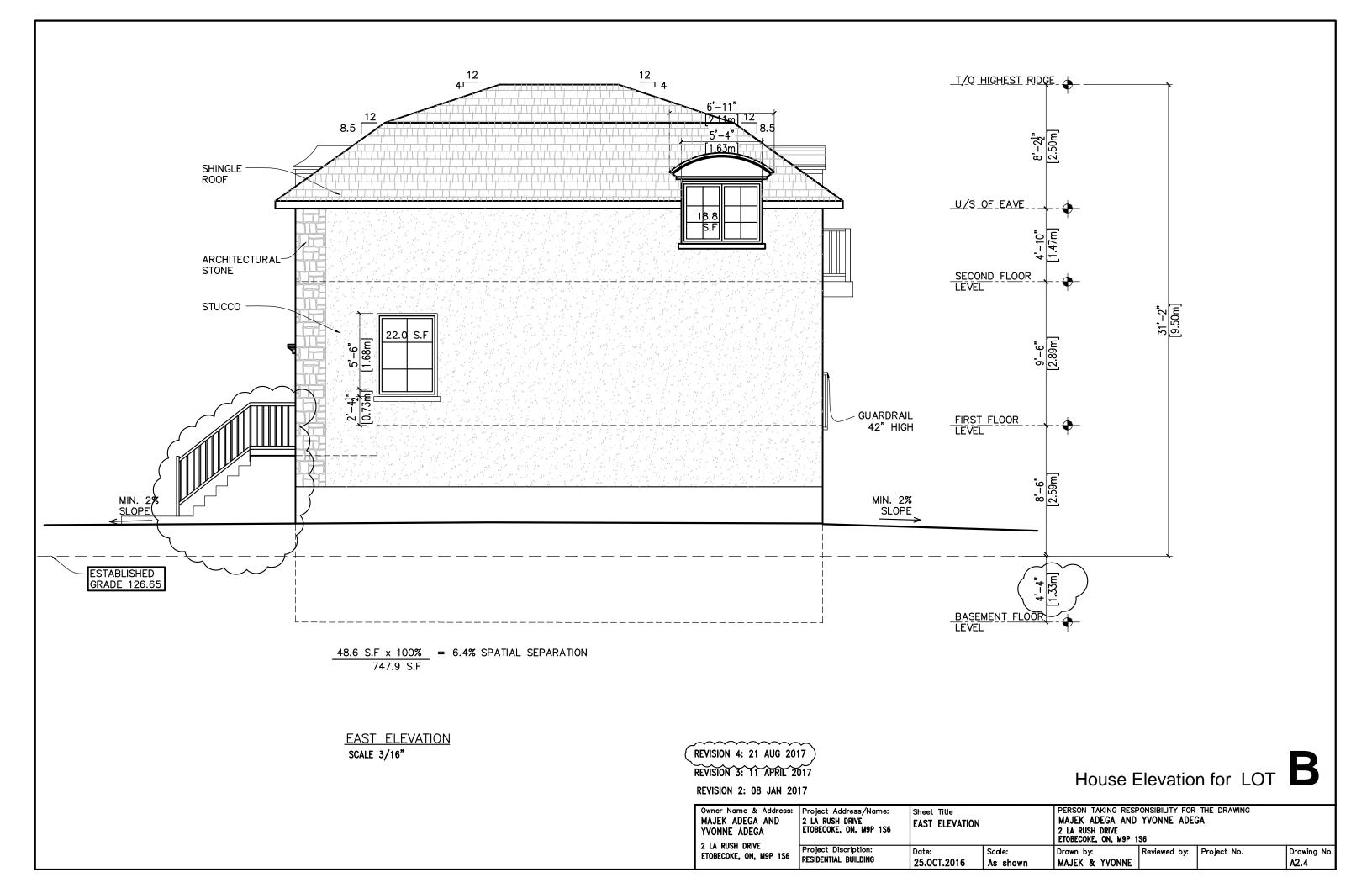


NORTH ELEVATION SCALE 3/16"

REVISION 5: 22 AUG 2017

House Elevation for LOT

MAJEK ADEGA AND YVONNE ADEGA	Project Address/Name: 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6	Sheet Title NORTH ELEVATION		PERSON TAKING RESPONSIBILITY FOR THE DRAWING MAJEK ADEGA AND YVONNE ADEGA 2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6				
2 LA RUSH DRIVE ETOBECOKE, ON, M9P 1S6	Project Discription: RESIDENTIAL BUILDING	Date: 25.0CT.2016	Scale: As shown	Drawn by: MAJEK & YVONNE	Reviewed by:	Project No.	Drawing No. A2.3	





Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number: B0036/17EYK Zoning RD & R1

Owner(s): 2410142 ONTARIO INC. Ward: Etobicoke-Lakeshore (05)

2410142 ONTARIO INC

Agent: EDDIE PERES Heritage: Not Applicable

Property Address: 1060 KIPLING AVE Community:

Legal Description: CON 1 PT LOT 16

Notice was given and the application considered on Thursday, August 24, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 2 on Plan 66R-28631

Address to be assigned

The lot frontage is 13.69 m and the lot area is 558.9 m². The existing dwelling will be demolished and the property will be be redeveloped as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0373/17EYK.

Retained - Part 1 on Plan 66R-28631

Address to be assigned

The lot frontage is 13.69 m and the lot area is 559 m². The existing dwelling will be demolished and the property will be be redeveloped as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0374/17EYK.

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

The Consent Application is Approved on Condition

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

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

SIGNATURE PAGE

File Number: B0036/17EYK Zoning RD & R1

Owner(s): 2410142 ONTARIO INC. Ward: Etobicoke-Lakeshore (05)

2410142 ONTARIO INC

Agent: EDDIE PERES Heritage: Not Applicable

Property Address: 1060 KIPLING AVE Community:

Legal Description: CON 1 PT LOT 16

Allen Smithigs (signed) Edwin (Tad) Shanhard Magan Malyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Thursday, September 21, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To app	eal 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 <u>each</u> appeal filed regardless if related and submitted by the same appellant
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0373/17EYK Zoning RD & R1

Etobicoke-Lakeshore (05) Ward: Owner(s): 2410142 ONTARIO INC.

2410142 ONTARIO INC

Heritage: Not Applicable Agent: **EDDIE PERES**

Property Address: 1060 KIPLING AVE – PART 2 Community:

Legal Description: CON 1 PT LOT 16

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-55.A(1)

The minimum required lot frontage is 15 m. The new lot frontage will be 13.69 m.

2. Section 1.b)(1), By-law 1992-23 and Section 900.3.10.(21)(C), By-law 569-2013

The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (274.7 m²), up to a maximum floor space index of 0.5 (279.5 m²). The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 68% of the lot area (516.8 m²) with a floor space index of 0.92 (516.8 m²).

3. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23

The maximum permitted height of a building or structure is 9.5 m.

The new dwelling will have a height of 9.9 m.

4.

Section 10.20.40.10.(2)(A)(i), By-law 569-2013
The maximum permitted height of all front exterior main walls is 7 m. The new dwelling will have a front exterior main wall height of 7.3 m.

Section 10.20.40.10.(6), By-law 569-2013 5.

The maximum permitted height of the first floor above established grade is 1.2 m. The new dwelling will have a first floor height of 2.25 m above established grade.

Section 1.a)(2), By-law 1992-23 6.

The maximum permitted soffit height is 6.5 m. The new dwelling will have a soffit height of 7.3 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0036/17EYK.**
- 2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
- 3. Submit a revised Site Plan, to the satisfaction of the Engineering and Construction Services Division, with the following revisions and notations:
 - 3.1 Show the proposed driveway and curb cut widths within the Kipling Avenue municipal boulevard that match the proposed driveway widths on private property.
 - 3.2 Add the following notations to the Site Plan:
 - a. All redundant portions of existing driveways within the Kipling Avenue municipal boulevard shall be removed and restored to the satisfaction of the Transportation Services Division at no cost to the municipality.
 - All existing redundant curb cuts that are no longer required shall be restored with raised concrete curb in accordance with City of Toronto Design Standard Nos. T-310.050-1 and T-310.010-4 to the satisfaction of the Transportation Services Division and at no cost to the municipality.
 - c. The proposed new driveways shall be constructed to the applicable City of Toronto Design Standard(s).
 - d. The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard, as determined by the Transportation Services Division.
 - e. The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services.

