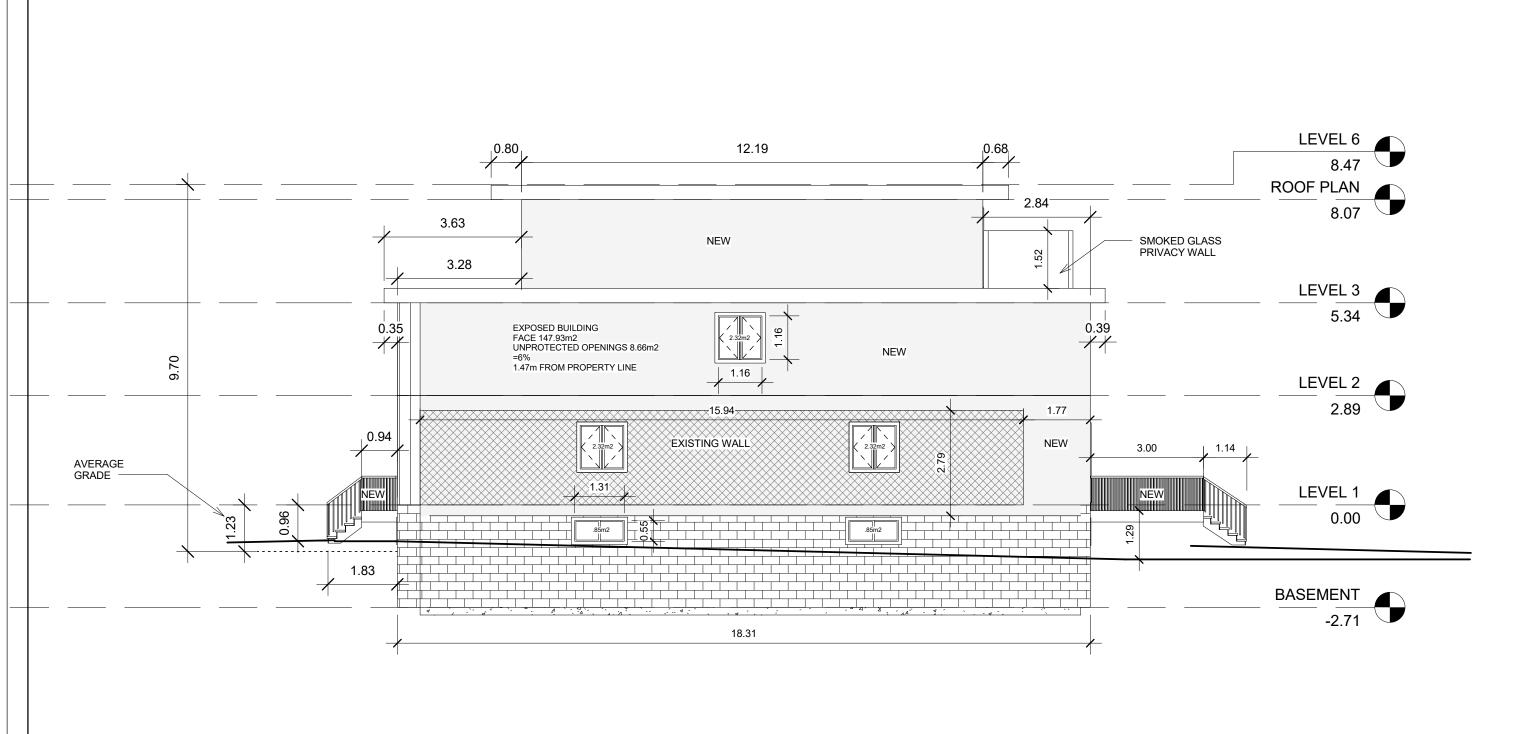
TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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



SOUTH

1:100

AJTDESIGN.CA 81 ST CLARENS AVE Ontario Building Code to be a designer **TORONTO ON** M6K 2S6 416 573 7625

The under signed has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the QUALIFICATION INFORMATION

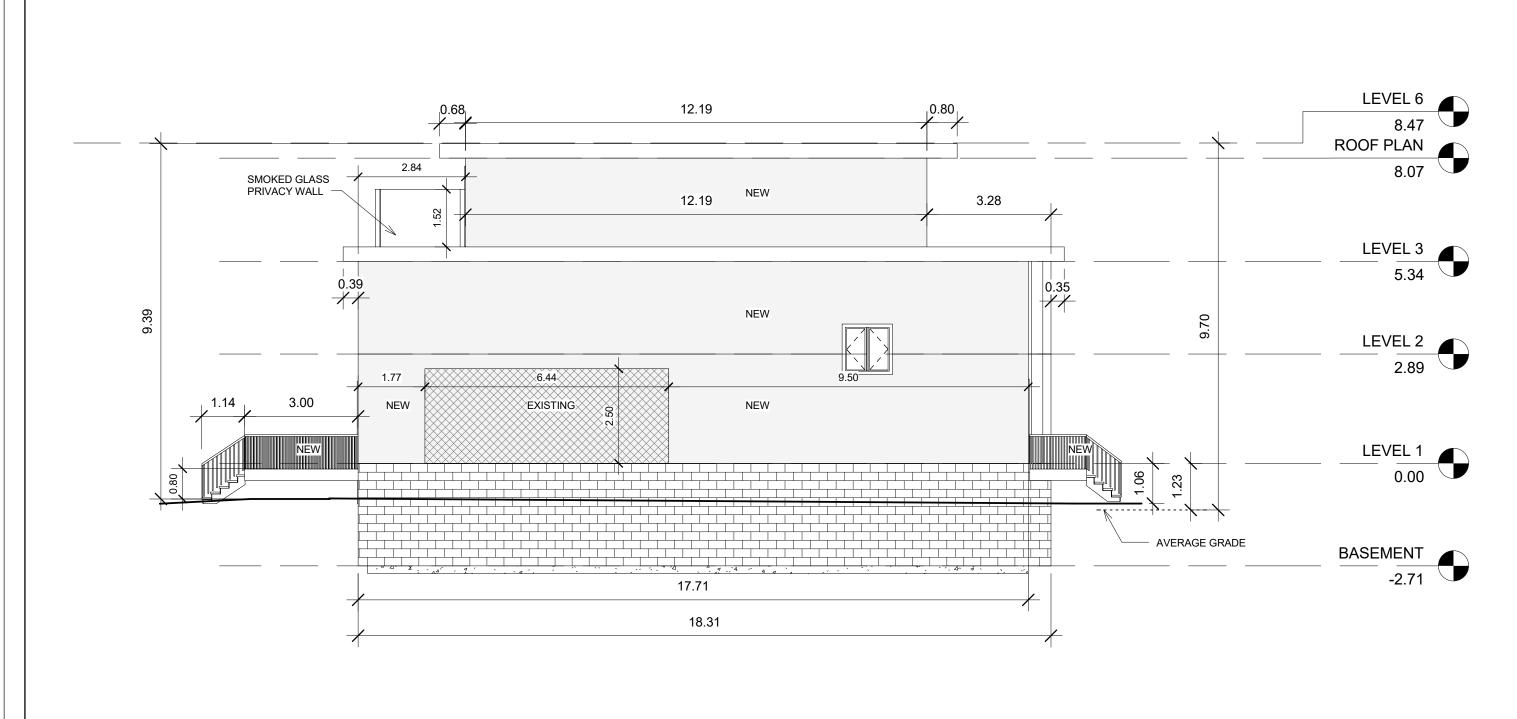
Required unless design is exempt under 2.17.5.1 of the building code Andrew Trotter #38055 BOIN REGISTRATION INFORMATION

Required unless design is exempt under 2.37.5.1 of the building code AJTDESIGN.CA #102446 obcpermits@gmail.com

"DO NOT SCALE" CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER JOB THAN THE ONE FOR WHICH THEY ARE ASSIGNED

109 TWENTY SECOND ST M8V 3M5

SOUTH ELEVATION Project number 2016 **A7** Date 2016 Drawn by Andrew J Trotter AATO Checked by Checker Scale 1:100



NORTH

1:100

AJTDESIGN.CA 81 ST CLARENS AVE Ontario Building Code to be a designer TORONTO ON M6K 2S6 416 573 7625

The under signed has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code #38055

REGISTRATION INFORMATION Required unless design is exempt sincer 2.37.5.1 of the building code AJTDESIGN.CA obcpermits@gmail.com

"DO NOT SCALE" CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER JOB THAN THE ONE FOR WHICH THEY ARE ASSIGNED

109 TWENTY SECOND ST M8V 3M5

NORTH ELEVAT	ION			
Project number 2016				
Date 2016			A8	
Drawn by Andrew J Trotter AATO				
Checked by	Checker	Scale		1 : 100



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Fl Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0462/17EYK Zoning RD & R2

Ward: Etobicoke-Lakeshore (05) Owner(s): SEBASTIAN IWANIUK

Agent: PAUL DA CUNHA Heritage: Not Applicable

ARCHITECT

Property Address: 39 CARDIGAN RD Community:

Legal Description: PLAN 4469 LOT 54

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

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

The maximum permitted lot coverage is 33% of the lot area (191.62 m²). The proposed dwelling will cover 35.16% of the lot area (204.13 m²).

2.

Section 10.20.40.40(1)(A), By-law 569-2013 and Section 320-42.1.A.(1) The maximum permitted floor space index is 0.45 times the area of the lot (261.29 m²).

The proposed dwelling will have a floor space index equal to 0.61 times the area of the lot (358.67 m²).

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

The minimum required front yard setback is 7.62 m.

The proposed dwelling will be located 7.17 m from the front lot line.

4. Section 10.5.40.60(6)(B)(ii), By-law 569-2013

A window projection from the main wall of a building may encroach a maximum of 0.6 m into a side yard setback provided it is no closer than 0.6 m to the side lot line.

