

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
2. The proposal shall be constructed substantially in accordance with the drawing submitted and held on file by the Committee of Adjustment office and date stamped as received on May 31, 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:	A0508/17EYK	Zoning	RD & R3
Owner:	PETER GERRARD SMITH LAURA SIMONE FULLER	Ward:	Etobicoke-Lakeshore (05)
Agent:	ERICKSON ARCHITECTS	Heritage:	Not Applicable
Property Address:	39 OAKFIELD DR	Community:	
Legal Description:	PLAN 2330 LOT 22		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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FRONT STREET VIEW



SIDE STREET VIEW



GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO, ONTARIO, CANADA M5V 2V8
416 893 3060 <http://ericksong.com>

PROJECT RENO 39 OAKFIELD DRIVE			
DRAWING TITLE STREET VIEWS			
SCALE	05.22.2017		
16021	GE	GE	CA00
PROJECT NO	DRAWN BY	CHECK BY	
			DRAWING NO

ESCAVATE FOR
PROPOSED DRIVEWAY

FRONT CONCRETE STEP

EXISTING
ADJACENT
STRUCTURE

ELEV 108.46
GARAGE

DEMOLISH HOUSE AND
FOUNDATION.

NEW 2 STOREY SINGLE
FAMILY HOUSE.

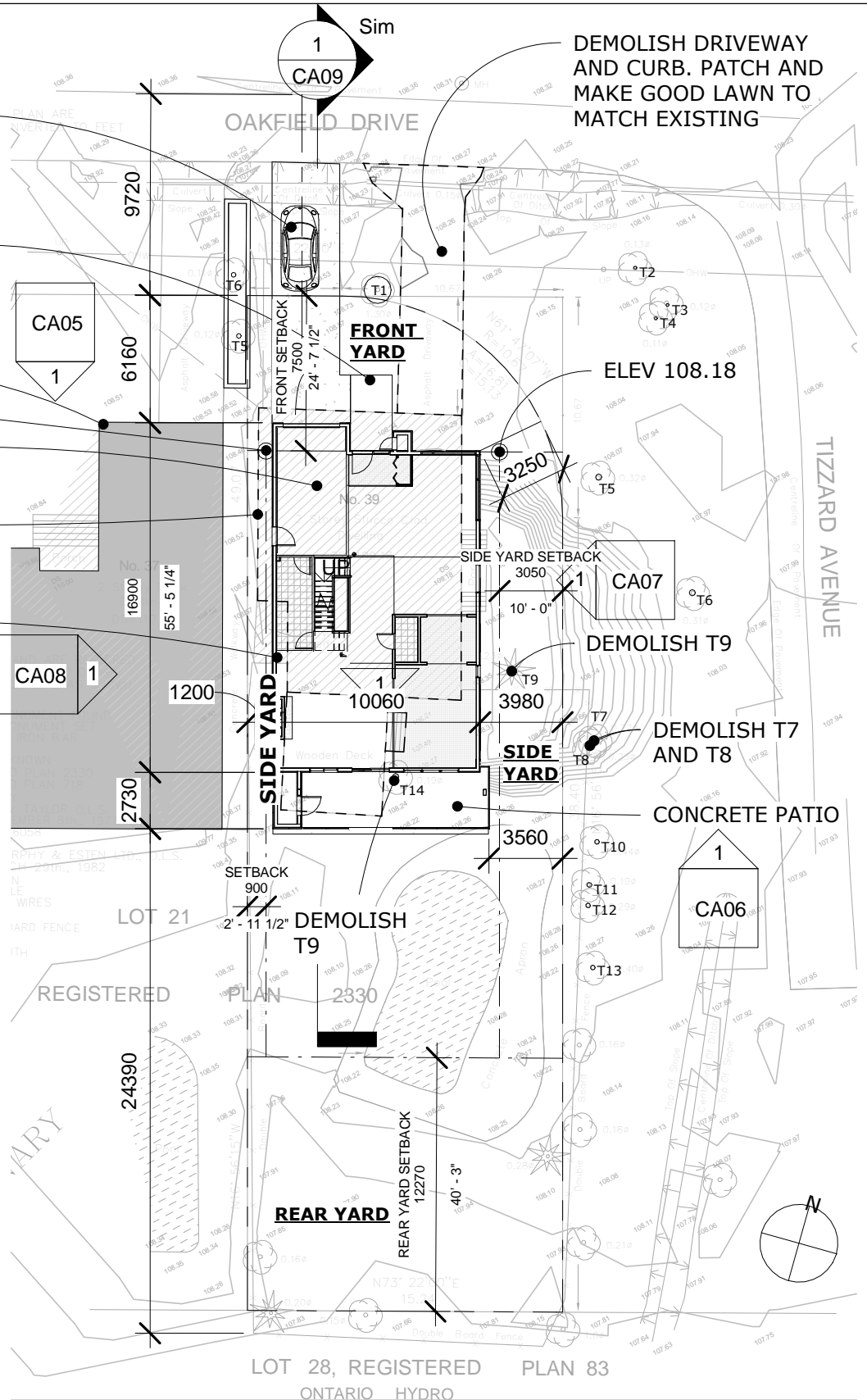
PROPOSED GROSS FLOOR AREAS FOR ZONING		
LEVEL	GFA M2	NOTES
BASEMENT	161.68	BASEMENT EXCLUDED BY 10.5.40.40 Floor Area (3)(A)
GROUND	137.93	STAIR HOLE & GARAGE EXCLUDED BY 10.5.40.40 Floor Area (3)(C)
SECOND	147.17	STAIR HOLE & OPEN ATRIUM EXCLUDED.
TOTAL	446.78	PROPOSED GROSS FLOOR AREA
SITE STATS		
SITE AREA	723.73	AREA FROM SURVEY
GFA ABOVE GRADE	285.10	WITH EXCLUSIONS FOR ZONING
FLOOR AREA RATIO	0.39	GFA/SITE AREA
REQUIRED MAX FAR	0.45	BY ZONE LABEL d=0.45
BALANCE FAR	0.06	BALANCE
BUILDING AREA	161.68	BUILDING FOOTPRINT ABOVE GRADE ONLY
SITE COVERAGE	22%	BUILDING AREA/SITE AREA
MAX SITE COVERAGE	33%	ZONING MAP
BALANCE COVERAGE	-11%	UNDER MAXIMUM

GROSS FLOOR AREAS		
LEVEL	GFA M2	NOTES
BASEMENT	161.68	
GROUND	161.54	
SECOND	147.17	
TOTAL	470.39	NO ZONING DEDUCTIONS APPLIED
SITE STATS		
SITE AREA	723.76	AREA FROM SURVEY
GFA ABOVE GRADE	308.71	GFA FROM INTERIOR MEASURES
FLOOR AREA RATIO	0.43	GFA/SITE AREA

AVERAGE GRADE CALCULATION			
WEST SB	EAST SB	AVERAGE GRADE	NOTES
108.46	108.18	108.32	AS PER SURVEY INFO

SYMBOL LEGEND

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL



1 SITE PLAN C OF A
1 : 300

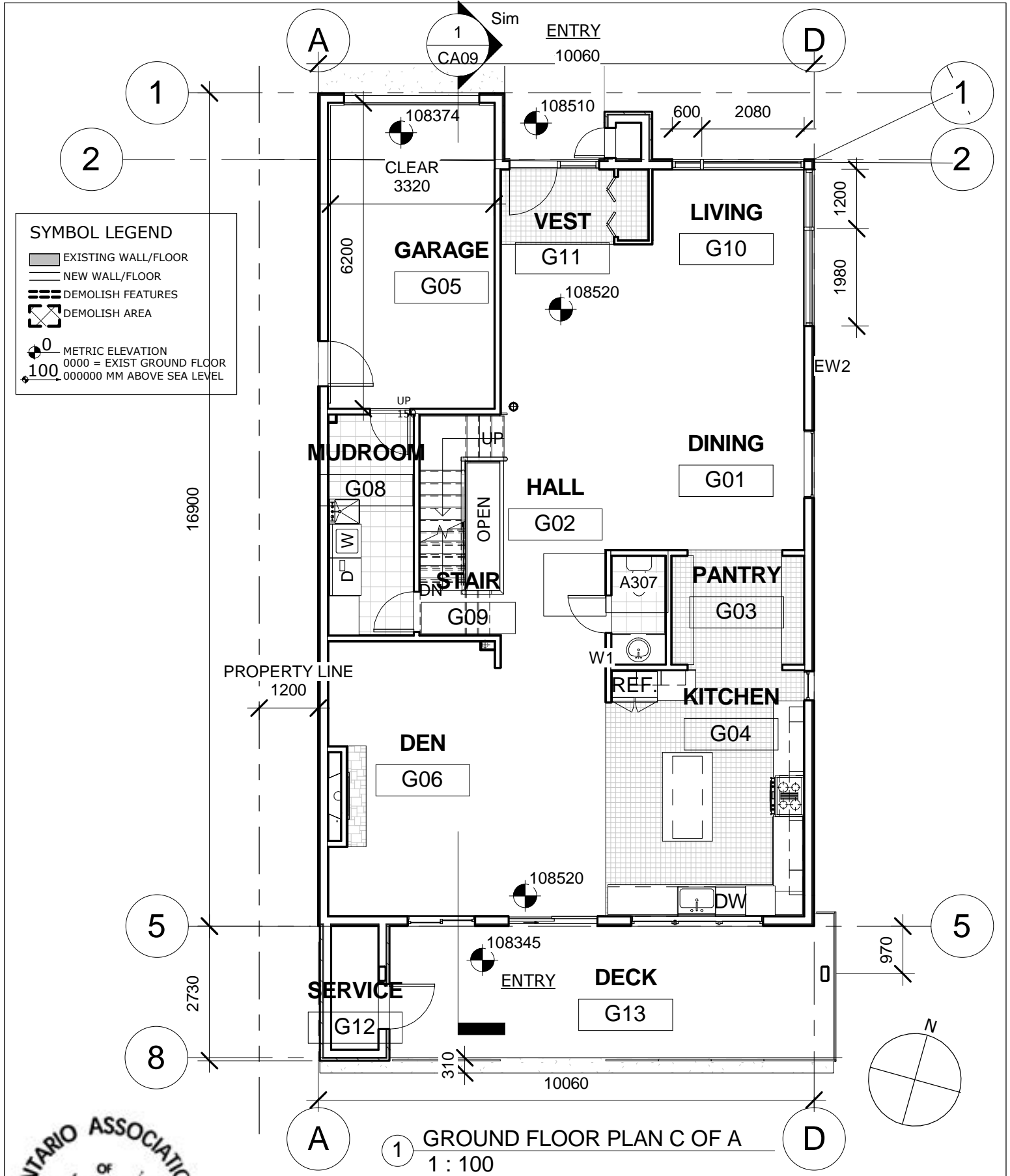


GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO ONTARIO CANADA M5V 2V8
416 893 3060 <http://ericksonsg.com>

PROJECT				RENO 39 OAKFIELD DRIVE	
DRAWING TITLE					
SITE PLAN					
As indicated		05.22.2017		CA01	
SCALE		DATE			
16021		GE			
PROJECT NO		DRAWN BY		CHECK BY	
		GE			

SYMBOL LEGEND

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL

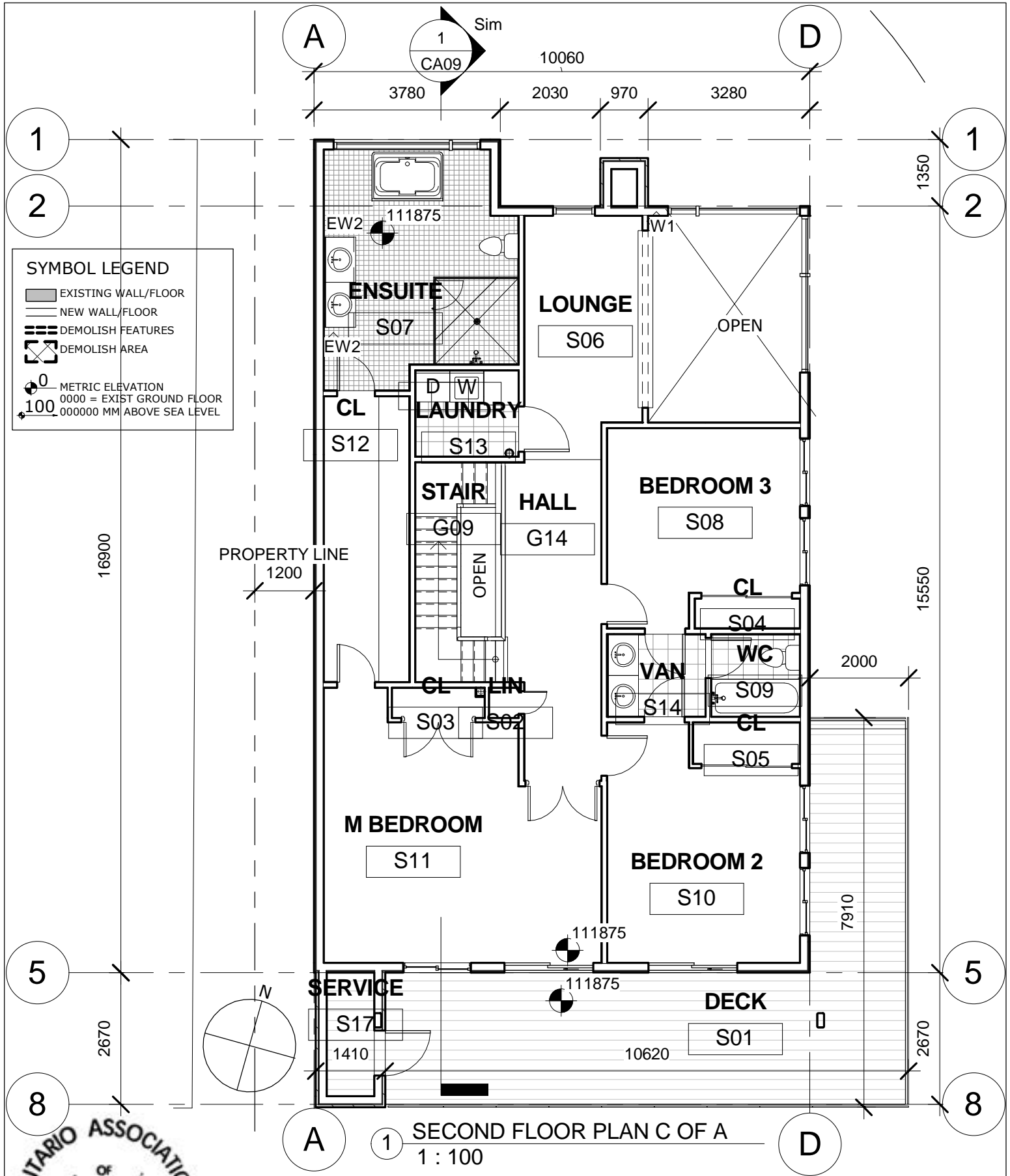


URBAN RETREAT
Homes

GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO, ONTARIO, CANADA M5V 2V8
416 893 3060 <http://ericksonsg.com>