SIGNATURE PAGE

File Number: A0373/17EYK Zoning RD & R1

Owner: 2410142 ONTARIO INC. Ward: Etobicoke-Lakeshore (05)

2410142 ONTARIO INC

Agent: EDDIE PERES Heritage: Not Applicable

Property Address: 1060 KIPLING AVE – PART 2 Community:

Legal Description: CON 1 PT LOT 16

Allen Smithies (signed) Edwin (Ted) Shapherd Magan McIyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

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 <u>unless</u> 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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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

Zoning File Number: A0374/17EYK RD & R1

2410142 ONTARIO INC. Ward: Owner(s): Etobicoke-Lakeshore (05)

2410142 ONTARIO INC

EDDIE PERES Heritage: Not Applicable Agent:

Property Address: 1060 KIPLING AVE – PART 1 Community:

Legal Description: CON 1 PT LOT 16

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 10.20.30.20.(1)(A), By-law 569-2013 and Section 320-55.A(1) The minimum required lot frontage is 15 m. 1.

The new lot frontage will be 13.69 m.

2.

Section 1.b)(1), By-law 1992-23 and Section 900.3.10.(21)(C), By-law 569-2013
The maximum permitted gross floor area (including an attached or detached garage) shall be 135 m² plus 25% of the lot area (274.7 m²), up to a maximum floor space index of 0.5 (279.5 m²).
The new dwelling (including the attached garage) will have a gross floor area equal to 135 m² plus 0.7% of the lot area (528.1 m²) with a floor space index of 0.94 (528.1 m²).

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

The maximum permitted dwelling depth is 16.5 m. The new dwelling will have a depth of 17.33 m.

4. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 1.a)(1), By-law 1992-23

The maximum permitted height of a building or structure is 9.5 m.

The new dwelling will have a height of 10.19 m.

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

The maximum permitted height of all front exterior main walls is 7 m. The new dwelling will have a front exterior main wall height of 7.59 m.

Section 10.20.40.10.(6), By-law 569-2013 6.

The maximum permitted height of the first floor above established grade is 1.2 m. The new dwelling will have a first floor height of 1.82 m above established grade.

7. Section 1.a)(2), By-law 1992-23

The maximum permitted soffit height is 6.5 m. The new dwelling will have a soffit height of 7.59 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- The applicant shall comply with the conditions imposed in the Committee of Adjustment's Consent Decision Number B0036/17EYK.
- 2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
- 3. Submit a revised Site Plan, to the satisfaction of the Engineering and Construction Services Division, with the following revisions and notations:
 - 3.1 Show the proposed driveway and curb cut widths within the Kipling Avenue municipal boulevard that match the proposed driveway widths on private property.
 - 3.2 Add the following notations to the Site Plan:
 - a. All redundant portions of existing driveways within the Kipling Avenue municipal boulevard shall be removed and restored to the satisfaction of the Transportation Services Division at no cost to the municipality.
 - All existing redundant curb cuts that are no longer required shall be restored with raised concrete curb in accordance with City of Toronto Design Standard Nos. T-310.050-1 and T-310.010-4 to the satisfaction of the Transportation Services Division and at no cost to the municipality.
 - c. The proposed new driveways shall be constructed to the applicable City of Toronto Design Standard(s).
 - d. The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard, as determined by the Transportation Services Division.
 - e. The applicant must obtain all required permits for work within the public road allowance from the Right-of-Way Management Section of Transportation Services.

File Number: A0374/17EYK Zoning RD & R1

Owner: 2410142 ONTARIO INC. Ward: Etobicoke-Lakeshore (05)

2410142 ONTARIO INC

Agent: EDDIE PERES Heritage: Not Applicable

Property Address: **1060 KIPLING AVE – PART 1** Community:

Legal Description: CON 1 PT LOT 16

Allen Smithies (signed) Edwin (Ted) Shaphard Magan Malyar (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To appo	eal this decision to the TLAB you need the following:	
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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0196/17EYK Zoning RD & RS

Ward: Owner(s): DANIEL MAZOUR Etobicoke-Lakeshore (06)

NICOLE GYNGA

Heritage: Agent: HOSSEIN EFTEKHARI Not Applicable

Property Address: **56 THIRTY FIRST ST** Community:

Legal Description: PLAN 1545 PT LOT 353

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.A.(9) 1.

The maximum permitted floor space index is 0.35 times the area of the lot (142.54 m²). The new dwelling will have a floor space index of 0.53 times the area of the lot (217.04 m²).

2. Section 10.20.40.70.(3)(C), By-law 569-2013

The minimum required side yard setback is 1.2 m.

Section 330-23.A.(7)

The minimum required side yard setback is 0.9 m. Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23.A.(7)
The new dwelling will be located 0.61 m from the north side lot line and 0.91 m from the south side lot line.