The proposed window well will project 0.86 m into the west side yard setback and will be located 0.35 m from the west side lot line.

Section 10.20.40.20(1), By-law 569-2013 5.

The maximum permitted dwelling length is 17 m.

The proposed dwelling will have a length of 19.23 m.

6. Section 10.20.40.10(1)(A), By-law 569-2013

The maximum permitted exterior main wall height is 7 m.

The proposed dwelling will have an exterior main wall height of 8.39 m.

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

The maximum permitted soffit height is 6.5 m. The proposed dwelling will have a soffit height of 7.18 m.

8. Section 10.5.100.1(1)(C)(iii), By-law 569-2013

The maximum permitted driveway width is 4.66 m. The proposed driveway will have a width of 5.29 m.

9. Section 10.5.50.10(1)(C), By-law 569-2013

A minimum of 60% of the front yard shall be maintained as landscaping. A total of 58.05% of the front yard will be maintained as landscaping.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. The proposal shall be constructed substantially in accordance with the drawings submitted and held on file by the Committee of Adjustment office and date stamped as received on May 24, 2017, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
- 2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 The site plan must be revised to show the width of the driveway within the public right-of-way being a maximum of 5.29 m wide;
 - 2.2 The site plan must be revised to include a notation on the drawing stating: "The proposed new driveway shall be constructed to the applicable City of Toronto Design Standard(s)";
 - 2.3 The site plan must be revised to include a notation on the drawing stating: "The applicant must provide a Municipal Road Damage Deposit (MRDD) for the proposed driveway construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at 416-338-1045 in this regard;
 - 2.4 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: A0462/17EYK Zoning RD & R2

Owner: SEBASTIAN IWANIUK Ward: Etobicoke-Lakeshore (05)

Agent: PAUL DA CUNHA Heritage: Not Applicable

ARCHITECT

Property Address: 39 CARDIGAN RD Community:

Legal Description: PLAN 4469 LOT 54

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ZONING	-
	PROVIDED
LOT AREA BUILDING AREA LENGTH OF BUILDING	6,249.998 SQ. FT. (580.64 SQ.M) 2,177.071 SQ. FT. (202.257 SQ.M) 54'-6 3/4" (16.631 M) (TO MAIN HOUSE) 63'-1 1/4" (19.234 M)* (*TO ONE-STOREY EXTENSION)
BUILDING HEIGHT GROSS FLOOR AREA LOT COVERAGE	31'-2" (9.5 M) 3,743.179 SQ. FT. (347.75 SQ.M.) 2,177.071 (HOUSE + GARAGE) + 97.359 (FRONT VERANDA) + 316.701 (REAR DECK) /6,249.998 = 41.46%
SETBACKS	PROVIDED
FRONT (NORTH) SIDE (EAST) REAR (SOUTH) SIDE (WEST)	25'-0 1/2" (7.630 M) (TO MAIN HOUSE) 23'-6 1/2" (7.176 M)* (*TO SECOND FLOOR BUMP-OUT) 5'-0" (1.526 M) 46'- 11" (14.298 M) (TO MAIN HOUSE) 38'- 4" (11.686 M)* (*TO ONE-STOREY EXTENSION) 4'-0" (1.219 M)
LANDSCAPING	PROVIDED
HARD LANDSCAPING SOFT LANDSCAPING DRIVEWAY TOTAL (incl. driveway)	68.875 SQ. FT. (6.4 SQ.M.) 696.7 SQ. FT. (64.7 SQ.M.) 434.813 SQ. FT. (40.4 SQ.M.) 1,200.7 SQ. FT. (111.55 SQ.M.)
FLOOR AREAS:	PROVIDED
GROUND FLOOR (excl. garage area) SECOND FLOOR (excl. stair opening and) open to below area)	1,813.304 SQ. FT. (168.461 SQ.M.) 1,929.875 SQ. FT. (179.29 SQ.M.)
TOTAL GFA	3,743.179 SQ. FT. (347.75 SQ.M.)
GARAGE FRONT VERANDA	363.767 SQ. FT. (33.795 SQ.M.) 97.359 SQ. FT. (9.045 SQ.M.)
REAR DECK	316.701 SQ. FT. (29.42 SQ.M.)

O.B.C. MATRIX



SITE STATISTICS

ARCHITECTURAL SITE STATISTICS MAY DIFFER FROM ZONING NOTICE. ZONING NOTICE STATISTICS GOVERN.

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REVISIONS

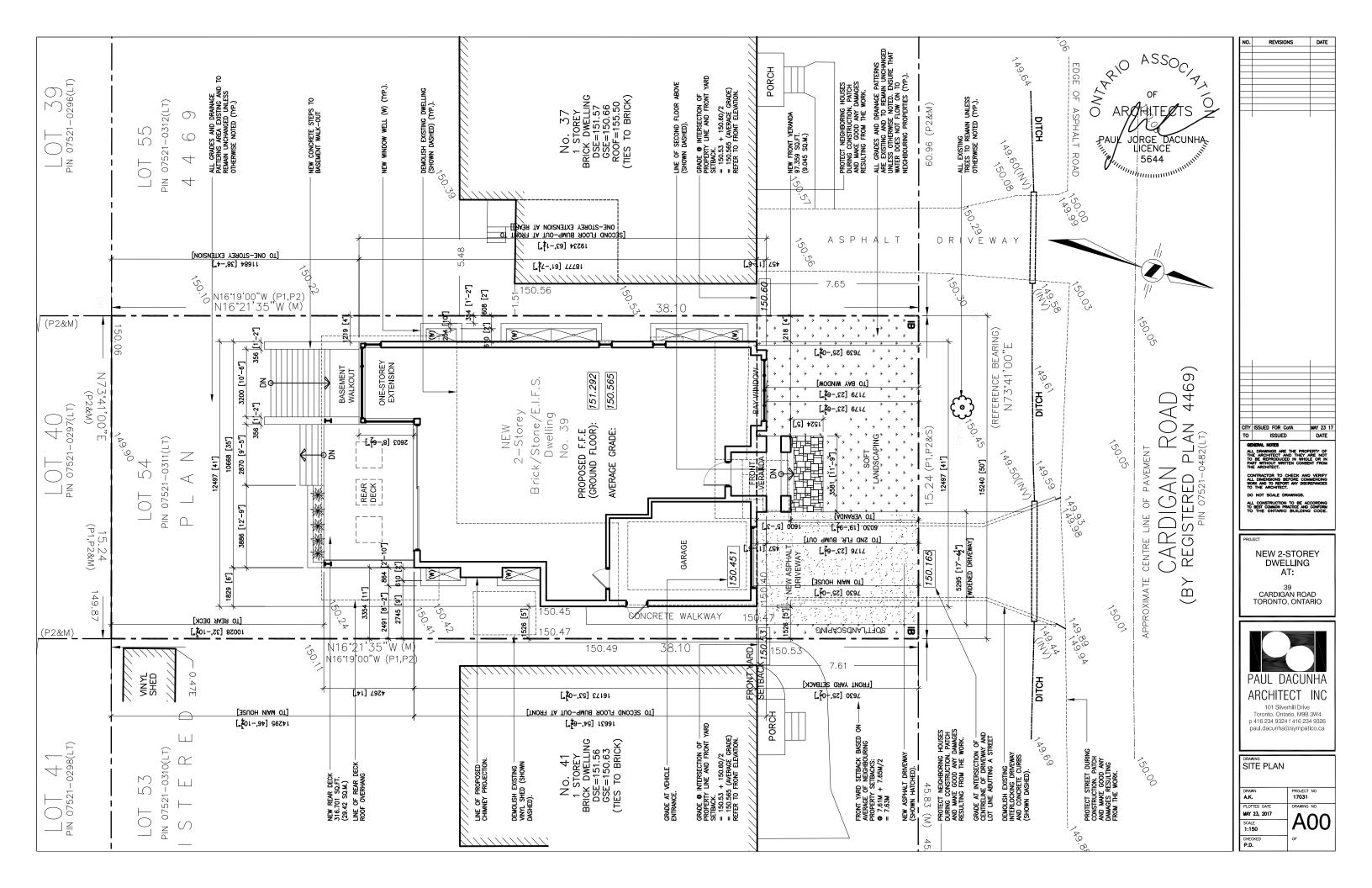
NEW 2-STOREY DWELLING AT:

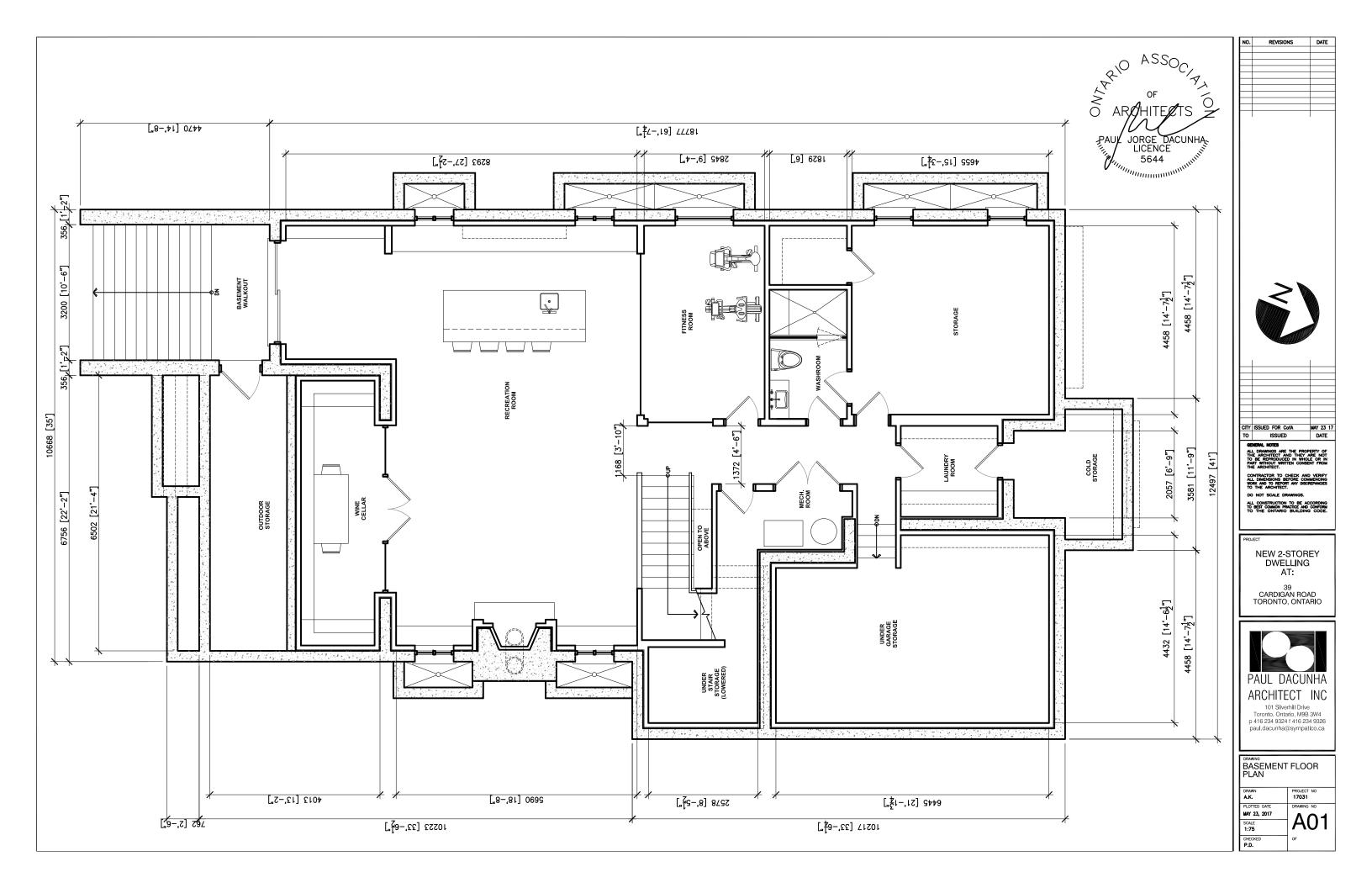
39 CARDIGAN ROAD TORONTO, ONTARIO

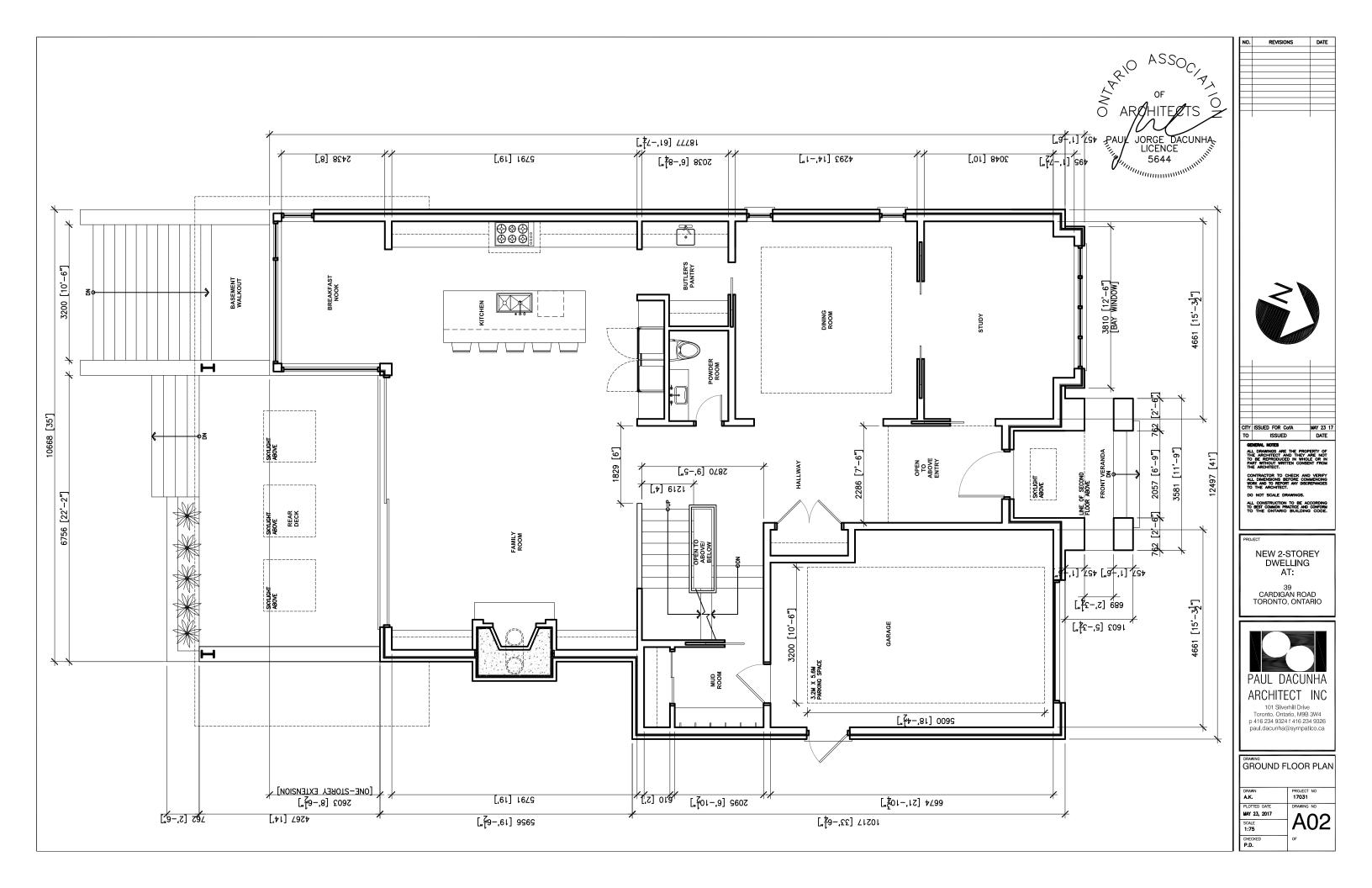


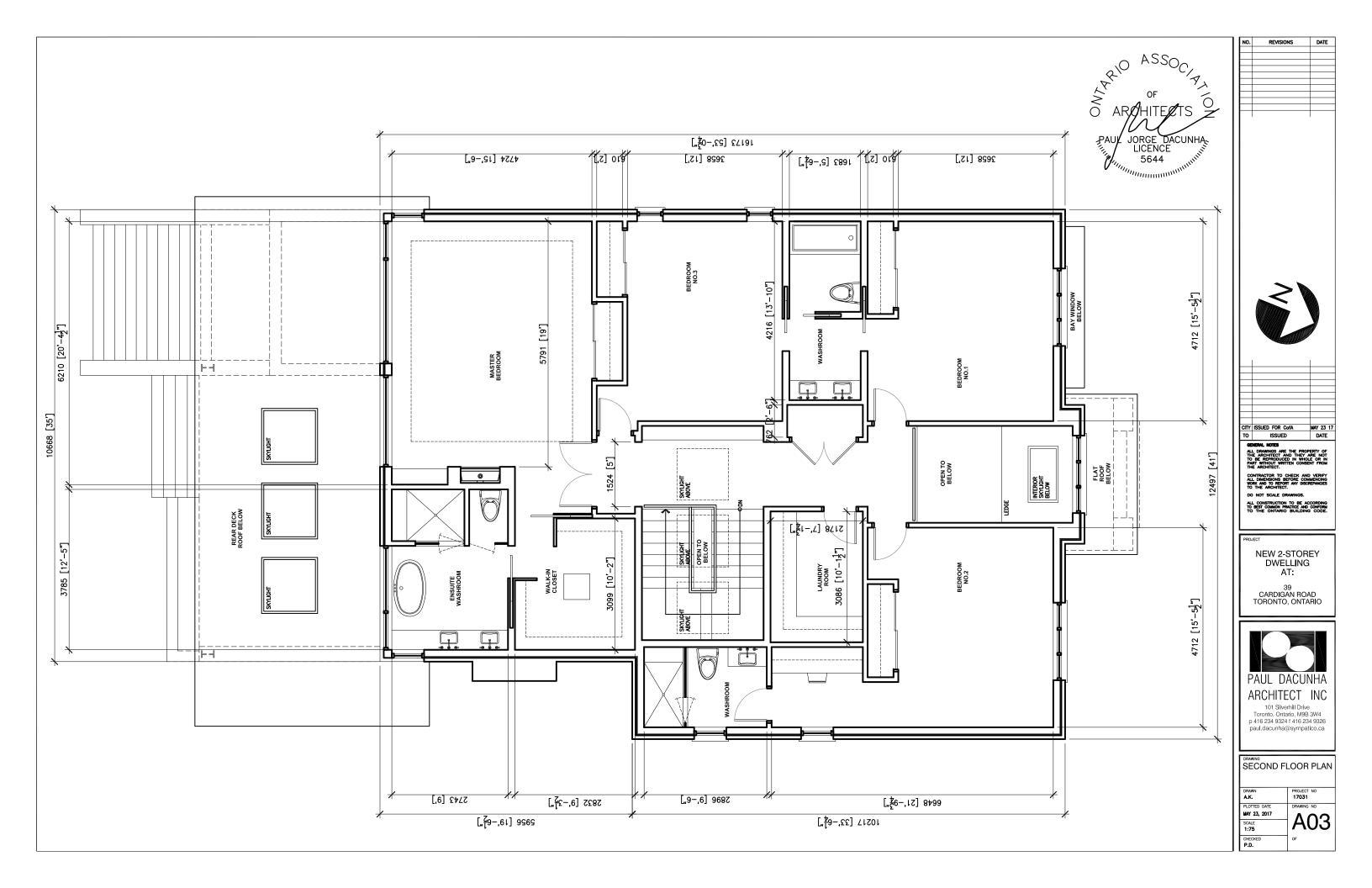
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