PROJECT				RENO 39 OAKFIELD DRIVE	
DRAWING TITLE					
GROUND FLOOR PLAN					
1 : 100		05.22.2017		CA02	
SCALE		DATE			
16021		GE			
PROJECT NO		DRAWN BY		CHECK BY	

2017-05-25 3:51:13 PM



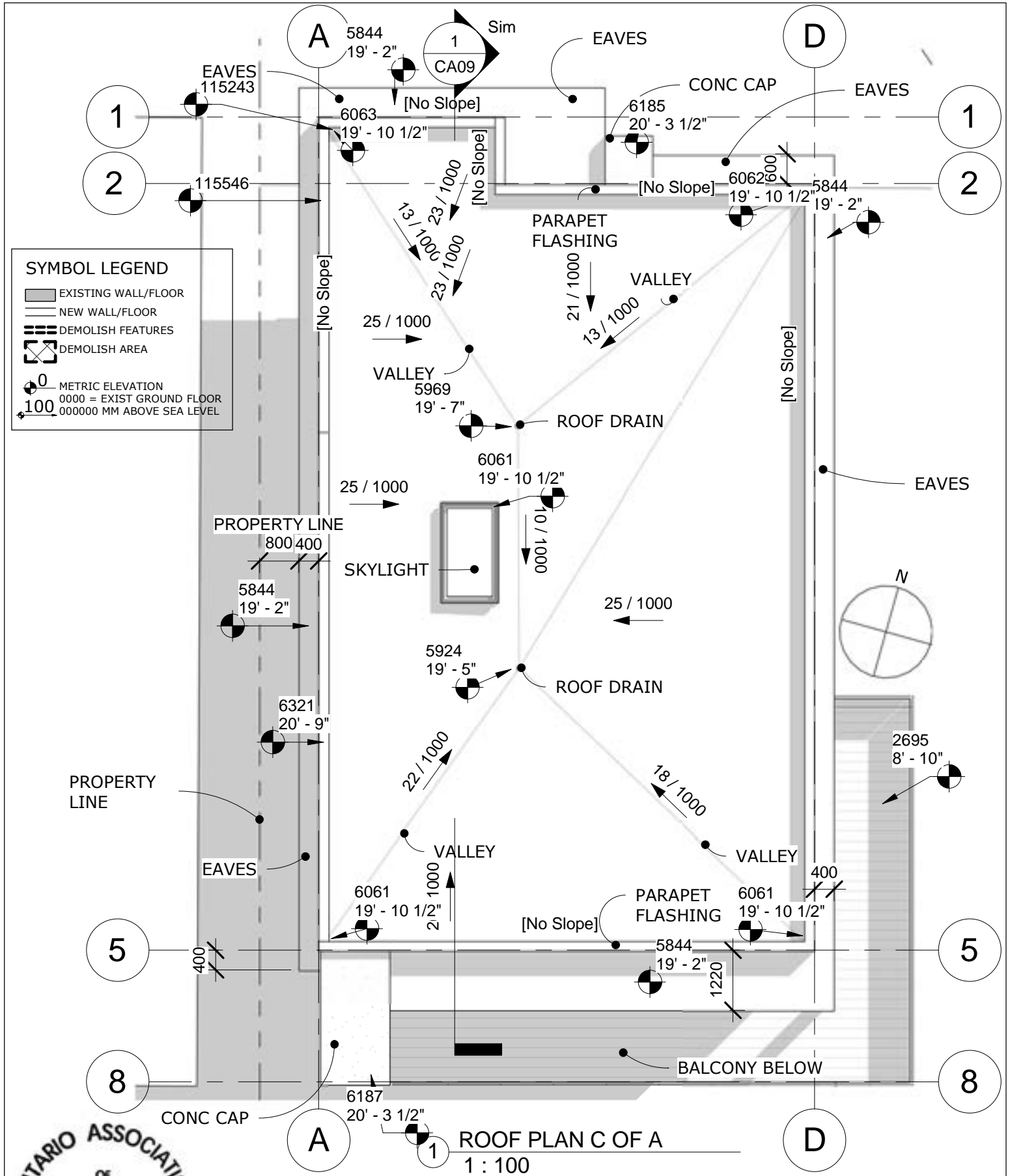
1 SECOND FLOOR PLAN C OF A
1 : 100



GARY ERICKSON ARCHITECT
 27 STEWART STREET
 TORONTO ONTARIO CANADA M5V 2V8
 416 893 3060 <http://ericksonsg.com>

PROJECT RENO 39 OAKFIELD DRIVE			
DRAWING TITLE SECOND FLOOR PLAN			
1 : 100	05.22.2017	CA03	
SCALE	DATE		
16021	GE		
PROJECT NO	DRAWN BY	CHECK BY	DRAWING NO

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SYMBOL LEGEND

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL



URBAN RETREAT
Homes

GARY ERICKSON ARCHITECT
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TORONTO, ONTARIO, CANADA M5V 2V8
416 893 3060 <http://ericksonsg.com>

PROJECT				RENO 39 OAKFIELD DRIVE	
DRAWING TITLE					
ROOF PLAN					
1 : 100		05.22.2017		CA04	
SCALE		DATE			
16021		GE			
PROJECT NO		DRAWN BY		CHECK BY	
DRAWING NO					

2017-05-25 3:51:14 PM

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL

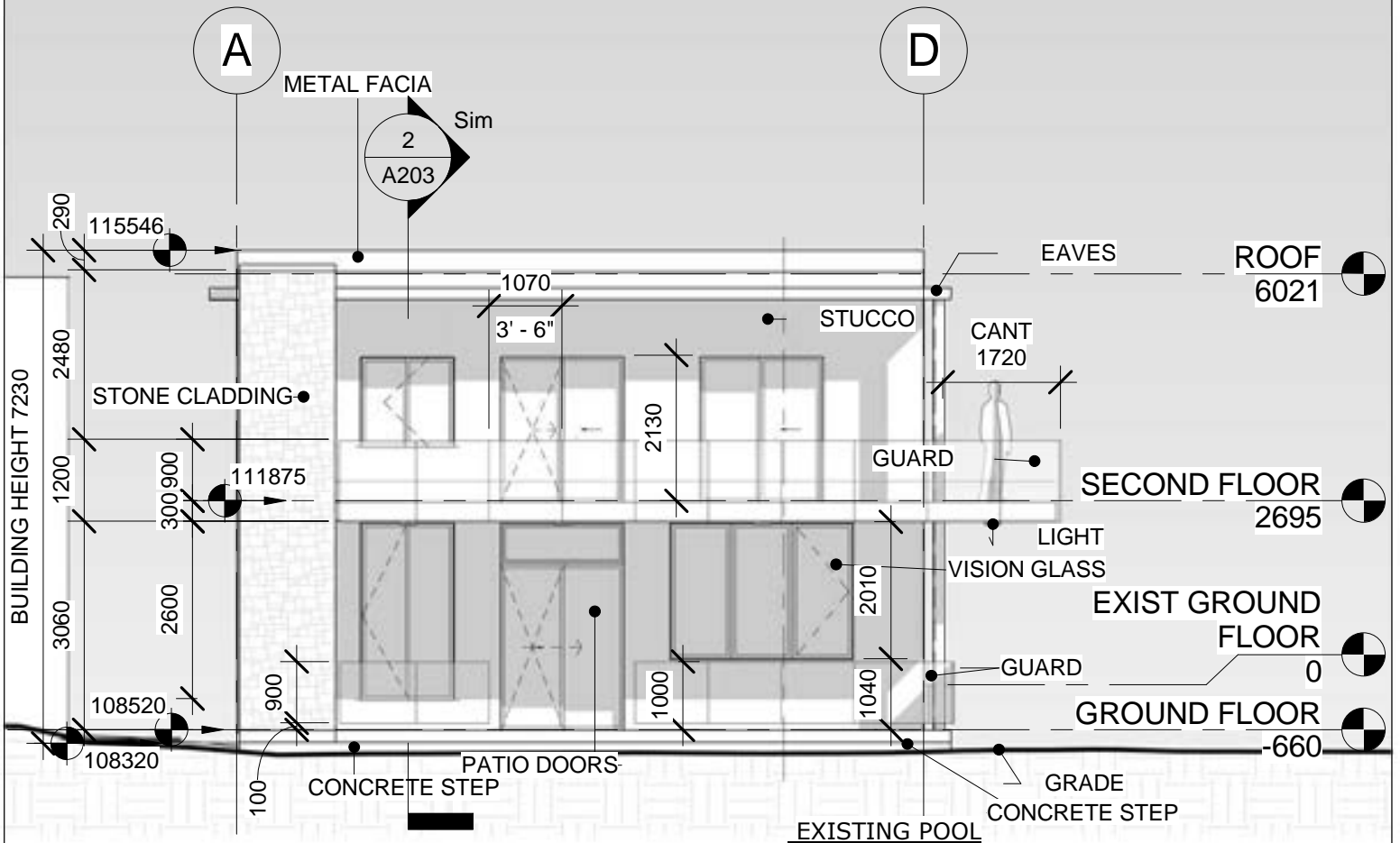


GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO ONTARIO CANADA M5V 2V8
416 893 3060 <http://ericksong.com>

CA05

SYMBOL LEGEND

	EXISTING WALL/FLOOR
	NEW WALL/FLOOR
	DEMOLISH FEATURES
	DEMOLISH AREA
	METRIC ELEVATION
0	0000 = EXIST GROUND FLOOR
100	000000 MM ABOVE SEA LEVEL

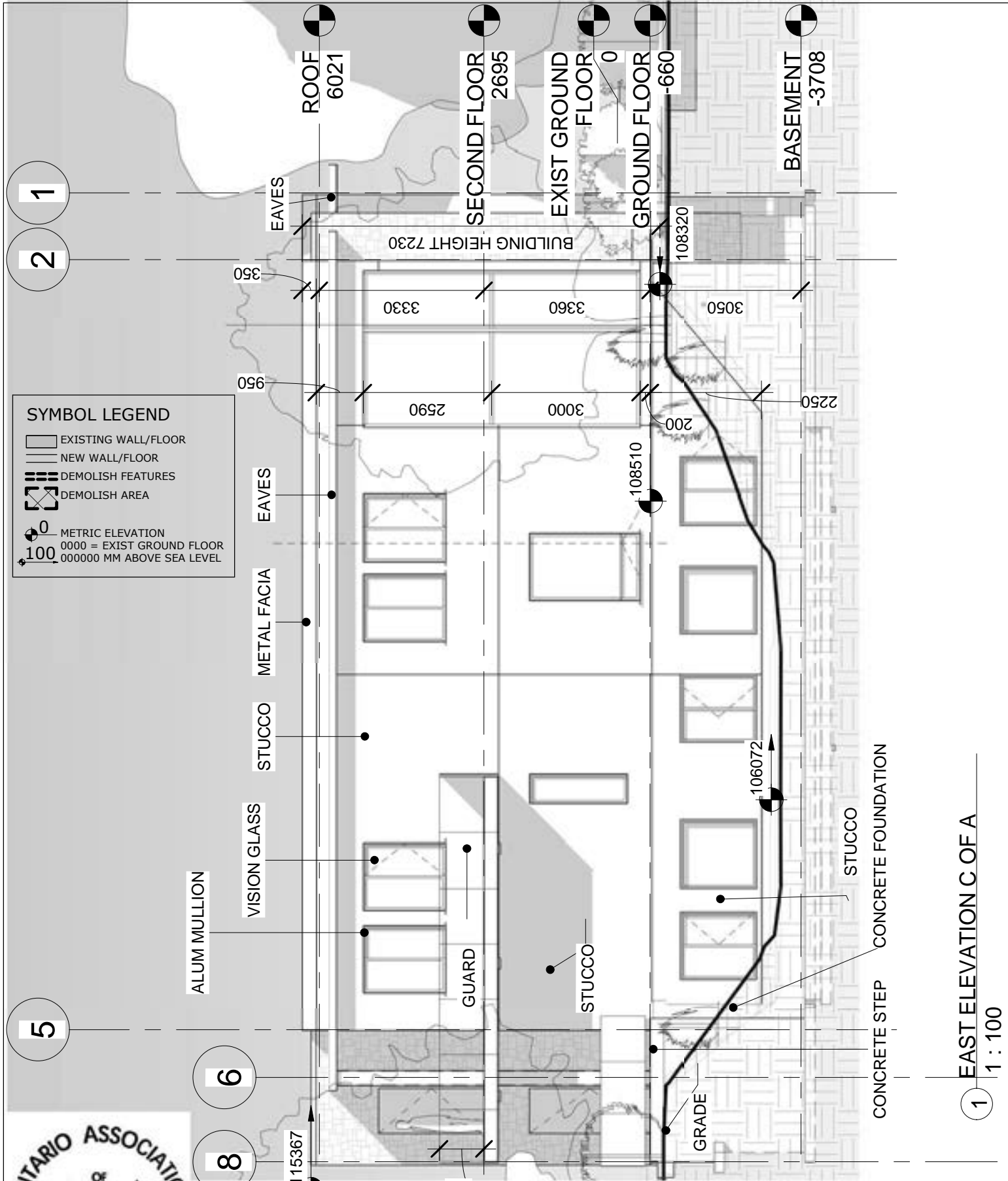


1 SOUTH ELEVATION C OF A
1 : 100



GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO, ONTARIO, CANADA M5V 2V8
416 893 3060 <http://ericksong.com>