3.

Section 10.20.40.20.(1), By-law 569-2013
The maximum permitted building length is 17 m.
The new dwelling will have a length of 17.85 m.

4. Section 10.20.40.10.(4)(A), By-law 569-2013

The maximum permitted height of a dwelling with a flat roof is 7.2 m. The new dwelling will have a flat roof height of 8.26 m.

Section 10.20.40.10.(6), By-law 569-2013 5.

The maximum permitted height of the first floor above established grade is 1.2 m. The new dwelling will have a first floor height of 1.39 m above established grade.

Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 330-20.5.B. 6.

A minimum of 50% of the front yard shall be maintained as landscaping. A total of 30.12% of the front yard will be maintained as landscaping.

7.

Section 10.5.100.1.(1)(C)(iii), By-law 569-2013
The maximum permitted driveway width of a single parking space behind the front main walls is 3.66 m. The driveway will have a width of 4.88 m.

Section 10.5.80.40.(2), By-law 569-2013 8.

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street

The proposed elevation of the lowest point of a vehicle entrance in a main wall of a building is (149.53).

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.

File Number: A0196/17EYK Zoning RD & RS

Owner: DANIEL MAZOUR Ward: Etobicoke-Lakeshore (06)

NICOLE GYNGA

Agent: HOSSEIN EFTEKHARI Heritage: Not Applicable

Property Address: **56 THIRTY FIRST ST** Community:

Legal Description: PLAN 1545 PT LOT 353

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

To appeal this decision to the TLAB you need the following:		
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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0199/17EYK Zoning RD & R2

Owner(s): RICHARD WELZEL Ward: Etobicoke North (02)

WELZEL BRIGITTE B

Agent: ADTEK BUILDING Heritage: Not Applicable

CONSULTANTS

Property Address: 27 FABIAN PL Community:

Legal Description: PLAN 5732 PT LOT 8

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a front two-storey addition, a rear and east side one-storey addition and a rear deck.

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

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

The maximum permitted floor space index is 0.45 times the area of the lot (311.02 m²). The altered dwelling will have a floor space index equal to 0.49 times the area of the lot (342.02 m²).

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

The minimum required front yard setback is 7.88 m.

The altered dwelling will be located 6.76 m from the front lot line.

3. Section 10.20.40.70.(2)(B), By-law 569-2013

The minimum required rear yard setback is 7.74 m.

The altered dwelling will be located 6.63 m from the rear lot line.

4. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B.(1)

The maximum permitted height is 9.5 m.

The altered dwelling will have a height of 10.23 m.

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

The maximum permitted area of each platform at or above the second storey of a detached house is 4 m². The altered dwelling will have a rear second storey balconey with an area of 7.34 m².

6. Section 5.10.40.70.(6), By-law 569-2013

The minimum required setback of a building or structure to the stable top-of-bank is 10 m. The altered dwelling will be located 6.67 m from the stable top-of-bank.

7. Section 10.20.40.10.(6)(6), By-law 569-2013

The maximum permitted first floor height above established grade is 1.2 m. The altered dwelling will have a first floor height of 1.51 m above established grade.

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

A minimum of 10 m² of the first floor must be within 4 m of the front main wall. The first floor of the altered dwelling will not be within 4 m of the front main wall.

9. Section 320-42.1.B.(2), By-law 569-2013

The maximum permitted soffit height is 6.5 m. The altered dwelling will have a soffit height of 6.91 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.

File Number: A0199/17EYK Zoning RD & R2

Owner: RICHARD WELZEL Ward: Etobicoke North (02)

WELZEL BRIGITTE B

Agent: ADTEK BUILDING Heritage: Not Applicable

CONSULTANTS

Property Address: 27 FABIAN PL Community:

Legal Description: PLAN 5732 PT LOT 8

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0253/17EYK Zoning RD & RS

Owner(s): EWELINA KONTEWICZ Ward: Etobicoke-Lakeshore (06)

Agent: KEVIN BONNICI Heritage: Not Applicable

Property Address: 32 TWENTY EIGHTH ST Community:

Legal Description: PLAN 1545 LOT 130

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct two-storey front and east side additions, a two-storey rear addition, a second storey addition above the existing dwelling, a rear yard deck, and a detached garage.

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

1. Section 10.20.40.70.(1), By-law 569-2013 and Section 330-26.(6)

The minimum required front yard setback is 8.7 m.