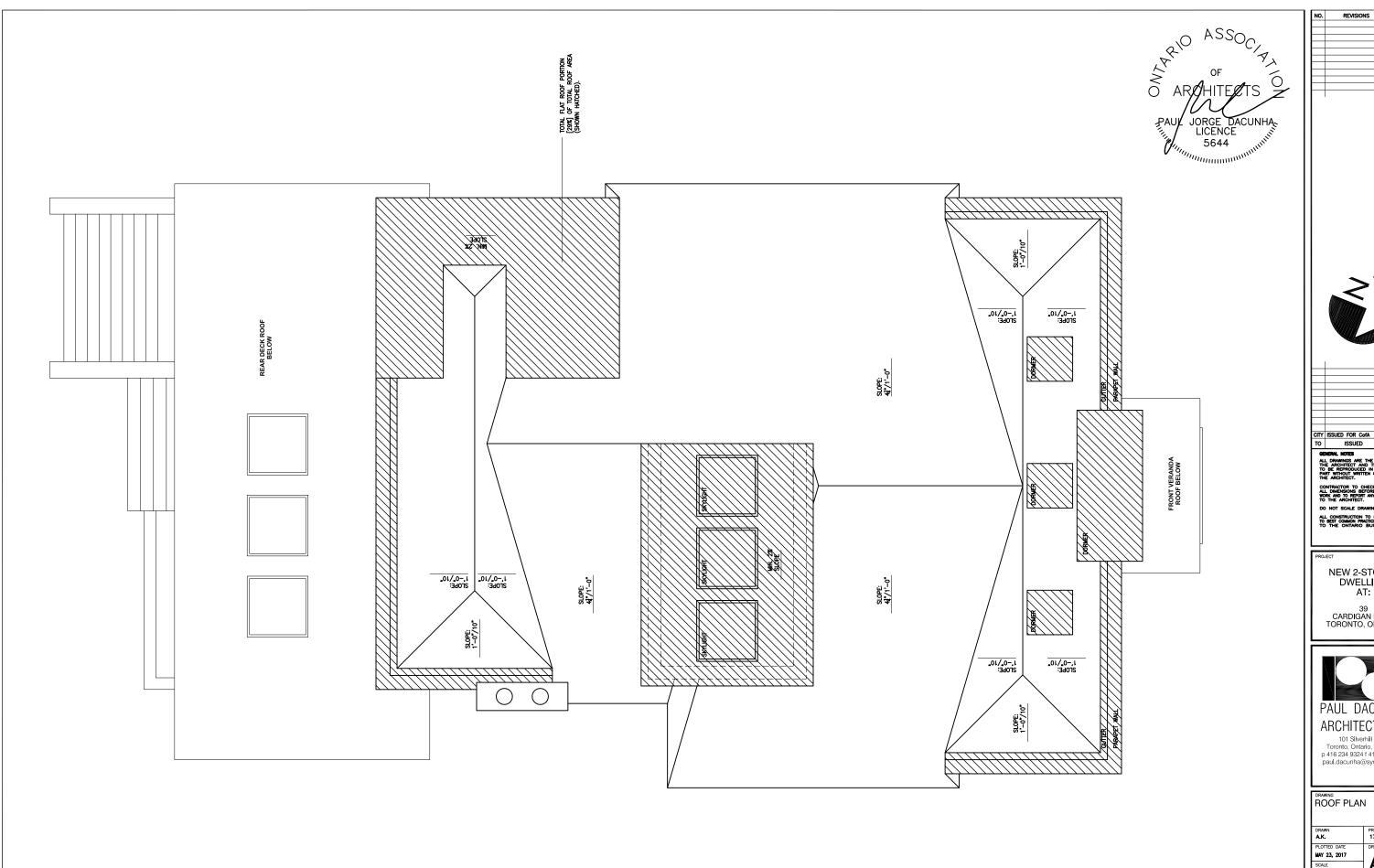
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CITY ISSUED FOR CofA
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NEW 2-STOREY DWELLING AT:

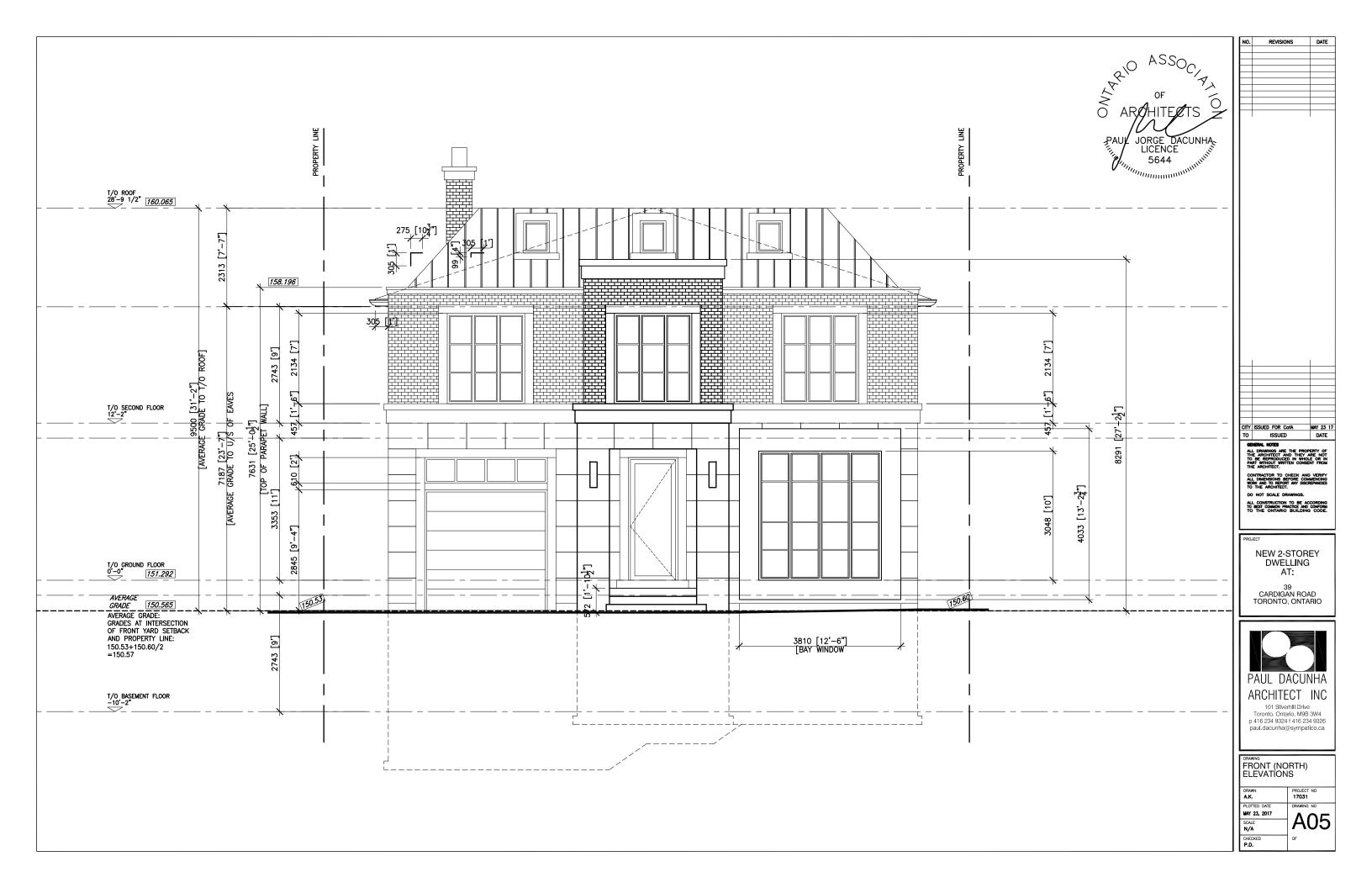
39 CARDIGAN ROAD TORONTO, ONTARIO

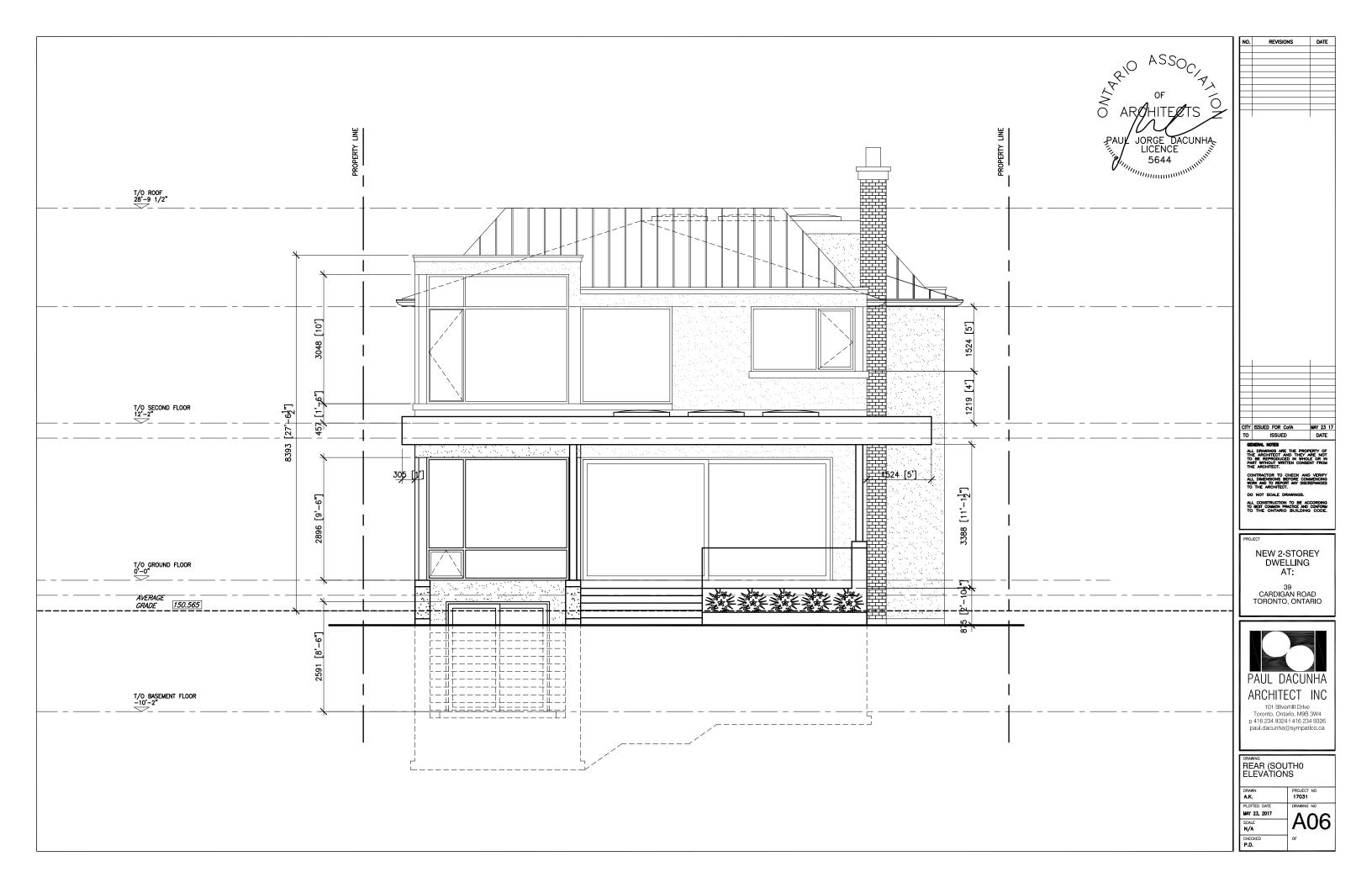


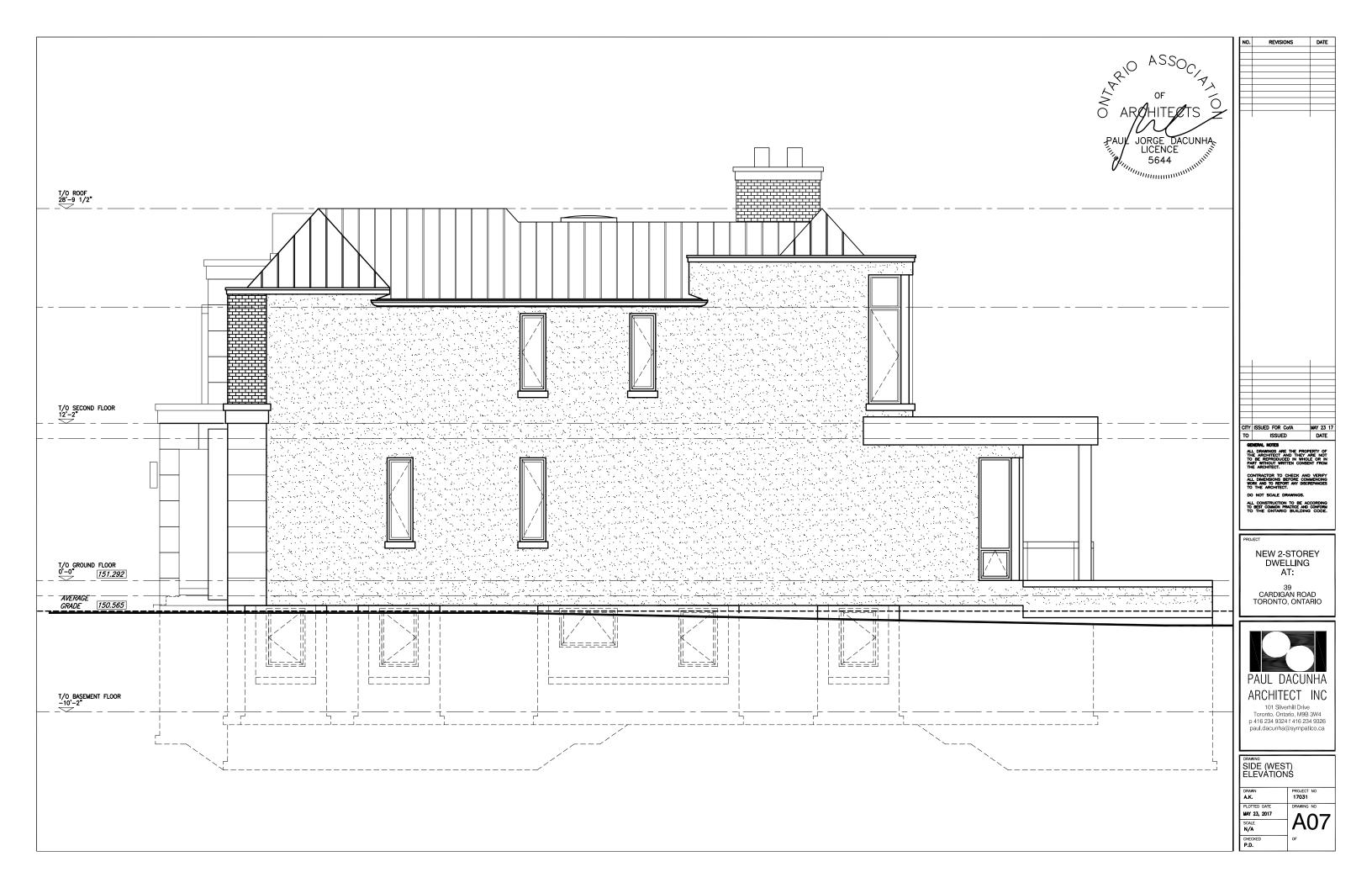
101 Silverhill Drive Toronto, Ontario, M9B 3W4 p 416 234 9324 f 416 234 9326 paul.dacunha@sympatico.ca

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Committee of Adjustment 2 Civic Centre Crt, 4th Fl Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0466/17EYK Zoning RM & R3

Ward: Etobicoke-Lakeshore (06) Owner(s): NATALYA ALYMOVA

PETRO ALYMOV

INSPIRE HOMES INC Heritage: Not Applicable Agent:

Property Address: 41 ALCAN AVE Community:

Legal Description: **PLAN 2123 E PT LOT 49**

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 and a secondary suite in the basement.

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

1. Section 900.6.10.(C)(i), By-law 569-2013

The maximum permitted lot coverage is 33% of the lot area (91.98 m²). The new dwelling will cover 41% of the lot area (114.05 m^2) .

2.

Section 900.6.10.(18), By-law 569-2013 and Section 1.(a), By-law 1979-67 & By-law 1981-272 The maximum permitted gross floor area is 0.4 times the area of the lot (111.5 m²). The new dwelling will have a gross floor area of 0.66 times the area of the lot (183.97 m²).

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

The minimum required side yard setback is 1.2 m.

The new dwelling will be located 0.9 m from the west side lot line and 0.51 m from the east side lot line.

4. **Section 320-41.C.**

The minimum required distance for windows on the first storey to the side lot line is 1.2 m. The proposed window will be located 0.51 m from the east side lot line.

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

The maximum permitted dwelling depth is 16.5 m. The new dwelling will have a depth of 17.66 m.

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

The maximum permitted soffit height is 6.5 m. The new dwelling will have a soffit height of 6.64 m.

7.

Section 10.5.40.60.(7), By-law 569-2013
The minimum required side yard setback for eaves is 0.3 m.

The eaves of the new dwelling will be located 0.2 m from the east side lot line.

8. Section 150.10.40.1.(1), By-law 569-2013

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

The new dwelling will not be constructed more than 5 years prior to the introduction of the secondary suite.

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

The Minor Variance Application is Approved on Condition

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

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

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

Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.

SIGNATURE PAGE

File Number: A0466/17EYK Zoning RM & R3

Owner: NATALYA ALYMOVA Ward: Etobicoke-Lakeshore (06)

PETRO ALYMOV

Agent: INSPIRE HOMES INC Heritage: Not Applicable

Property Address: 41 ALCAN AVE Community:

Legal Description: PLAN 2123 E PT LOT 49

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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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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RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:

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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0469/17EYK Zoning RD & R2

Owner(s): KAREN WAI KWAN NG Ward: Etobicoke-Lakeshore (05)

FRANK KIAN LEEUNG TEE

Agent: FRANK KIAN LEEUNG TEE Heritage: Not Applicable

Property Address: 19 VAN DUSENBLVD Community:

Legal Description: PLAN 2465 E PT LOT 77 W PT LOT 78

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

PURPOSE OF THE APPLICATION:

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

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

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

The maximum permitted lot coverage is 33% of the lot area (135 m²). The altered dwelling will have a lot coverage of 36.1% of the lot area (147.8 m²).

2. Section 900.3.10.(18)(E), By-law 569-2013 & Section 1(b)(1), By-law 1992-22

The maximum permitted floor space index/ gross floor area, including the attached or detached garage is 185 m².

The altered dwelling, including the attached garage will have a floor space index/ gross floor area of 255.8 m².

3. Section 900.3.10.(18)(F)(i), By-law 569-2013 & Section 1(c)(1), By-law 1992-22

The minimum required side yard setback is 0.9 m.