PROJECT RENO 39 OAKFIELD DRIVE			
DRAWING TITLE SOUTH ELEVATION			
1 : 100	05.22.2017	CA06	
SCALE	DATE		
16021	GE		
PROJECT NO	DRAWN BY	CHECK BY	DRAWING NO

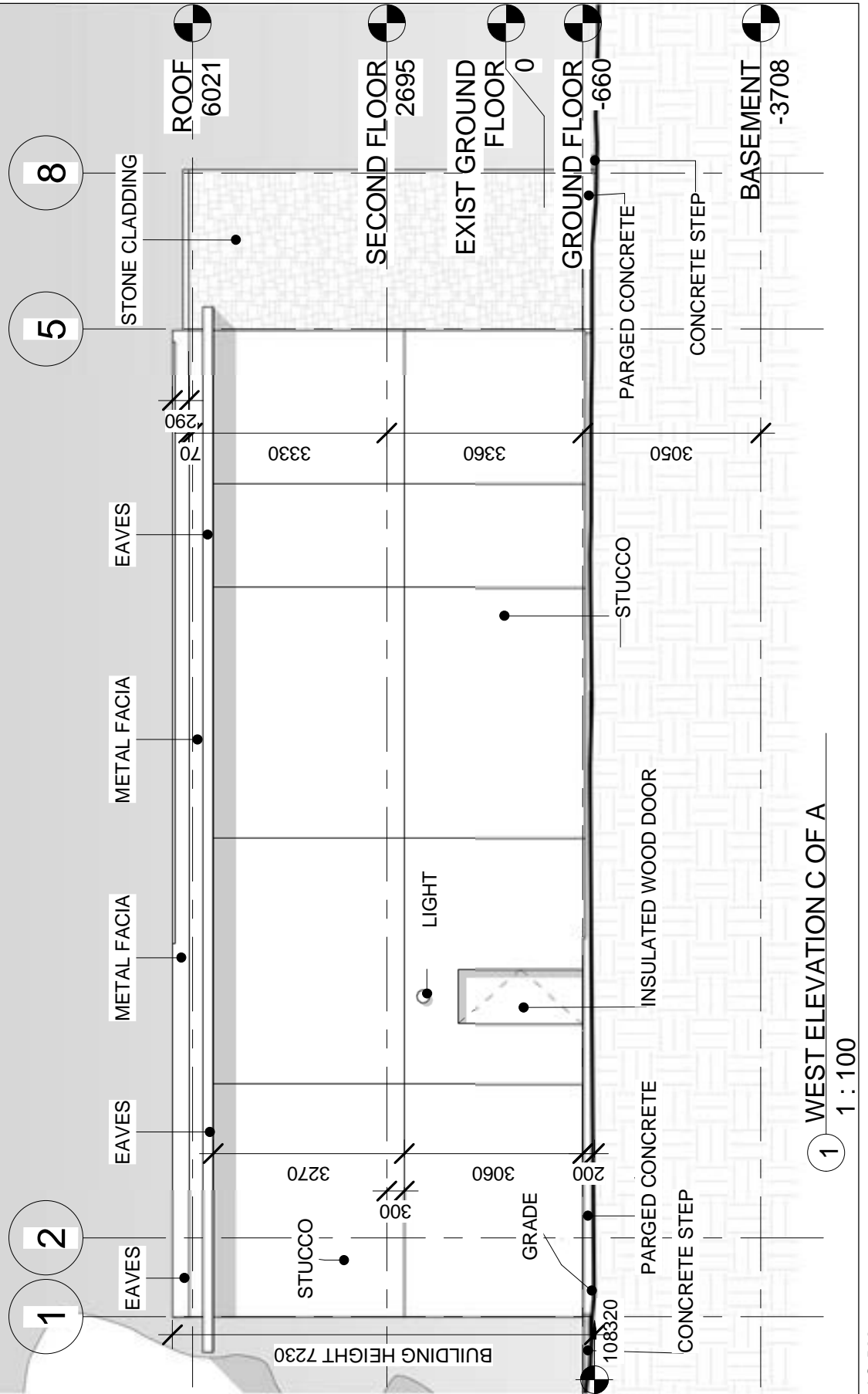


GARY ERICKSON ARCHITECT
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416 893 3060 <http://ericksong.com>

PROJECT		RENO 39 OAKFIELD DRIVE	
DRAWING TITLE		EAST ELEVATION	
1 : 100	05.22.2017	CA07	
SCALE	DATE		
16021	GE		
PROJECT NO	DRAWN BY	CHECK BY	DRAWING NO

SYMBOL LEGEND

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL



URBAN RETREAT
Homes



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TORONTO ONTARIO CANADA M5V 2V8
416 893 3060 <http://ericksong.com>

PROJECT RENO 39 OAKFIELD DRIVE
DRAWING TITLE WEST ELEVATION

1 : 100
SCALE

05.22.2017
DATE

16021
PROJECT NO

GE
DRAWN BY

GE
CHECK BY

CA08
DRAWING NO

SYMBOL LEGEND

- EXISTING WALL/FLOOR
- NEW WALL/FLOOR
- DEMOLISH FEATURES
- DEMOLISH AREA
- METRIC ELEVATION
0000 = EXIST GROUND FLOOR
000000 MM ABOVE SEA LEVEL

8

5

2

1

18 / 1000

ROOF
6021

SECOND FLOOR
2695

EXIST GROUND
FLOOR
0

GROUND FLOOR
-660

BASEMENT
-3708

BUILDING HEIGHT 7230

DECK
S01

DECK
G13

M BEDROOM
S11

DEN
G06

CLOSET
BATH
B03
B04

STAIR
G09

LAUNDRY
S13

ENSUITE
S07

GARAGE
G05

STORAGE
B07

SECTION AT GARAGE C OF A

1 : 120



URBAN RETREAT
Homes



GARY ERICKSON ARCHITECT
27 STEWART STREET
TORONTO, ONTARIO, CANADA M5V 2V8
416 893 3060 <http://ericksonsg.com>

PROJECT RENO 39 OAKFIELD DRIVE

DRAWING TITLE SECTION

As indicated
SCALE

05.22.2017
DATE

16021
PROJECT NO

GE
DRAWN BY

GE
CHECK BY

CA09
DRAWING NO

PROPOSED GROSS FLOOR AREAS FOR ZONING		
LEVEL	GFA M2	NOTES
BASEMENT	161.68	BASEMENT EXCLUDED BY 10.5.40.40 Floor Area (3)(A)
GROUND	137.93	STAIR HOLE & GARAGE EXCLUDED BY 10.5.40.40 Floor Area (3)(C)
SECOND	147.17	STAIR HOLE & OPEN ATRIUM EXCLUDED.
TOTAL	446.78	PROPOSED GROSS FLOOR AREA
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WEST SB	EAST SB	AVERAGE GRADE	NOTES
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416 893 3060 <http://ericksong.com>

PROJECT RENO 39 OAKFIELD DRIVE			
DRAWING TITLE SITE STATISTICS			
SCALE	05.22.2017 DATE		
16021 PROJECT NO	GE DRAWN BY	GE CHECK BY	CA10 DRAWING NO

Thursday, July 27, 2017

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

File Number:	A0512/17EYK	Zoning	RD
Owner(s):	EDWARD JOHN WINTER NORMA ROSE WINTER	Ward:	Etobicoke Centre (04)
Agent:	FRANK BELLINI	Heritage:	Not Applicable
Property Address:	11 ASHWOODCRES	Community:	

Legal Description: PLAN 4967 LOT 189

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

PURPOSE OF THE APPLICATION:

To construct a rear one-storey addition.

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

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

The minimum required side yard setback is 2.4 m.

The altered dwelling will be located 1.86 m from the east side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0512/17EYK	Zoning	RD
Owner:	EDWARD JOHN WINTER NORMA ROSE WINTER	Ward:	Etobicoke Centre (04)
Agent:	FRANK BELLINI	Heritage:	Not Applicable
Property Address:	11 ASHWOOD CRES	Community:	
Legal Description:	PLAN 4967 LOT 189		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, July 27, 2017

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

File Number:	A0519/17EYK	Zoning	E
Owner(s):	ASSEMBLY OF PRAYER	Ward:	Etobicoke North (02)
Agent:	ASSEMBLY OF PRAYER	Heritage:	Not Applicable
Property Address:	1331 MARTIN GROVERD	Community:	

Legal Description: PLAN 4630 PT LOT 79

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

PURPOSE OF THE APPLICATION:

To convert the existing industrial use building to a place of worship.

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

Section 60.20.20.10(1), By-law 569-2013

A place of worship is not listed as a permitted use in the Employment Industrial Zone (E).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0519/17EYK	Zoning	E
Owner:	ASSEMBLY OF PRAYER	Ward:	Etobicoke North (02)
Agent:	ASSEMBLY OF PRAYER	Heritage:	Not Applicable
Property Address:	1331 MARTIN GROVE RD	Community:	
Legal Description:	PLAN 4630 PT LOT 79		

Allan Smithies (signed)

Edwin (Ted) Shepherd
(signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, July 27, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0014/17EYK	Zoning	RD & R2
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE	Community:	
Legal Description:	PLAN M428 LOT 31		

Notice was given and the application considered on Thursday, July 27, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 325.14 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0162/17EYK.

Conveyed - Part 2

Address to be assigned

The lot frontage will be 7.62 m and the lot area will be 325.14 m². The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage and will require variances to the Zoning By-law, as outlined in Application A0163/17EYK.

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

SIGNATURE PAGE

File Number:	B0014/17EYK	Zoning	RD & R2
Owner(s):	ANDREW ALFREDO LAZZARO	Ward:	Etobicoke-Lakeshore (05)
Agent:	JOSE GONCALVES	Heritage:	Not Applicable
Property Address:	EPIC DESIGNS INC	Community:	
Legal Description:	56 FRANCES AVE PLAN M428 LOT 31		

Allan Smithies (signed)

Edwin (Ted) Shepherd
(signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Thursday, August 24, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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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.

Thursday, July 27, 2017

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

File Number:	A0162/17EYK	Zoning	RD & R2
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE – PART 1	Community:	

Legal Description: PLAN M428 LOT 31

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 510 m².
The new lot area will be 325.14 m².
- Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
- Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (107.3 m²).
The new dwelling will cover 37.65% of the lot area (122.4 m²).
- Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index 0.45 times the area of the lot (146.3 m²).
The new dwelling will have a floor space index of 0.65 times the area of the lot (210.28 m²).
- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C (1)
The new dwelling will be located 0.45 m from the south side lot line and 1.22 m from the north side lot line and will have an aggregate side yard setback of 1.67 m.

6. **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 18 m.
7. **Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height for a flat roofed dwelling is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted height for a flat roofed dwelling is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The new dwelling will have a flat roofed height of 9.36 m.
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.
A total of 3.7 m² of the first floor will be located within 4 m of the front main wall.

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 B0014/27EYK.**
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 3.1 Removal of the existing tree on private property and existing hedges within the Frances Avenue right of way and showing clear replacement of the redundant driveway with sod.
 - 3.2 Add the following notations to the Site Plan:
 - a. "Approval from Urban Forestry will be required for the removal of an existing tree on private property";
 - b. "All existing redundant curb cut that are no longer required must be restored to the satisfaction of the City of Toronto at no cost to the Municipality";

- c. “The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard.” The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD;
- d. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services"; and
- e. "All proposed driveways shall comply with all applicable City of Toronto Design Standards";

SIGNATURE PAGE

File Number:	A0162/17EYK	Zoning	RD & R2
Owner:	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE – PART 1	Community:	
Legal Description:	PLAN M428 LOT 31		

Allan Smithies (signed)

Edwin (Ted) Shepherd
(signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, July 27, 2017

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

File Number:	A0163/17EYK	Zoning	RD & R2
Owner(s):	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE – PART 2	Community:	

Legal Description: PLAN M428 LOT 31

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 510 m².
The new lot area will be 325.14 m².
2. **Section 10.20.30.20.(1)(A), By-law 569-2013**
The minimum required lot frontage is 13.5 m.
The new lot frontage will be 7.62 m.
3. **Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (107.3 m²).
The new dwelling will cover 37.46% of the lot area (121.79 m²).
4. **Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index 0.45 times the area of the lot (146.31 m²).
The new dwelling will have a floor space index of 0.65 times the area of the lot (211.27 m²).
5. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1.C.(1)
The minimum required side yard setback is 0.9 m and the aggregate width of both yards shall not equal less than 2.1 m.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 320-42.1 C (1)
The new dwelling will be located 1.22 m from the south side lot line and 0.45 m from the north side lot line and will have an aggregate side yard setback of 1.67 m.