The altered dwelling will be located 5.92 m from the front lot line.

2. Section 10.20.40.70.(4), By-law 569-2013 and Section 330-23.(7)

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.1 m from the east side lot line.

3. Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(9)

The maximum permitted floor space index is 0.35 times the area of the lot (149.2 m²).

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

The altered dwelling will have a floor space index of 0.65 times the area of the lot (275.2 m²).

Section 330-23.(9)

The altered dwelling will have a floor space index of 0.7 times the area of the lot (297.2 m²).

4. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted building length is 17 m.

The altered dwelling will have a length of 19.2 m.

5. Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 330-23.(10)(a)

The maximum permitted height from the established grade to the top of the roof is 9.5 m.

The altered dwelling will have a height of 10.74 m from the established grade to the top of the roof.

6. Section 10.20.40.10.(6), By-law 569-2013

The maximum permitted height of the first floor above established grade is 1.2 m.

The altered dwelling will have a first floor height of 1.22 m above established grade.

7. Section 10.5.60.20.(6)(B), By-law 569-2013

The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m.

The proposed detached garage will be located 0.94 m from the east side lot line abutting a street (Twenty Eighth Street).

8. Section 330-9.A.(4)

The minimum required access driveway width in front of the parking space is 6 m.

The proposed detached garage will be located 0.94 m to the Twenty-Eighth Street lot line.

9. Section 330-15.G

On all new dwellings on a corner lot, any garage must be attached to the dwelling. When a garage is not built with a new dwelling, a blank wall shall be provided for a future garage to be built attached to the main building.

The proposed detached garage will be located in the rear yard.

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

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

Section 330-13.A.(2)

The minimum required side vard setback for eaves is 0.5 m.

Section 10.5.40.60.(7), By-law 569-2013 and Section 330-13.A.(2)

The eaves/projection of the altered dwelling will be located 0 m from the east side lot line.

11. Section 330-15.E.(1)

The maximum permitted lot coverage for a detached garage is 10% of the lot area (42.6 m²).

The proposed detached garage will cover 13.1% of the lot area (55.9 m²).

12. Section 10.5.60.50.(2)(B), By-law 569-2013

The maximum permitted floor area for a detached garage is 40 m².

The proposed detached garage will have a floor area of 55.9 m².

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

The maximum permitted height for a detached garage is 4 m from the grade to the top of the roof.

The proposed detached garage will have a height of 6.87 m.

Section 330-15.D.

The maximum permitted height for an accessory building is 3.7 m to the midpoint of a pitched roof, provided that the walls shall not exceed 2.5 m in height from grade.

The proposed detached garage will have a height of 5.3 m to the midpoint of the roof and a vertical wall height of 3.79 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
 - Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.
- 2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan drawings must be revised to clearly dimension and identify the portions of existing curb cut that will be closed.
 - 2.2 The site plan must include the following notations:
 - a. "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";
 - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
 - c. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services."

File Number: A0253/17EYK Zoning RD & RS

Owner: EWELINA KONTEWICZ Ward: Etobicoke-Lakeshore (06)

Community:

Agent: KEVIN BONNICI Heritage: Not Applicable

Property Address: 32 TWENTY EIGHTH ST

Legal Description: PLAN 1545 LOT 130

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed) (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0285/17EYK Zoning RD & R2

Owner(s): SYEDA MUNEERA SHARIF Ward: Etobicoke North (01)

SYEDA NOORUS-SABAH

SHARIF

Agent: ABDUL REHMAN SHARIF Heritage: Not Applicable

Property Address: 16 MOSQUE CRES Community:

Legal Description: PLAN M1693 LOT 27

Notice was given and a Public Hearing was held on Thursday, August 24, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, and to legalize and maintain the partially constructed rear (attached) sunroom and storage shed.

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

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

The maximum permitted lot coverage is 33% of the lot area (150.15 m²). The altered dwelling will cover 53% of the lot area (243.22 m²).

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

The maximum permitted floor space index is 0.45 times the area of the lot (204.75 m²).

Section 1.(d), By-law 3826

The maximum permitted gross floor area, excluding the area of an attached garage, is 130 m².

Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 1.(d), By-law 3826

The altered dwelling will have a gross floor area of 301.93 m² and a floor space index of 0.57 times the area of the lot (261.43 m²).

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

The minimum required side yard setback is 1.2 m.