The altered dwelling will be located 0.41 m from the east side lot line.

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

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

The eaves/roof projection of the altered dwelling will be located 0.2 m from the east side lot line.

5. Section 900.3.10.(18)(A), By-law 569-2013 & Section 1(a)(1), By-law 1992-22

The maximum permitted dwelling height is 8.5 m. The altered dwelling will have a height of 9.31 m.

Section 900.3.10.(18)(B), By-law 569-2013

6.

The maximum permitted main wall height is 6 m above established grade.

The altered dwelling will have a main wall height of 9.31 m above established grade.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number: A0469/17EYK Zoning RD & R2

Owner: KAREN WAI KWAN NG Ward: Etobicoke-Lakeshore (05)

FRANK KIAN LEEUNG TEE

Agent: FRANK KIAN LEEUNG TEE Heritage: Not Applicable

Property Address: 19 VAN DUSEN BLVD Community:

Legal Description: PLAN 2465 E PT LOT 77 W PT LOT 78

Edwin (Ted) Shepherd	Dominic Gulli (signed)	Douglas Colbourne (signed)
(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 <u>unless</u> there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

A0469/17EYK

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).

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City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0470/17EYK Zoning RD & R1

Owner(s): ANNE MARIE DESANDO Ward: Etobicoke Centre (04)
Agent: GOODMANS LLP Heritage: Not Applicable

Property Address: **28 RIVERBANK DR** Community:

Legal Description: PLAN 4036 LOT 2

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage. A previous Committee of Adjustment application (A383/15EYK) approved variances relating to lot coverage, floor space index/gross floor area, side yard setback, height of dwelling, elevation of the lowest point of a vehicle entrance, landscaping and soft landscaping.

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

1. Section 900.3.10.(37)(C), By-law 569-2013 and Section 1(b)1, By-law 1992-25

The maximum permitted floor space index is 0.5 times the area of the lot (231.8 m²). A previous Committee of adjustment Decision (A383/15EYK) approved a floor space index of 0.72 times the area of the lot (334.9 m²).

The proposed dwelling will have a floor space index equal to 0.74 times the area of the lot (341.8 m²).

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

The maximum permitted first floor height above established grade is 1.2 m. The proposed dwelling will have a first floor height of 1.49 m above established grade.

3. Section 900.3.10(37)(A), By-law 569-2013 and Section 1(a)(2), By-law 1992-25

The maximum permitted height of a flat roofed dwelling from established grade is 6.5 m. A previous Committee of adjustment Decision (A383/15EYK) approved a flat roofed dwelling height of 8.04 m from established grade.

The proposed flat roofed dwelling will have a height of 8.17 m from established grade.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

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

SIGNATURE PAGE

File Number: A0470/17EYK Zoning RD & R1

Owner: ANNE MARIE DESANDO Ward: Etobicoke Centre (04)

Agent: GOODMANS LLP Heritage: Not Applicable

Property Address: 28 RIVERBANK DR Community:

Legal Description: PLAN 4036 LOT 2

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0472/17EYK Zoning RD & R2

Owner(s): TETYANA SERGYEYEVA Ward: Etobicoke-Lakeshore (05)

Agent: MILOSLAV OLEJAR Heritage: Not Applicable

Property Address: 14 STATLER AVE Community:

Legal Description: PLAN 3486 EPT SPT 200 FT16

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

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition.

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

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

The maximum permitted gross floor area, including an attached or detached garage, is 135 m² plus 25% of the lot area (367.2 m²) provided that the maximum floor space index for the dwelling does not otherwise exceed 0.5 (464.52 m²).

The altered dwelling, including the attached garage, will have a gross floor area equal to 135 m² plus 36% of the lot area (469.3 m²) and will have a floor space index equal to 0.51 (469.3 m²).

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

The maximum permitted building length is 17 m. The altered dwelling will have a length of 20.89 m.

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

The maximum permitted building depth is 19 m.

Section 1.d)(1), By-law 1992-23

The maximum permitted building depth is 16.5 m.

Section 10.20.40.30.(1), By-law 569-2013 and Section 1.d)(1), By-law 1992-23

The altered dwelling will have a depth of 21.5 m.

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

The Minor Variance Application is Approved on Condition

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

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

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

The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

SIGNATURE PAGE

File Number: A0472/17EYK Zoning RD & R2

Owner: TETYANA SERGYEYEVA Ward: Etobicoke-Lakeshore (05)

Agent: MILOSLAV OLEJAR Heritage: Not Applicable

Property Address: 14 STATLER AVE Community:

LAST DATE OF APPEAL: Wednesday, August 16, 2017

Legal Description: PLAN 3486 EPT SPT 200 FT16

Allan Smithies (signed)	Dominic Gulli (signed)	Douglas Colbourne (signed)
Edwin (Ted) Shepherd (signed)		
DATE DECISION MAILEI	OON: Friday, August 4, 2017	

CERTIFIED TRUE COPY

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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

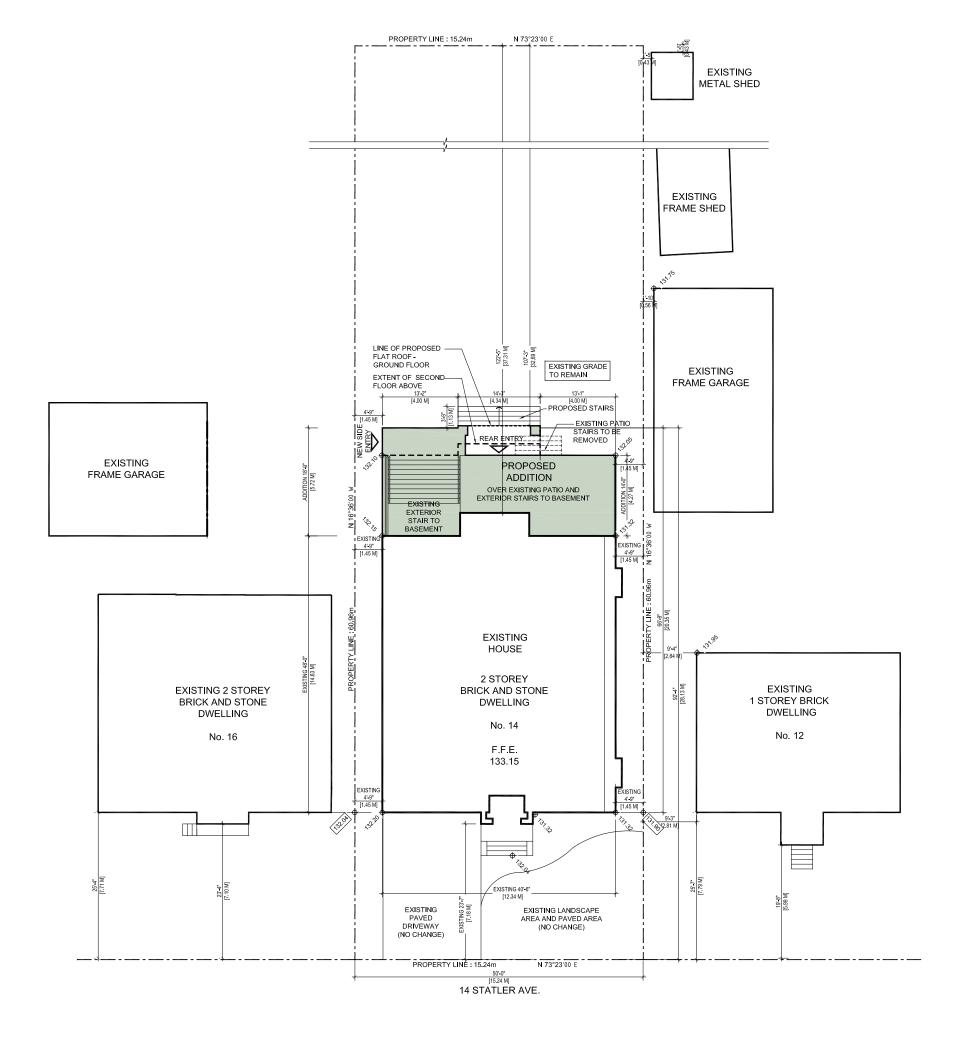
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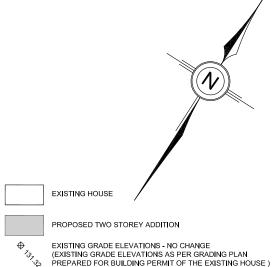
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SITE PLANINFORMATION TAKEN FROM THE SITE PLAN PREPARED BASED ON SURVEY OF LTO 16 REG. PLAN 3486 BY AVANTI SURVEYING AS SHOWN ON PERMIT SET

EXISTING GRADING INFORMATION TAKEN FROM GRADING PLAN BY TOM A. SENKUS ONTARIO LAND SURVEYOR DATED SEPT. 4, 2007 AS SHOWN ON PERMIT SET.



ZONE LABEL: RD (f13.5; a510; d0.45) (x21)

AREA STATISTICS

LOTABEA	40000 00 CO FT (000 00 MO)
LOT AREA:	10000.00 SQ.FT. (929.03 M2)
EXISTING LOT COVERAGE:	1974.25 SQ.FT. (183.41 M2)
ALLOWED LOT COVERAGE:	33% 3300 SQ.FT.(306.58 M2)
COVERAGE - PROPOSED ADDITION	ON 655.00 SQ.FT.(60.85 M2)
PROPOSED LOT COVERAGE - TO	TAL: 2629.25 SQ.FT. (244.26 M2)
EXISTING GFA	3936.25 SQ.FT. (365.7 M2)
ADDITION GFA	1251.00 SQ.FT. (116.2 M2)
TOTAL GROSS FLOOR AREA:	5187.25 SQ.FT. (481.9 M2)
ALLOWED GFA CALCULATION	135 M2 25% of the Lot area
	(up to max floor index of 0.5)
	135 M2 + 232.25m2 = 367.25 m2
	allowed floor index 0.3953
(367.25 r	m2 floor area / 929.03 m2 lot area)

SITE PLAN - PROPOSED

SCALE: 1:200

All drawings are the property of the Architect and must be returned upon request.