6. **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 18 m.
7. **Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted height for a flat roofed dwelling is 7.2 m.
Section 320-42.1.B.(2)
The maximum permitted height for a flat roofed dwelling is 6.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 320-42.1.B.(2)
The new dwelling will have a flat roofed height of 9.7 m.
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.
A total of 3.7 m² of the first floor will be located within 4 m of the front main wall.

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 B0014/27EYK**.
2. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
3. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 3.1 Removal of the existing tree on private property and existing hedges within the Frances Avenue right of way and showing clear replacement of the redundant driveway with sod.
 - 3.2 Add the following notations to the Site Plan:
 - a. "Approval from Urban Forestry will be required for the removal of an existing tree on private property";
 - b. "All existing redundant curb cut that are no longer required must be restored to the satisfaction of the City of Toronto at no cost to the Municipality";

- c. “The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard.” The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD;
- d. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services"; and
- e. "All proposed driveways shall comply with all applicable City of Toronto Design Standards";

SIGNATURE PAGE

File Number:	A0163/17EYK	Zoning	RD & R2
Owner:	ANDREW ALFREDO LAZZARO JOSE GONCALVES	Ward:	Etobicoke-Lakeshore (05)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	56 FRANCES AVE – PART 2	Community:	
Legal Description:	PLAN M428 LOT 31		

Allan Smithies (signed)

Edwin (Ted) Shepherd
(signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

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Thursday, July 27, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0035/17EYK	Zoning	RM & R2A
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE	Community:	
Legal Description:	PLAN M77 LOT 226		

Notice was given and the application considered on Thursday, July 27, 2017, as required by the Planning Act.
THE CONSENT REQUESTED:

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

Retained - Part 2

Address to be assigned

The lot frontage is 7.6 m and the lot area is 306.4 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0362/17EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.6 m and the lot area is 307.9 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0361/17EYK.

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

SIGNATURE PAGE

File Number:	B0035/17EYK	Zoning	RM & R2A
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE	Community:	
Legal Description:	PLAN M77 LOT 226		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Thursday, August 24, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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☐

- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- ☐ 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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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.

Thursday, July 27, 2017

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

File Number:	A0361/17EYK	Zoning	RM & R2A
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE – PART 1	Community:	

Legal Description: PLAN M77 LOT 226

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.6 m.
- Section 900.6.10.(479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 307.9 m².
- Section 900.6.10.(479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.62 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.22 m.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31.A.(2)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space width within the attached garage will have a width of 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 B0035/17EYK**
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

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

3. Submission of a complete application for permit to injure or destroy privately owned trees.
4. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 The applicant shall submit one revised site plan (metric scale of 1:200 or 1:250) illustrating the requirements specified in the following points, at no cost to the City;
 - a. Illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Illustrate existing structures (i.e. dwelling, garage, driveway, etc.) to be demolished; and,
 - c. Each lot requires a separate sanitary and water service connection; and,
 - d. Show the existing Right of Way including the sidewalk, boulevard, curb, etc.; and,

- e. Provide a description of the proposed buildings (i.e. one-storey, etc.); and,
- f. Provide some grading information to demonstrate that the proposed grading matches the existing grading; and,
- g. Reinstate the existing driveway that is being removed within Victor Avenue with raised concrete and boulevard sidewalk according to City of Toronto Design Standard No. T-310.010-2; and,
- h. Reinstate the existing driveway curb cut that is being removed along the curb line of Victor Avenue with poured raised concrete curb according to City of Toronto Design Standard No. T-600.11-1; and,
- i. The site plan shall include the following advisory notations:
 - 1. "The applicant must obtain all required permits from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance."; and,
 - 2. "The applicant must provide a Municipal Road Damage Deposit (MRDD) 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.

5.2 The applicant shall submit architectural drawings including elevation plans and floor plans.

SIGNATURE PAGE

File Number:	A0361/17EYK	Zoning	RM & R2A
Owner:	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE – PART 1	Community:	
Legal Description:	PLAN M77 LOT 226		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
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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
- ☐ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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Thursday, July 27, 2017

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

File Number:	A0362/17EYK	Zoning	RM & R2A
Owner(s):	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE – PART 2	Community:	

Legal Description: PLAN M77 LOT 226

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.6.10.(479)(B)(i), By-law 569-2013 & Section 340-30.A.(2)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.6 m.
- Section 900.6.10.(479)(A)(i), By-law 569-2013 & Section 340-30.A.(1)**
The minimum required lot area is 325 m².
The lot area will be 306.4 m².
- Section 900.6.10.(479)(D), By-law 569-2013 & Section 340-30.A.(4)**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.62 m from the north side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The proposed dwelling will have a length of 18.22 m.
- Section 200.5.1.10.(2)(A)(ii), By-law 569-2013 & Section 340-31.A.(2)(c)**
The minimum required parking space width is 3.2 m.
The proposed parking space width within the attached garage will have a width of 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 B0035/17EYK**.
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

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

3. Submission of a complete application for permit to injure or destroy privately owned trees.
4. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 5.1 The applicant shall submit one revised site plan (metric scale of 1:200 or 1:250) illustrating the requirements specified in the following points, at no cost to the City;
 - a. Illustrate a positive slope from the roadway to the garage and have a minimum driveway slope of 2% and maximum driveway slope of 8%. Driveway slopes should be identified on all proposed lots; and,
 - b. Illustrate existing structures (i.e. dwelling, garage, driveway, etc.) to be demolished; and,
 - c. Each lot requires a separate sanitary and water service connection; and,
 - d. Show the existing Right of Way including the sidewalk, boulevard, curb, etc.; and,

- e. Provide a description of the proposed buildings (i.e. one-storey, etc.); and,
- f. Provide some grading information to demonstrate that the proposed grading matches the existing grading; and,
- g. Reinstate the existing driveway that is being removed within Victor Avenue with raised concrete and boulevard sidewalk according to City of Toronto Design Standard No. T-310.010-2; and,
- h. Reinstate the existing driveway curb cut that is being removed along the curb line of Victor Avenue with poured raised concrete curb according to City of Toronto Design Standard No. T-600.11-1; and,
- i. The site plan shall include the following advisory notations:
 - 1. "The applicant must obtain all required permits from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance."; and,
 - 2. "The applicant must provide a Municipal Road Damage Deposit (MRDD) 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.

5.2 The applicant shall submit architectural drawings including elevation plans and floor plans.

SIGNATURE PAGE

File Number:	A0362/17EYK	Zoning	RM & R2A
Owner:	ALEXANDER THEODORE KOLOS	Ward:	Etobicoke-Lakeshore (06)
Agent:	VANESSA MANNO	Heritage:	Not Applicable
Property Address:	56 VICTOR AVE – PART 2	Community:	
Legal Description:	PLAN M77 LOT 226		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

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).

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 [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 27, 2017

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

File Number:	A0243/17EYK	Zoning	RD & R1
Owner(s):	STEPHEN JAMES REDDEN LAURA REDDEN	Ward:	Etobicoke Centre (04)
Agent:	CULMONE AND ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	75 VALECREST DR	Community:	

Legal Description: PLAN 4059 PT LOT 14

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- Section 900.3.10.(32)(C), By-law 569-2013 and Section 1.h), By-law 1988-194**
The maximum permitted gross floor area, including an attached garage or detached garage, is 465 m² or a maximum floor space index of 0.35 (572.6 m²).
Section 900.3.10.(32)(C), By-law 569-2013
The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.4 times the area of the lot (650.51 m²).
Section 1.h), By-law 1988-194
The new dwelling, including the attached garage, will have a gross floor area of 650.51 m² and a floor space index of 0.24 times the area of the lot (650.51 m²).
- Section 10.20.40.70.(1), By-law 569-2013 and Section 320-40.C.(2)**
The minimum required front yard setback is 23.81 m.
The new dwelling will be located 21.14 m from the front lot line.
- Section 900.3.10.(32)(H), By-law 569-2013 and Section 1.e), By-law 1988-194**
The minimum required side yard setback is 2 m with an aggregate side yard width of 5 m.
The new dwelling will be located 2 m from the west side lot line and 2.12 m from the east side lot line and will have a total aggregate side yard width of 4.12 m.

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

The minimum required side yard setback is 7.5 m for any portion of the building that is farther from the front lot line than the lesser of: (A) 17 m from the front main wall of the building or (B) 19 m from the required front yard setback.

The new dwelling will be located 2.12 m from the east side lot line for the portion of the dwelling that exceeds 17 m from the main wall and 19 m from the front yard setback.

5. Section 900.3.10.(32)(B), By-law 569-2013 and Section 1.a), By-law 1988-194

The maximum permitted dwelling height is 8.6 m.

The new dwelling will have a height of 9.25 m.

6. Section 10.5.100.1.(1), By-law 569-2013 and Section 320-44.(A)(1)(ii)

The maximum permitted driveway width is 6 m.

The driveway will have a width of 12.41 m.

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

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

The proposed second storey rear balcony will have an area of 25.23 m².

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

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

Section 320-40.D.

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

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

The proposed front covered porch will encroach 4.49 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 on Condition

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

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

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

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

3. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
4. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 4.1 The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 4.2 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;
 - 4.3 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"

SIGNATURE PAGE

File Number:	A0243/17EYK	Zoning	RD & R1
Owner:	STEPHEN JAMES REDDEN	Ward:	Etobicoke Centre (04)
	LAURA REDDEN		
Agent:	CULMONE AND ASSOCIATES	Heritage:	Not Applicable
	LTD		
Property Address:	75 VALECREST DR	Community:	
Legal Description:	PLAN 4059 PT LOT 14		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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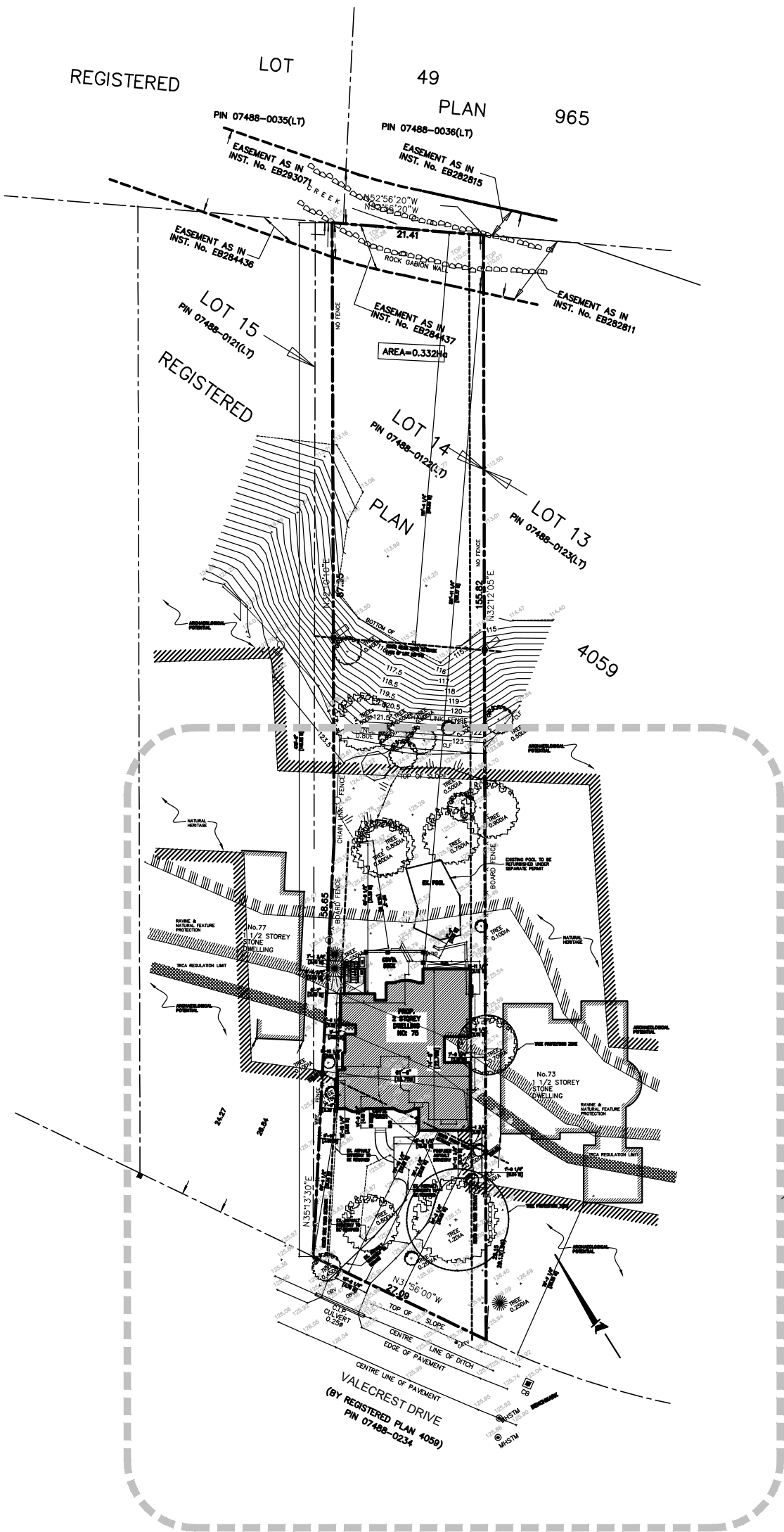
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REVISED

8:47 am, Jun 01, 2017



SITE PLAN

SCALE: 1:750

SITE STATS.