Section 1.(f), By-law 3689

The minimum required side yard setback is 0.91 m.

Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 1.(f), By-law 3689

The altered dwelling will be located 0.76 m from the west side lot line.

4. Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 320-42.A

The minimum required rear yard setback is 9.2 m.

The altered dwelling will be located 0.61 m from the from the rear lot line.

5. Section 320-41.D

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

The eaves of the altered dwelling will be located 0.35 m from the west side lot line.

6. Section 10.20.40.20.(1), By-law 569-2013

The maximum permitted building length is 17 m.

The altered dwelling will have a length of 31.6 m.

7. Section 10.20.40.30.(1)(A), By-law 569-2013

The maximum permitted building depth is 19 m.

Section 320-42.1.(D)(1)

The maximum permitted building depth is 16.5 m.

Section 10.20.40.30.(1)(A), By-law 569-2013 and Section 320-42.1.(D)(1)

The altered dwelling will have a depth of 29.03 m.

8. Section 320-41.C

The minimum required side yard setback for a window located on the first floor of a building on a side wall is 1.2 m.

The proposed window located on the first floor of the altered dwelling will be located 0.76 m from the west 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 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.

File Number: A0285/17EYK Zoning RD & R2

Owner: SYEDA MUNEERA SHARIF Ward: Etobicoke North (01)

SYEDA NOORUS-SABAH

SHARIF

Agent: ABDUL REHMAN SHARIF Heritage: Not Applicable

Property Address: 16 MOSQUE CRES Community:

Legal Description: PLAN M1693 LOT 27

Allan Smithies (signed) Edwin (Ted) Shepherd Megan McIver (signed)

(signed)

Rick Ross (signed)

` ` ` '

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

	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 .			
	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:		
To app	eal this decision to the OMB you need the following:		

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

^{*}A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the <u>Application Information Centre</u> 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.



Committee of Adjustment 2 Civic Centre Crt, 4th Floor Toronto, Ontario M9C 5A3 Tel.: (416) 394-8060 Fax.: (416) 394-6042

Thursday, August 24, 2017

NOTICE OF DECISION

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

File Number: A0287/17EYK Zoning RM & R2

Owner(s): HEATHER JOSCELYN Ward: Etobicoke-Lakeshore (06)

GRAHAM

RYAN ANTHONY GRAHAM

Agent: MODULAR HOME Heritage: Not Applicable

ADDITIONS

Property Address: **56 SYMONS ST** Community:

Legal Description: PLAN M134 PT LOT 172

Notice was given and a Public Hearing was held on Thursday, August 24, 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:

1. Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 340-30(L)

The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (160.2 m²). The altered dwelling will have a floor space index/ gross floor area of 0.63 times the lot area (168.2 m²).

2. Section 900.3.10(22)(D), By-law 569-2013 & Section 340-30(A)(4)

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.55 m from the east side lot line and 0.8 m from the west side lot line.

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

The minimum required setback for eaves is 0.3 m.

Section 340-16(B)

The minimum required setback for eaves is 0.4 m.

Section 10.5.40.60.(7), By-law 569-2013 & Section 340-16(B)

The eaves of the altered dwelling will be located 0.26 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. 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 following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 Illustrate the vertical clearance of 2.0m that will be provided for a minimum 3.2m wide by 5.6m long new internal parking space within the proposed garage;
 - 2.2 Illustrate the driveway width, as measured from the George Street right-of-way limit, at the existing driveway location;
 - 2.3 The proponent is required to provide documentation to confirm whether the existing board fences and other features that are currently located within the George Street municipal boulevard are registered encroachments with the City;
 - 2.4 The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above Condition No.'s 1 through 3, and at no costs to the City.

File Number: RM & R2 A0287/17EYK Zoning

Ward: Owner: **HEATHER JOSCELYN** Etobicoke-Lakeshore (06)

GRAHAM

RYAN ANTHONY GRAHAM

Agent: MODULAR HOME Heritage: Not Applicable

ADDITIONS

Property Address: **56 SYMONS ST** Community:

Legal Description: PLAN M134 PT LOT 172

Edwin (Ted) Shepherd Allan Smithies (signed) Megan McIver (signed)

(signed)

DATE DECISION MAILED ON: Friday, September 1, 2017

LAST DATE OF APPEAL: Wednesday, September 13, 2017

CERTIFIED TRUE COPY

Rick Ross (signed)

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.

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	ain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB e at www.toronto.ca/tlab .
	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

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