ETOBICOKE ZONING BY-LAW	
ZONING:	R1, 1988-194
LOT AREA:	35745.84 SQ. FT. [3320.79 SQ.M.]
TABLE LAND AREA	30319.28 SQ.FT. [2816.75 SQ.M.]
LAND EXCEED 22.5'	5426.56 SQ.FT. [504.14 SQ.M.]
MAX. COVERAGE:	28% OF LOT AREA, 10008.84 SQ.FT. [929.82 SQ.M.]
MAX. ALLOWABLE G.F.A.:	465.00 SQ.M. [5005.38 SQ.FT.]
[0.35 X TABLE LAND AREA]	[INCLUDING GARAGE], UP TO A MAX. F.S.I. OF 0.35, 10611.75 SQ.FT. [985.86 SQ.M.]
ALLOWABLE VOID SPACE:	4.00% OF ACTUAL G.F.A., 280.38 SQ.FT. [26.05 SQ.M.]
CITY WIDE TORONTO ZONING BY-LAW	
ZONING:	RD [f21.0; a835; d0.45] [x32]
LOT AREA:	35745.84 SQ. FT. [3320.79 SQ.M.]
AREA ABOVE TOP OF BANK	17609.80 SQ.FT. [1636.00 SQ.M.]
MAX. COVERAGE:	28% OF LOT AREA, 10008.84 SQ.FT. [929.82 SQ.M.]
MAX. ALLOWABLE G.F.A.:	465.00 SQ.M. [5005.38 SQ.FT.]
[0.35 X LOT AREA]	[INCLUDING GARAGE], UP TO A MAX. F.S.I. OF 0.35, 6163.43 SQ.FT. [572.60 SQ.M.]
ALLOWABLE VOID SPACE:	4.00% OF ACTUAL G.F.A., 280.38 SQ.FT. [26.05 SQ.M.]
PROPOSED	
LOT COVERAGE:	12.09% OF LOT AREA, 4321.68 SQ.FT. [401.50 SQ.M.]
G.F.A.:	
GROUND FLOOR AREA:	3125.67 SQ.FT. [290.38 SQ.M.]
SECOND FLOOR AREA:	3409.44 SQ.FT. [316.75 SQ.M.]
GARAGE AREA:	484.00 SQ.FT. [44.97 SQ.M.]
VOID AREA:	-17.00 SQ.FT. [-1.58 SQ.M.]
TOTAL G.F.A.:	7002.11 SQ.FT. [650.51 SQ.M.]
F.S.I.	
CITY WIDE BY-LAW	0.40 [39.76% OF LOT AREA]
ETOBICOKE ZONING BY-LAW	0.24 [24.31% OF LOT AREA]

SITE INFO. TAKEN FROM:

PART OF LOT 14
REGISTERED PLAN 4059
CITY OF TORONTO
TOM A. SENKUS,
ONTARIO LAND SURVEYOR
OCT,25/ 2016

FRONT YARD AREA CALCULATIONS:

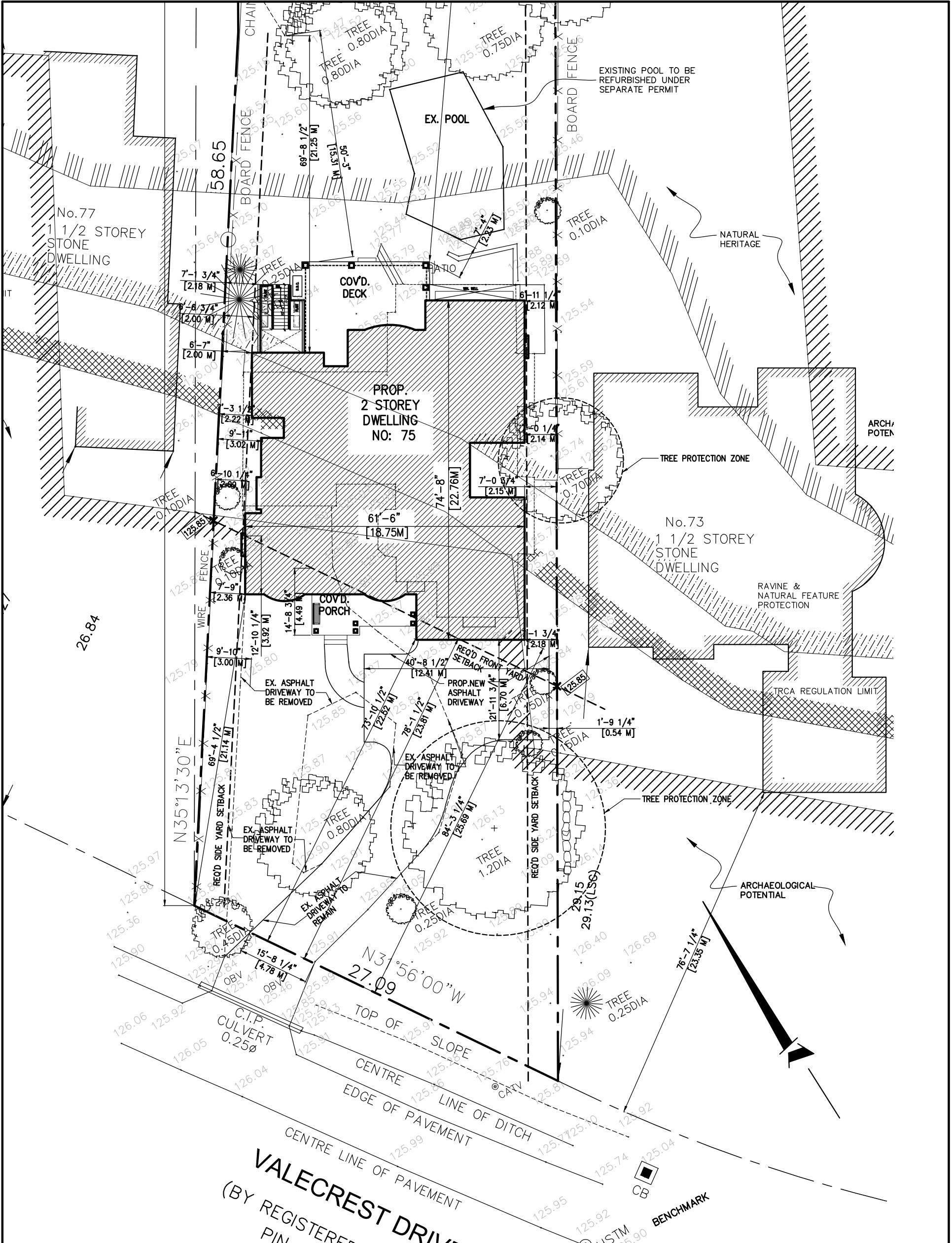
FRONT YARD AREA	6565.85 SQ.FT. [609.99 SQ.M.]	100.00%
FRONT LANDSCAPE AREA	4680.67 SQ.FT. [434.85 SQ.M.]	71.29%
HARD LANDSCAPE AREA	84.92 SQ.FT. [7.89 SQ.M.]	1.81%
SOFT LANDSCAPE AREA	4595.75 SQ.FT. [426.96 SQ.M.]	98.19%
PROP. DRIVEWAY	1712.66 SQ.FT. [159.11 SQ.M.]	26.08%
PROP. COV'D PORCH	172.52 SQ.FT. [16.03 SQ.M.]	2.63%

SCOPE OF WORK:

NEW CONSTRUCTION	7002.11 SQ.FT. [650.51 SQ.M.]
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10	ISSUED FOR ZZC	JAN 06/2017
9	ISSUED FOR REVIEW	JAN 03/2017
8	ISSUED FOR REVIEW	DEC 13/2016
17	ISSUED FOR C. OF A.	MAY 31 /2017
16	ISSUED FOR C. OF A.	MAY 29 /2017
15	ISSUED FOR C. OF A.	MAY 23 /2017
14	ISSUED FOR REVIEW	MAY 01 /2017
13	ISSUED FOR REVIEW	MAR 20/2017
12	ISSUED FOR CofA	MAR 08/2017
11	ISSUED FOR REVIEW	MAR 01/2017
7	ISSUED FOR REVIEW	DEC 01/2016
6	ISSUED FOR REVIEW	NOV 22/2016
5	ISSUED FOR REVIEW	NOV 16/2016
4	ISSUED FOR REVIEW	NOV 02/2016
3	ISSUED FOR REVIEW	OCT 28/2016
2	ISSUED FOR REVIEW	OCT 26/2016
	ISSUED FOR REVIEW	SEP 30/2016

CULMONE & ASSOCIATES LTD. 200 EVANS AVE., SUITE 102, ETOBICOKE, ONTARIO TEL: (416) 252-9861 or (416) 252-9867 FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com	PROJECT:	DRAWN BY:	PL	CHECKED BY:	JC
	75 VALECREST DR ETOBICOKE, ON.	DATE:	SEP 30/2016	SCALE:	AS SHOWN
		PROJECT NO.:	16-59	DRAWING NO.:	A0



SITE PLAN (PARTIAL)

SCALE: 1:250

VALECREST DRIVE
(BY REGISTERED PLAN 4059)
PIN 07488-0234

10	ISSUED FOR ZCC	JAN 06/2017
9	ISSUED FOR REVIEW	JAN 03/2017
8	ISSUED FOR REVIEW	DEC 13/2016
17	ISSUED FOR C. OF A.	MAY 31 /2017
16	ISSUED FOR C. OF A.	MAY 29 /2017
15	ISSUED FOR C. OF A.	MAY 23 /2017
14	ISSUED FOR REVIEW	MAY 01 /2017
13	ISSUED FOR REVIEW	MAR 20/2017
12	ISSUED FOR CofA	MAR 08/2017
11	ISSUED FOR REVIEW	MAR 01/2017
7	ISSUED FOR REVIEW	DEC 01/2016
6	ISSUED FOR REVIEW	NOV 22/2016
5	ISSUED FOR REVIEW	NOV 16/2016
4	ISSUED FOR REVIEW	NOV 02/2016
3	ISSUED FOR REVIEW	OCT 28/2016
2	ISSUED FOR REVIEW	OCT 26/2016
	ISSUED FOR REVIEW	SEP 30/2016

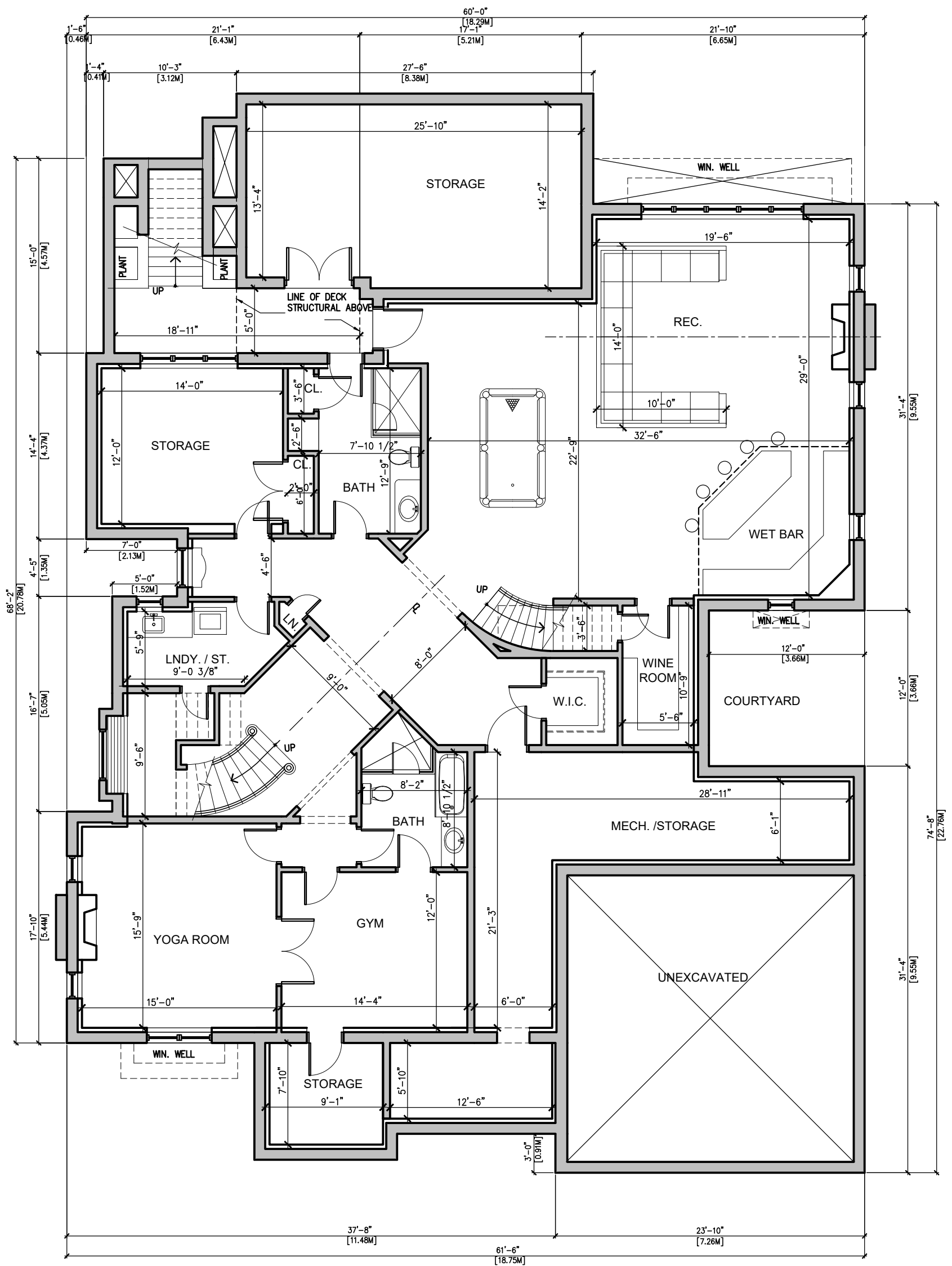
CULMONE & ASSOCIATES LTD.

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TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

DRAWN BY:	PL	CHECKED BY:	JC
DATE:	SEP 30/2016	SCALE:	AS SHOWN
PROJECT NO.:	16-59	DRAWING NO.:	A1

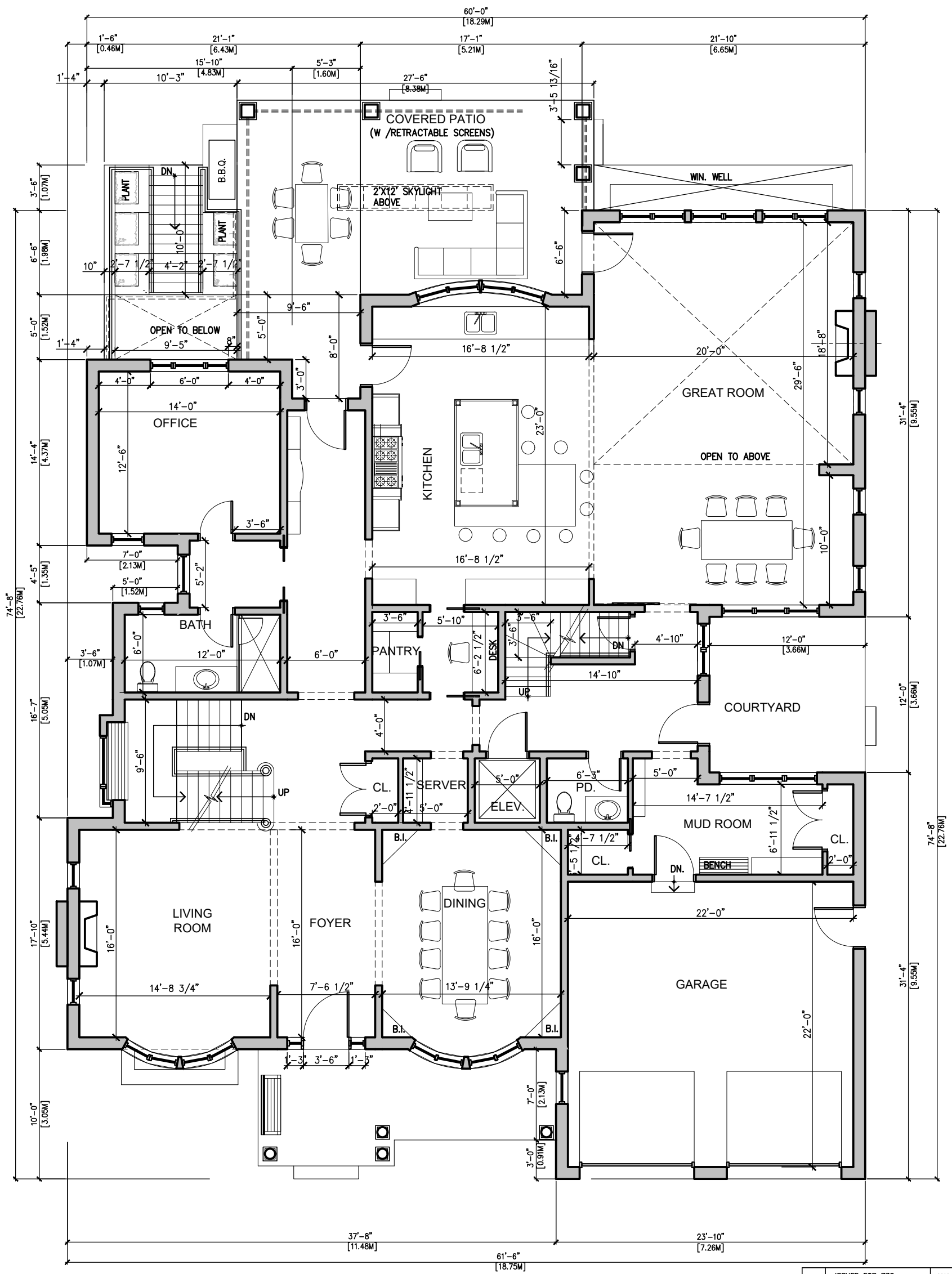


BASEMENT PLAN

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
10	ISSUED FOR ZCZ	JAN 06/2017			
9	ISSUED FOR REVIEW	JAN 03/2017			
8	ISSUED FOR REVIEW	DEC 13/2016			

<div>CULMONE & ASSOCIATES LTD.</div> <div>200 EVANS AVE., SUITE 102, ETOBICOKE, ONTARIO TEL: (416) 252-9861 or (416) 252-9867 FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com</div>	PROJECT:		DRAWN BY:	PL	CHECKED BY:	JC
	75 VALECREST DR ETOBICOKE, ON.		DATE:	SEP 30/2016	SCALE:	AS SHOWN
			PROJECT NO.:	16-59	DRAWING NO.:	A2



GROUND FLOOR PLAN

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
10	ISSUED FOR Z2C				JAN 06/2017
9	ISSUED FOR REVIEW				JAN 03/2017
8	ISSUED FOR REVIEW				DEC 13/2016

CULMONE
& ASSOCIATES LTD.

200 EVANS AVE., SUITE 102, ETOBICOKE, ONTARIO
TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

DRAWN BY: PL

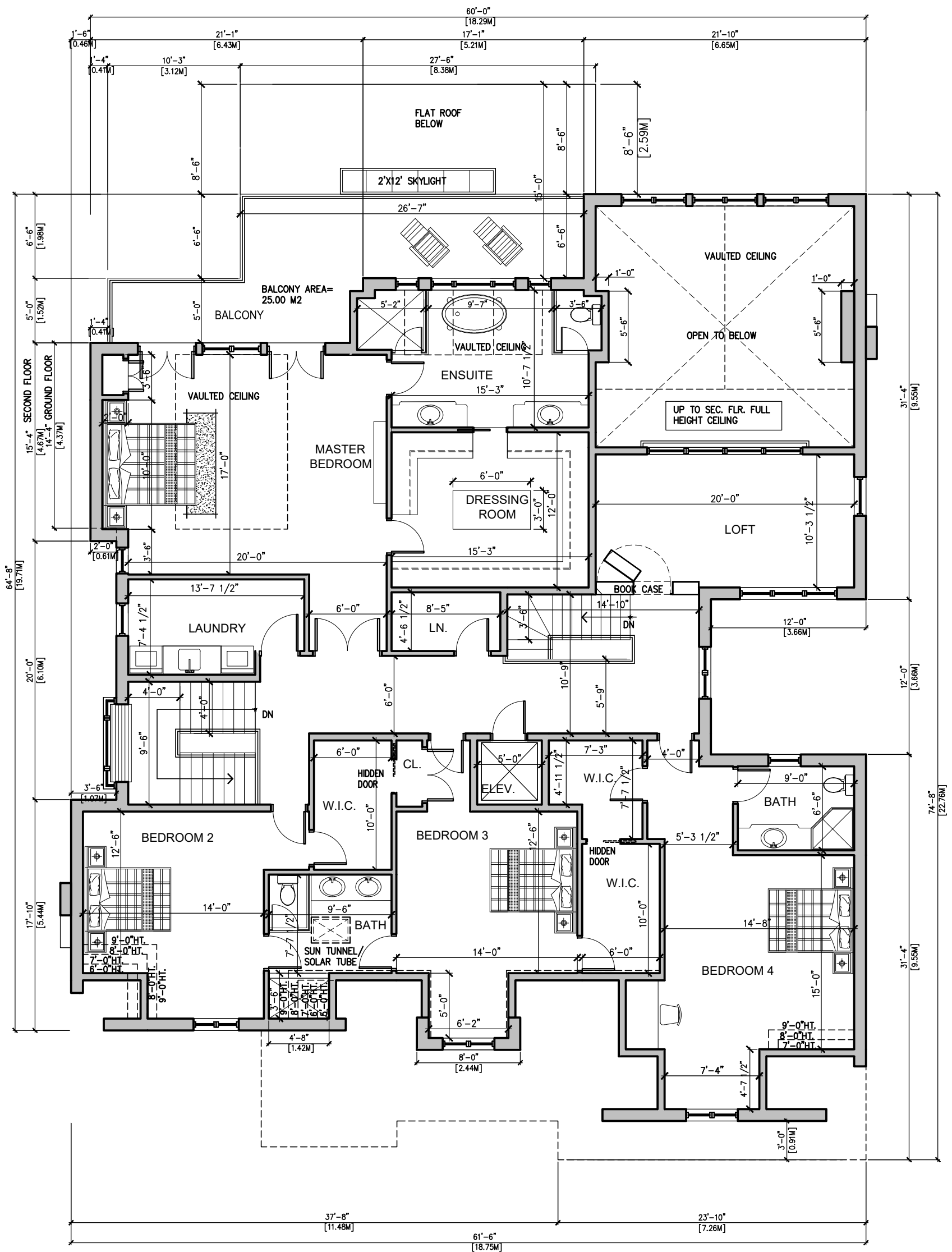
DATE: SEP 30/2016

PROJECT NO.: 16-59

CHECKED BY: JC

SCALE: AS SHOWN

DRAWING NO.: A3



SECOND FLOOR PLAN

SCALE: 1:100

10	ISSUED FOR ZCC	JAN 06/2017
9	ISSUED FOR REVIEW	JAN 03/2017
8	ISSUED FOR REVIEW	DEC 13/2016
17	ISSUED FOR C. OF A.	MAY 31 /2017
16	ISSUED FOR C. OF A.	MAY 29 /2017
15	ISSUED FOR C. OF A.	MAY 23 /2017
14	ISSUED FOR REVIEW	MAY 01 /2017
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11	ISSUED FOR REVIEW	MAR 01/2017
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6	ISSUED FOR REVIEW	NOV 22/2016
5	ISSUED FOR REVIEW	NOV 16/2016
4	ISSUED FOR REVIEW	NOV 02/2016
3	ISSUED FOR REVIEW	OCT 28/2016
2	ISSUED FOR REVIEW	OCT 26/2016
	ISSUED FOR REVIEW	SEP 30/2016

CULMONE
& ASSOCIATES LTD.

200 EVANS AVE., SUITE 102, ETOBICOKE, ONTARIO
TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

DRAWN BY:

PL

CHECKED BY:

JC

DATE:

SEP 30/2016

SCALE:

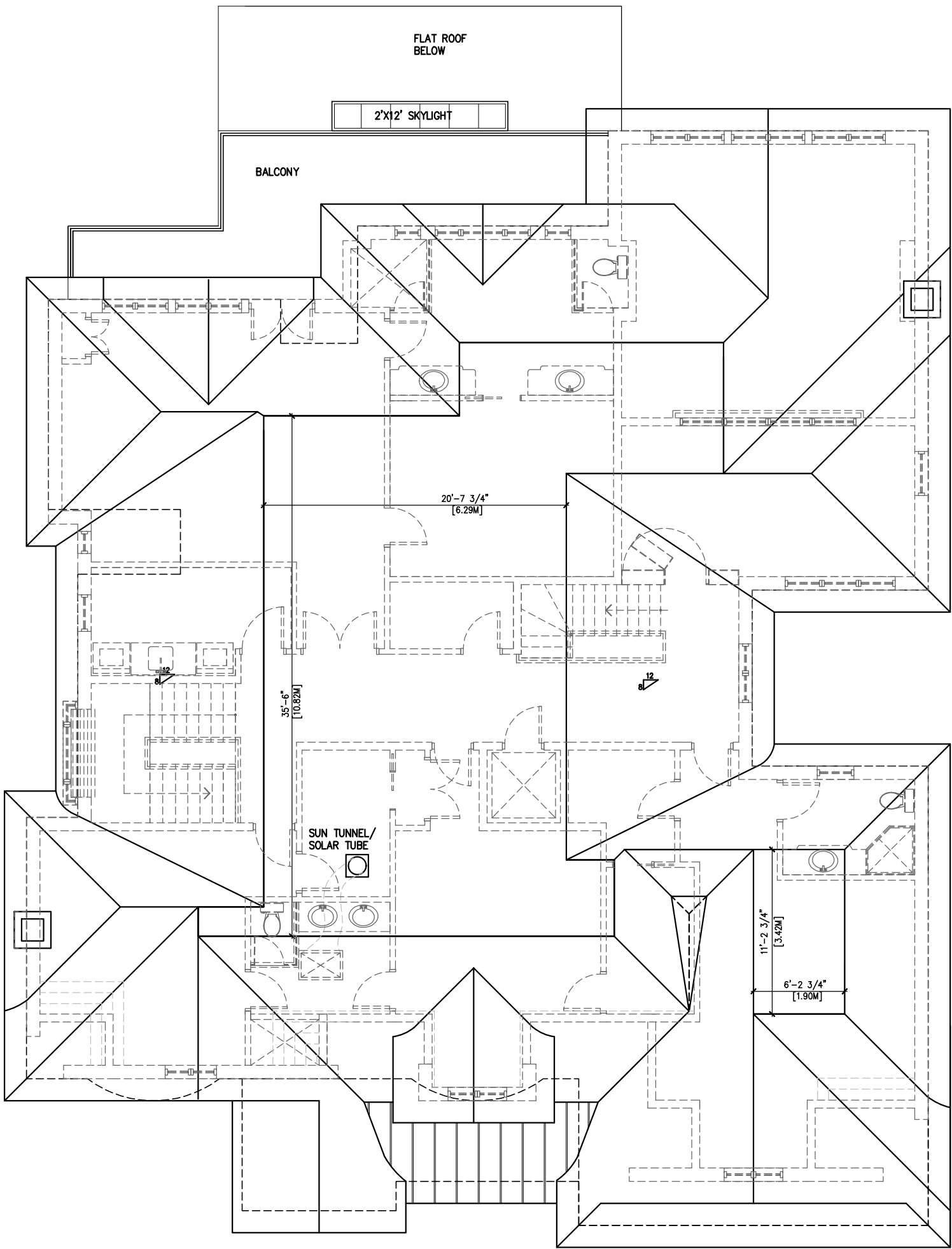
AS SHOWN

PROJECT NO.:

16-59

DRAWING NO.:

A4



TOTAL SEC. FLR AREA: 3359.53 S.F.
FLAT ROOF AREA: 960.45 S.F.(28.59%)

ROOF PLAN

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
			10	ISSUED FOR ZFC	JAN 06/2017
			9	ISSUED FOR REVIEW	JAN 03/2017
			8	ISSUED FOR REVIEW	DEC 13/2016

<div>CULMONE & ASSOCIATES LTD.</div> <div>200 EVANS AVE., SUITE 102, ETOBICOKE, ONTARIO TEL: (416) 252-9861 or (416) 252-9867 FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com</div>	PROJECT:	DRAWN BY: PL	CHECKED BY: JC
	75 VALECREST DR ETOBICOKE, ON.	DATE: SEP 30/2016	SCALE: AS SHOWN
		PROJECT NO.: 16-59	DRAWING NO.: A5



SOUTH ELEVATION

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
10	ISSUED FOR ZZC				
9	ISSUED FOR REVIEW				
8	ISSUED FOR REVIEW				

CULMONE
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PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

DRAWN BY: PL

DATE: SEP 30/2016

CHECKED BY: JC

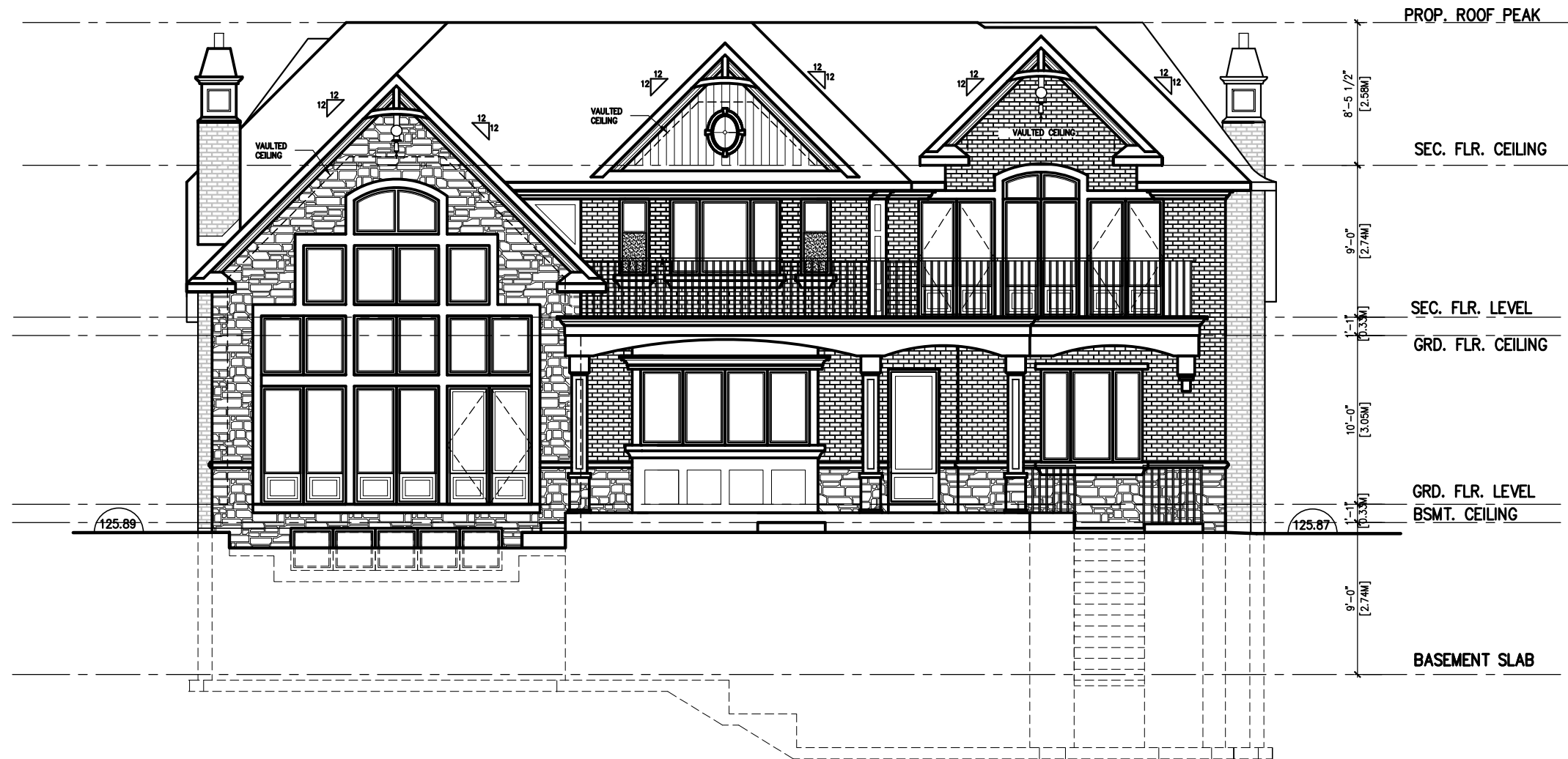
SCALE: AS SHOWN

PROJECT NO.:

16-59

DRAWING NO.:

A6



NORTH ELEVATION
SCALE: 1:100

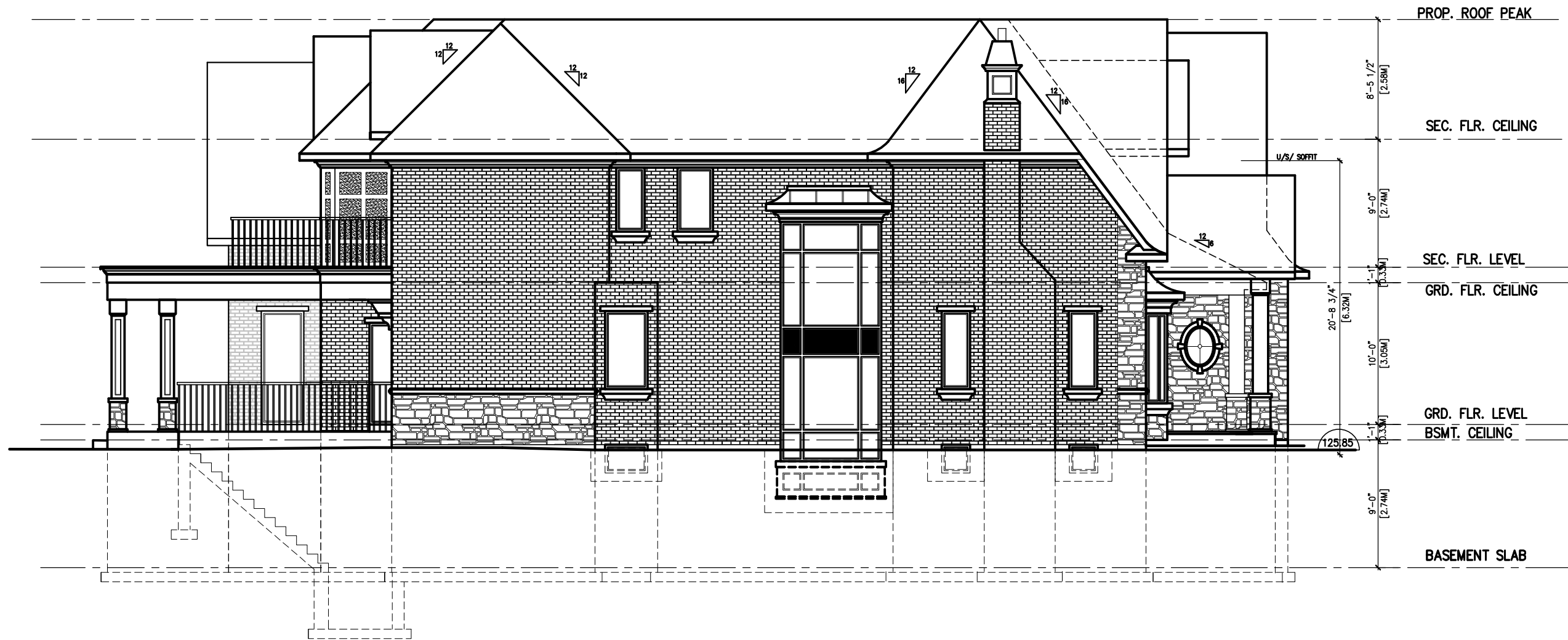
17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
10	ISSUED FOR ZC				JAN 06/2017
9	ISSUED FOR REVIEW				JAN 03/2017
8	ISSUED FOR REVIEW				DEC 13/2016

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TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

PROJECT:
**75 VALECREST DR
ETOBICOKE, ON.**

DRAWN BY: PL
DATE: SEP 30/2016
PROJECT NO.: 16-59

CHECKED BY: JC
SCALE: AS SHOWN
DRAWING NO.: A7



WEST ELEVATION

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
13	ISSUED FOR REVIEW	MAR 20/2017	3	ISSUED FOR REVIEW	OCT 28/2016
12	ISSUED FOR CofA	MAR 08/2017	2	ISSUED FOR REVIEW	OCT 26/2016
11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
10	ISSUED FOR ZZC				JAN 06/2017
9	ISSUED FOR REVIEW				JAN 03/2017
8	ISSUED FOR REVIEW				DEC 13/2016

CULMONE
& ASSOCIATES LTD.

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TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

DRAWN BY: PL

CHECKED BY: JC

DATE: SEP 30/2016

SCALE: AS SHOWN

PROJECT NO.:

16-59

DRAWING NO.:

A8



EAST ELEVATION

SCALE: 1:100

17	ISSUED FOR C. OF A.	MAY 31 /2017	7	ISSUED FOR REVIEW	DEC 01/2016
16	ISSUED FOR C. OF A.	MAY 29 /2017	6	ISSUED FOR REVIEW	NOV 22/2016
15	ISSUED FOR C. OF A.	MAY 23 /2017	5	ISSUED FOR REVIEW	NOV 16/2016
14	ISSUED FOR REVIEW	MAY 01 /2017	4	ISSUED FOR REVIEW	NOV 02/2016
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11	ISSUED FOR REVIEW	MAR 01/2017		ISSUED FOR REVIEW	SEP 30/2016
			10	ISSUED FOR ZC	JAN 06/2017
			9	ISSUED FOR REVIEW	JAN 03/2017
			8	ISSUED FOR REVIEW	DEC 13/2016

PROJECT:

75 VALECREST DR
ETOBICOKE, ON.

CULMONE

& ASSOCIATES LTD.

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TEL: (416) 252-9861 or (416) 252-9867
FAX: (416) 252-1578, EMAIL: culmone@on.aibn.com

DRAWN BY: PL

DATE: SEP 30/2016

PROJECT NO.: 16-59

CHECKED BY: JC

SCALE: AS SHOWN

DRAWING NO.: A9

Thursday, July 27, 2017

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

File Number:	A0306/17EYK	Zoning	RD & R2
Owner(s):	JOHNATAN PASSOS	Ward:	Etobicoke North (02)
Agent:	JOHNATAN PASSOS	Heritage:	Not Applicable
Property Address:	168 CLEARBROOKE CRCL	Community:	

Legal Description: PLAN 4411 LOT 511

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

1. **Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (154.6 m²).
The new dwelling will cover 35.1% of the lot area (164.7 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 (210.8 m²).
The new dwelling will have a floor space index of 0.59 times the area of the lot (278.3 m²).
3. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.91 m from the north side lot line.
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 7.19 m.
5. **Section 320-42.1.(B)(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 6.98 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

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

SIGNATURE PAGE

File Number:	A0306/17EYK	Zoning	RD & R2
Owner:	JOHNATAN PASSOS	Ward:	Etobicoke North (02)
Agent:	JOHNATAN PASSOS	Heritage:	Not Applicable
Property Address:	168 CLEARBROOKE CRCL	Community:	
Legal Description:	PLAN 4411 LOT 511		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

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).

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 [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 27, 2017

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

File Number:	A0330/17EYK	Zoning	E1 & I.C2
Owner(s):	1460 THE QUEENSWAY STORAGE GP COROPORATION	Ward:	Etobicoke-Lakeshore (05)
Agent:	FOTENN CONSULTANTS	Heritage:	Not Applicable
Property Address:	1460 THE QUEENSWAY	Community:	

Legal Description: CON 3 PT LOT 7

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

PURPOSE OF THE APPLICATION:

To convert the existing industrial warehouse to include a self-storage warehouse and an office with associated parking deficiencies and to construct second-storey additions above portions of the building.

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

1. **Section 60.20.20.10.(1), By-law 569-2013**
The proposed self-storage warehouse use is not a permitted use in an E zone.
2. **Section 60.20.40.70(2) , By-law 569-2013**
The minimum required side yard setback is 3 m.
Section 304-36.D.(6)
The minimum required side yard setback, where the side lot line abuts a railway right-of-way, is 1.5 m.
Section 60.20.40.70(2), By-law 569-2013 and Section 304-36.D.(6)
The existing building is located 1.29 m from the east side lot line abutting a railway right-of-way.
3. **Section 304-36.D.(4)**
The minimum required side yard setback is 10% of the lot frontage, to a maximum of 4.5 m. A landscaped strip, at least 3 m wide, shall be provided along a side lot line abutting a street, except for the necessary driveway access(es).
The existing building is located 19.4 m from the west side lot line abutting Vansco Road.

4. **Section 60.5.80.10.(1)(A), By-law 569-2013**
A parking area must be located a minimum of 3 m from the front and side lot lines abutting a street.
Section 304-36.G.(1)
A parking area shall be located a minimum of 4.5 m from a lot line abutting a street.
Section 60.5.80.10.(1)(A), By-law 569-2013 and Section 304-36.G.(1)
The proposed parking spaces will be located 0.33 m from west lot line abutting Vansco Road.
5. **Section 60.20.80.20.(1), By-law 569-2013**
The minimum required setback for a parking space from any lot line is 0.5 m.
The proposed parking spaces will be located 0 m from the north side lot line.
6. **Section 60.5.100.1.(1)(B), By-law 569-2013**
A driveway must have a maximum width of 11 m for a minimum depth of 3 m measured from the lot line abutting a street.
The proposed driveway will have a width of 15.5 m for a depth greater than the minimum required 3 m abutting Vansco Road.
7. **Section 304-36.G.(2)**
The maximum permitted driveway access width is 10.5 m, excluding corner radii. No two such means of access on any said properties shall be less than 5 m apart.
The proposed driveway access width on the Vansco Road frontage will be 15.5 m.
8. **Section 60.5.80.10.(2)(A), By-law 569-2013**
A maximum of 39 parking spaces are permitted in the front yard or the side yard that abuts a street.
A total of 110 parking spaces will be located along the west side lot line abutting Vansco Road.
9. **Section 320-18(C)(3)(f)(1), Section 320-18(F)(2) and Section 320-18(F)(3)(f)**
A total of 359 parking spaces are required.
A total of 273 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 submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.

3. The proposal shall be constructed substantially in accordance with the revised Site Plan and Landscape Plan (L1-1) submitted and held on file by the Committee of Adjustment office and date stamped as received on June 9, 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.
4. A maximum of two vehicular access driveways off Vansco Road can have widths of 15.5 m, to the satisfaction of Traffic Planning / Right of Way Management:

SIGNATURE PAGE

File Number:	A0330/17EYK	Zoning	E1 & I.C2
Owner:	1460 THE QUEENSWAY STORAGE GP COROPORATION	Ward:	Etobicoke-Lakeshore (05)
Agent:	FOTENN CONSULTANTS	Heritage:	Not Applicable
Property Address:	1460 THE QUEENSWAY	Community:	
Legal Description:	CON 3 PT LOT 7		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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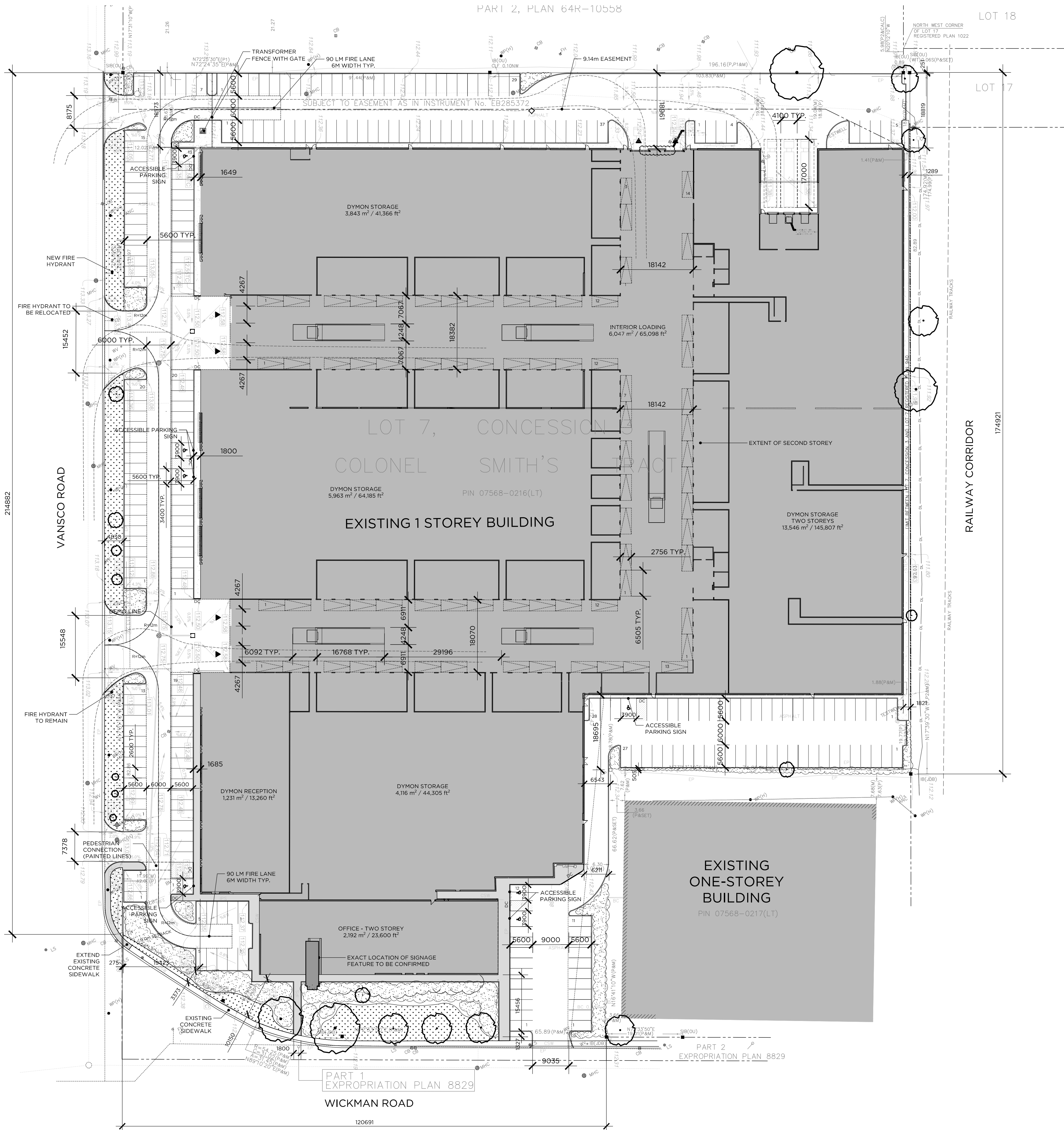
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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LEGAL DESCRIPTION OF PROPERTY:
THE 41,719 m² PROPERTY KNOWN MUNICIPALLY AS 1460 THE QUEENSWAY IS LOCATED AT THE NORTHEAST CORNER OF VANSKO ROAD AND THE QUEENSWAY IN THE CITY OF TORONTO (ETOBICOKE).
BOUNDARY INFORMATION FROM SURVEY BY: DAVID B. SEARLES SURVEYING LTD.

BUILDING FOOTPRINT (INCLUDING INTERIOR LOADING):	29,149 m ² (313,757 ft ²)
TOTAL SELF STORAGE	27,568 m ² (296,739 ft ²)
TOTAL RECEPTION	1,231 m ² (13,260 ft ²)
TOTAL OFFICE	2,192 m ² (23,600 ft ²)
TOTAL GFA	30,991 m ² (333,599 ft ²)

PARKING STATISTICS	
REQUIRED	PROPOSED
Current E.I.O Zoning	Former City of Etobicoke By-law
206 spaces	359 spaces
For a complete list of the performance standards for both zoning categories please refer to the table in Appendix A of the associated Planning Rationale Report.	

CITY OF TORONTO
COMMITTEE OF ADJUSTMENT
ETOBICOKE YORK DISTRICT
REVISED
JUNE 09, 2017



DYMON CAPITAL CORPORATION
21830 WALKLEY ROAD
OTTAWA, ON K1H 8K3
T: 613.247.0888
F: 613.247.7730

- GENERAL NOTES
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
 - ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. THE LANDSCAPE ARCHITECT BARES NO RESPONSIBILITY FOR ANY UNKNOWN SUBSURFACE CONDITIONS.
 - CONTRACTOR TO COMPLETE LAYOUT TO APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION.
 - ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
 - ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS, SURVEYS, AND AERIAL PHOTOS. SURVEY AND TOPOGRAPHICAL INFORMATION HAS BEEN PROVIDED IN DIGITAL FORMAT FROM DAVID B. SEARLES SURVEYING LTD. DATED JUNE 2016.
 - THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY THE LANDSCAPE ARCHITECT THAT HAS STAMPED AND SIGNED THE DRAWINGS.
 - DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT, AS ISSUED FOR CONSTRUCTION.
 - ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWING.

7	FOR COORDINATION	2017/05/31
6	FOR COORDINATION	2017/05/25
5	ISSUED FOR MINOR VARIANCE APPLICATION	2017/04/07
4	FOR REVIEW	2017/03/14
3	FOR REVIEW	2017/01/26
2	FOR SITE PLAN APPROVAL	2016/11/17
1	FOR CLIENT REVIEW	2016/11/15
NUMBER	MILESTONE / FMT BALLANT	DATE (Y/M/D)

nicholas
caragianis
architect
inc.

137 Pamela Street,
Ottawa, ON K1S 3K9
t: 613 937 6801
f: 613 937 8289
e: info@ncarchitect.ca
www.ncarchitect.ca

FOTENN

PROJECT / LOCATION / PROJET / ENDROIT

DYMON
SELF-STORAGE
1460 THE QUEENSWAY
ETOBICOKE, ON

DRAWING / DESSIN

SITE PLAN +
LANDSCAPE PLAN

DESIGNED BY / CONCU PAR

G.V.

SHEET NO. / FEUILLE No.

DRAWN BY / DESSINE PAR

G.V.

CHECKED BY / VERIFIE PAR

E.P./N.C.

SCALE / ECHELLE

1:400

L1-1

Friday, August 4, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0071/16EYK	Zoning	E1.0 & I.C1
Owner(s):	JOAN PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	139 & 141 THIRTIETH ST	Community:	
Legal Description:	PLAN 2140 S PT LOT 46		

Notice was given and the application considered on Thursday, July 27, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 2

139 Thirtieth Street

Part 2 has a lot frontage of 7.32 m and a lot area of 301 m². The existing detached dwelling will be maintained and will require variances to the Zoning By-law, as outlined in Application A0433/17EYK.

Conveyed - Part 1

141 Thirtieth Street

Part 1 has a lot frontage of 7.92 m and a lot area of 325 m². The existing detached dwelling will be maintained and will require variances to the Zoning By-law, as outlined in Application A0432/17EYK.

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

The Consent Application is Approved on Condition

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

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

- (2) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, of Property Records, at 416 392-8338; jhouse@toronto.ca
- (3) **An electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be filed with the Committee of Adjustment.
- (4) The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:
 - 1.1 The applicant's Engineer (P.Eng.) is to confirm that there are individual water services for the severed and retained lots, in accordance with Toronto Municipal Code Water Supply Section 851-4 Item F. The applicant is to be made aware that if applicable, all required new water service connections shall be installed by the City, at the expense of the owner, in accordance with Toronto Municipal Code Water Supply Section 851-4 Item C;
 - 1.2 The applicant's Engineer (P.Eng.) is to confirm that there are individual sanitary services for each property, in accordance with Toronto Municipal Code Sewers Section 681-11 Item J. The applicant is to be made aware that if applicable, all required new sanitary sewer connections shall be installed by the City, at the expense of the owner, in accordance with Toronto Municipal Code Sewers Section 681-11 Item C;
 - 1.3 The applicant's Engineer (P.Eng.) is to confirm that the storm water drainage is self-contained on each property unless there is an agreement registered on title which provides for one of the properties to receive storm water over a defined portion of property from the other property.
- (5) 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:	B0071/16EYK	Zoning	E1.0 & I.C1
Owner(s):	JOAN PEHAR	Ward:	Etobicoke-Lakeshore (06)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	139 & 141 THIRTIETH ST	Community:	
Legal Description:	PLAN 2140 S PT LOT 46		

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL : Thursday, August 24, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

This day of, 2017

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

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).

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 [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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.