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineeer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

3 - ISSUED FOR CoA APPLICATION	2017-05-25
2 - ISSUED FOR ZONING REVIEW	2017-04-04
1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

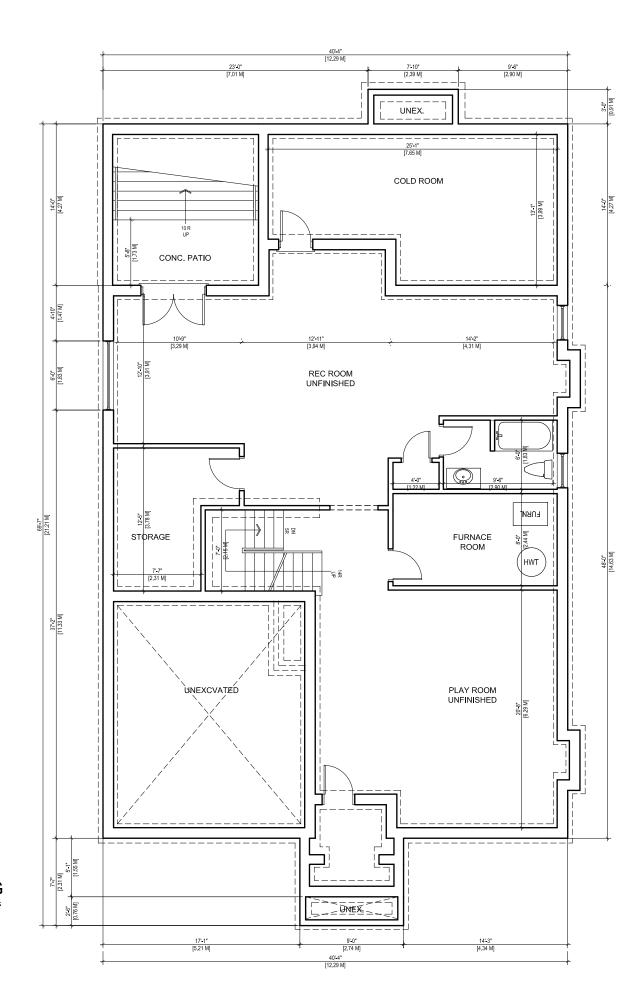
TATYANA SERGYEYEVA

SITE PLAN DRAWING MARCH 2017

DATE **AS NOTED** SCALE

17.053

PROJECT NUMBER





BASEMENT FLOOR PLAN - EXISTING

SCALE: 1:100

All drawings are the property of the Architect and must be returned upon request.

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineeer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

3 - ISSUED FOR CoA APPLICATION	2017-05-25
2 - ISSUED FOR ZONING REVIEW	2017-04-04
1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE

PROJECT

TORONTO, CANADA

OWNER

TATYANA SERGYEYEVA

EXISTING FLOOR PLANS

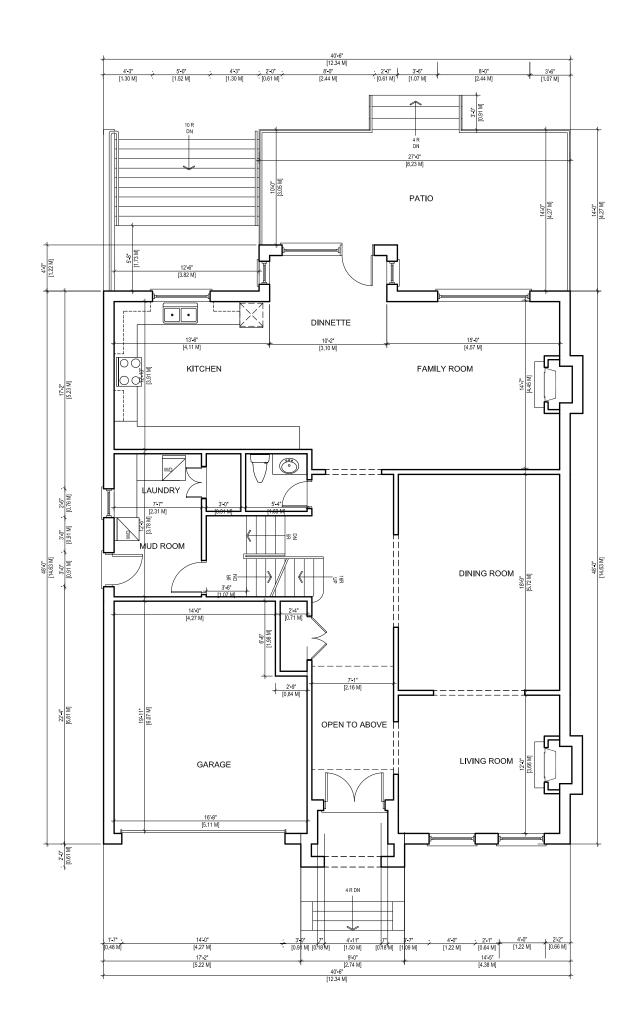
DRAWING

DATE MARCH 2017
SCALE 1:100

17.053

A-01

PROJECT NUMBER



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Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineeer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

3 - ISSUED FOR CoA APPLICATION	2017-05-25
2 - ISSUED FOR ZONING REVIEW	2017-04-04
1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

TORONTO, CANAL

OWNER

TATYANA SERGYEYEVA

EXISTING FLOOR PLANS

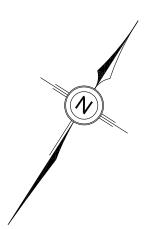
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DATE MARCH 2017
SCALE 1:100

17.053

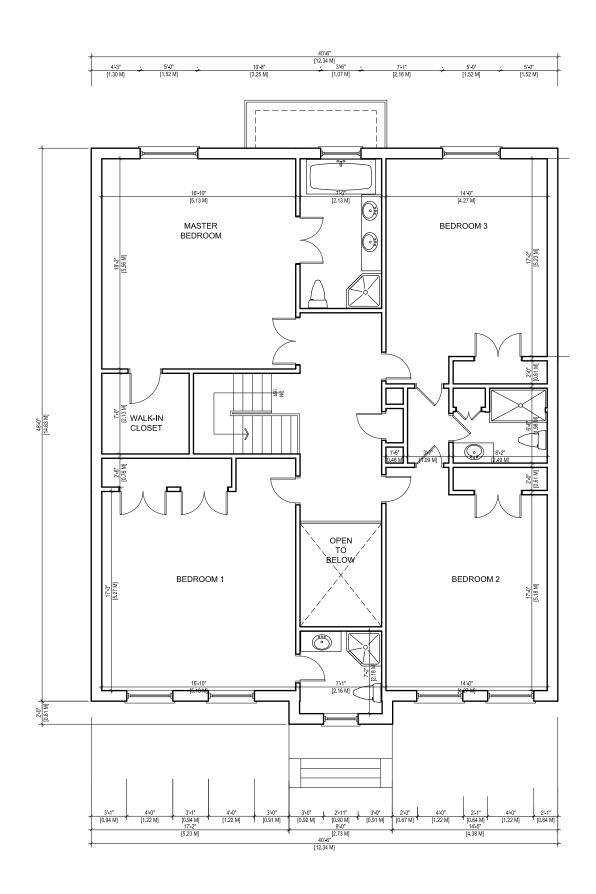
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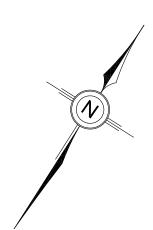
PROJECT NUMBER



GROUND FLOOR PLAN - EXISTING

SCALE: 1:100





SECOND FLOOR PLAN - EXISTING

SCALE: 1:100

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Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineeer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

3 - ISSUED FOR CoA APPLICATION	2017-05-2
2 - ISSUED FOR ZONING REVIEW	2017-04-0
1 - ISSUED TO CLIENT FOR REVIEW	2017-03-2

PRELIMINARY NOT FOR CONSTRUCTION



270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

TATYANA SERGYEYEVA

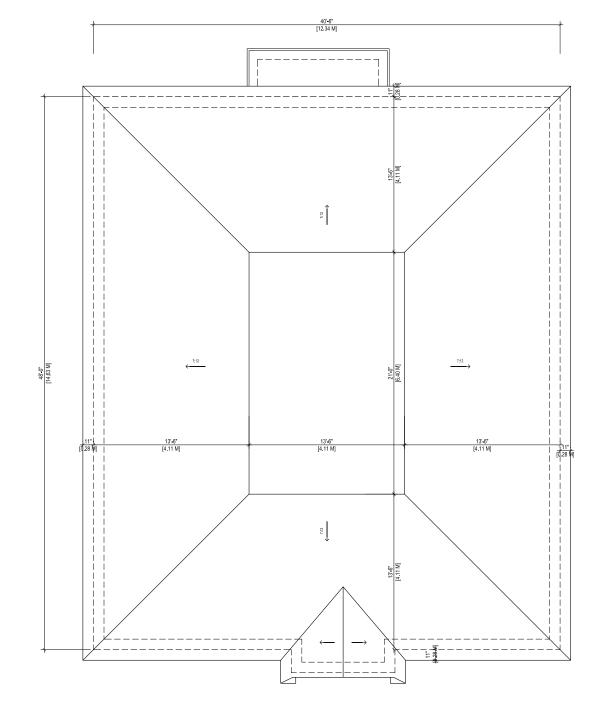
EXISTING FLOOR PLANS

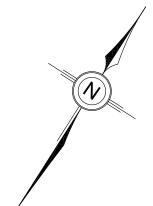
DRAWING

PROJECT NUMBER

COME		1:100
17.053	Λ	00

A-03





ROOF PLAN - EXISTING

SCALE: 1:100

40'-9" 112 34 MI All drawings are the property of the Architect and must be returned upon request.

Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.

The contractor and/or engineeer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

DO NOT SCALE DRAWINGS

3 - ISSUED FOR CoA APPLICATION	2017-05-25
2 - ISSUED FOR ZONING REVIEW	2017-04-04
1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

TATYANA SERGYEYEVA

EXISTING FLOOR PLANS

DRAWING

DATE	MARCH 201
SCALE	1:100

17.053

A-04



FRONT ELEVATION - EXISTING

NO CHANGE SCALE: 1:100

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DO NOT SCALE DRAWINGS

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1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

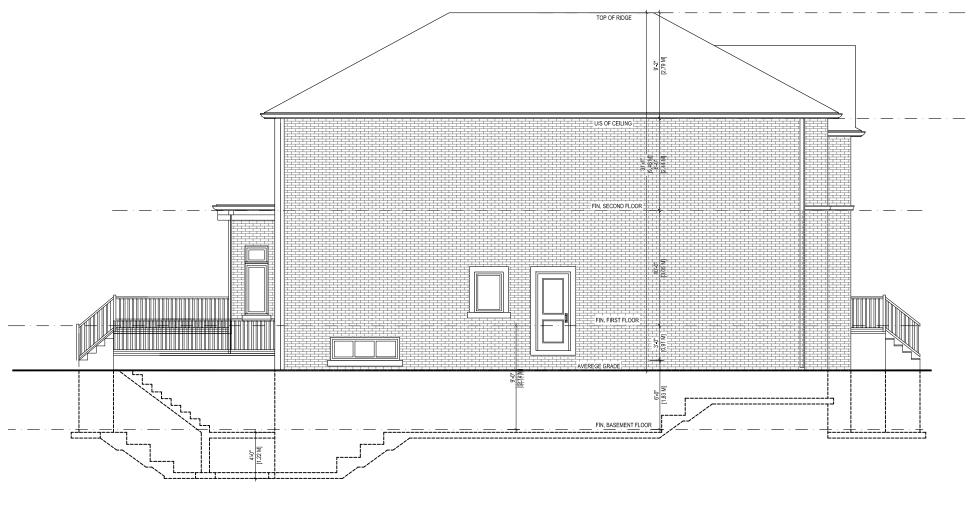
TATYANA SERGYEYEVA

EXISTING ELEVATION

DRAWING

DATE	MARCH 20°
SCALE	1:10

17.053



LEFT SIDE ELEVATION - EXISTING

SCALE: 1:100

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1 ISSUED TO CUENT FOR PEVIEW	2017 03 2

PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

TATYANA SERGYEYEVA

EXISTING ELEVATION

DRAWING

MARCH 2017 DATE 1:100 SCALE

17.053



REAR ELEVATION - EXISTING

SCALE: 1:100

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PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

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PROJECT

OWNER

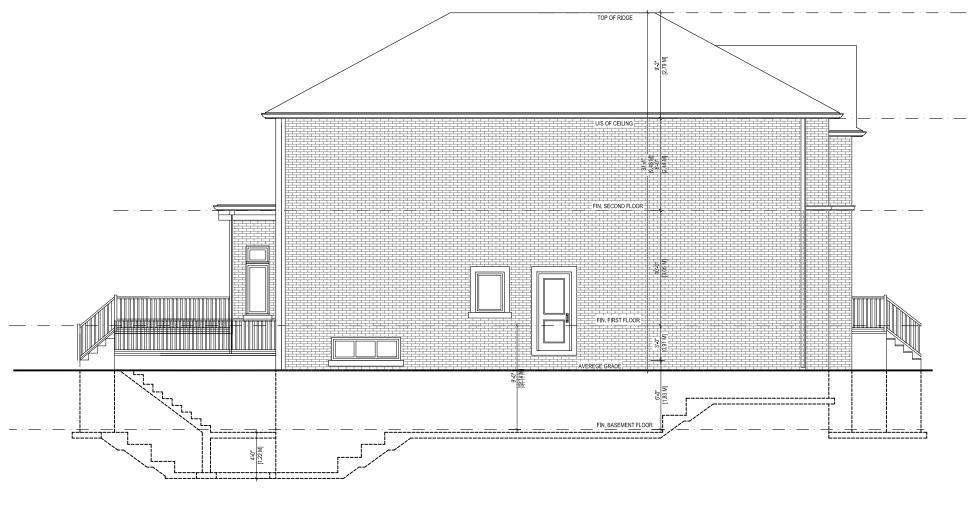
TATYANA SERGYEYEVA

EXISTING ELEVATION

DRAWING

DATE	MARCH 201
SCALE	1:10

17.053



LEFT SIDE ELEVATION - EXISTING

SCALE: 1:100

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PROJECT

OWNER

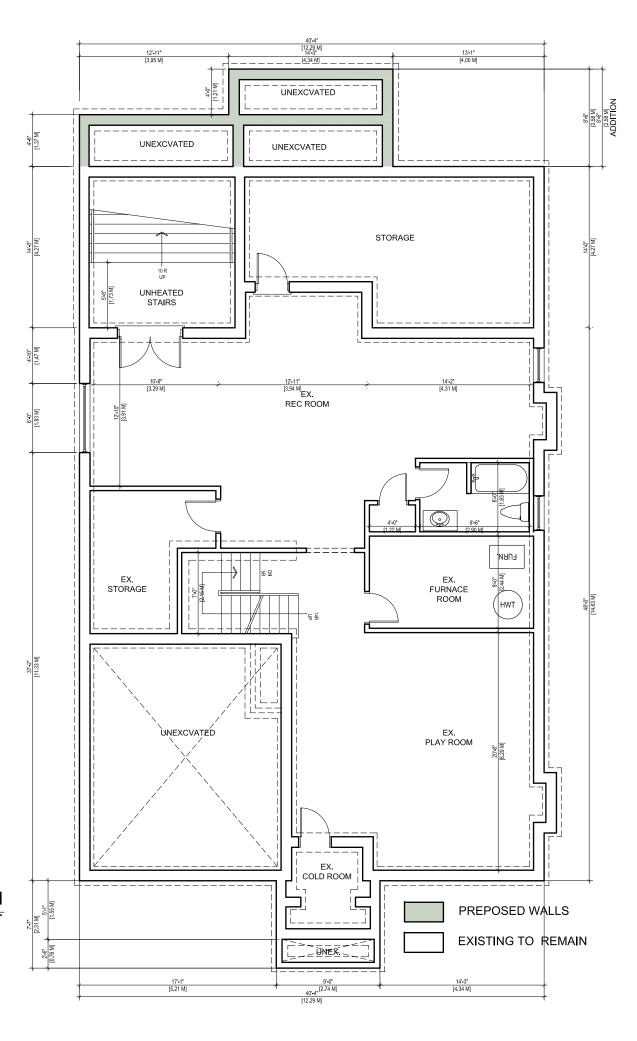
TATYANA SERGYEYEVA

EXISTING ELEVATION

DRAWING

DATE	MARCH 201
SCALE	1:10

17.053



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

TORONTO, CANAL

OWNER

TATYANA SERGYEYEVA

PROPOSED FLOOR PLANS

DRAWING

DATE MARCH 2017

SCALE 1:100

17.053

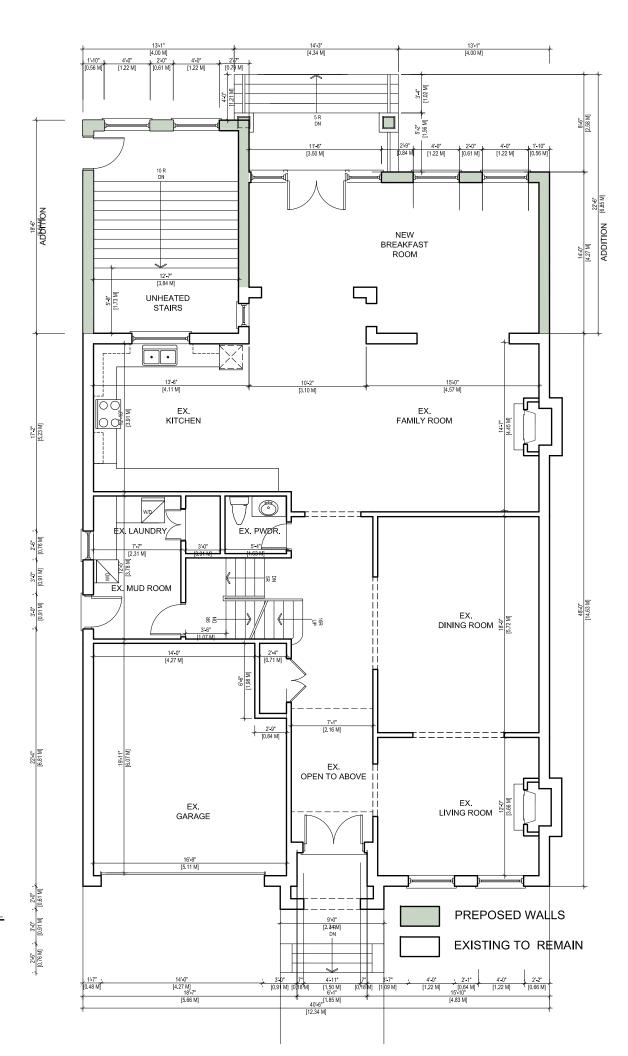
A-09

PROJECT NUMBER



PROPOSED BASEMENT PLAN

SCALE: 1:100



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

TATYANA SERGYEYEVA

PROPOSED FLOOR PLANS

DRAWING

 DATE
 MARCH 2017

 SCALE
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17.053

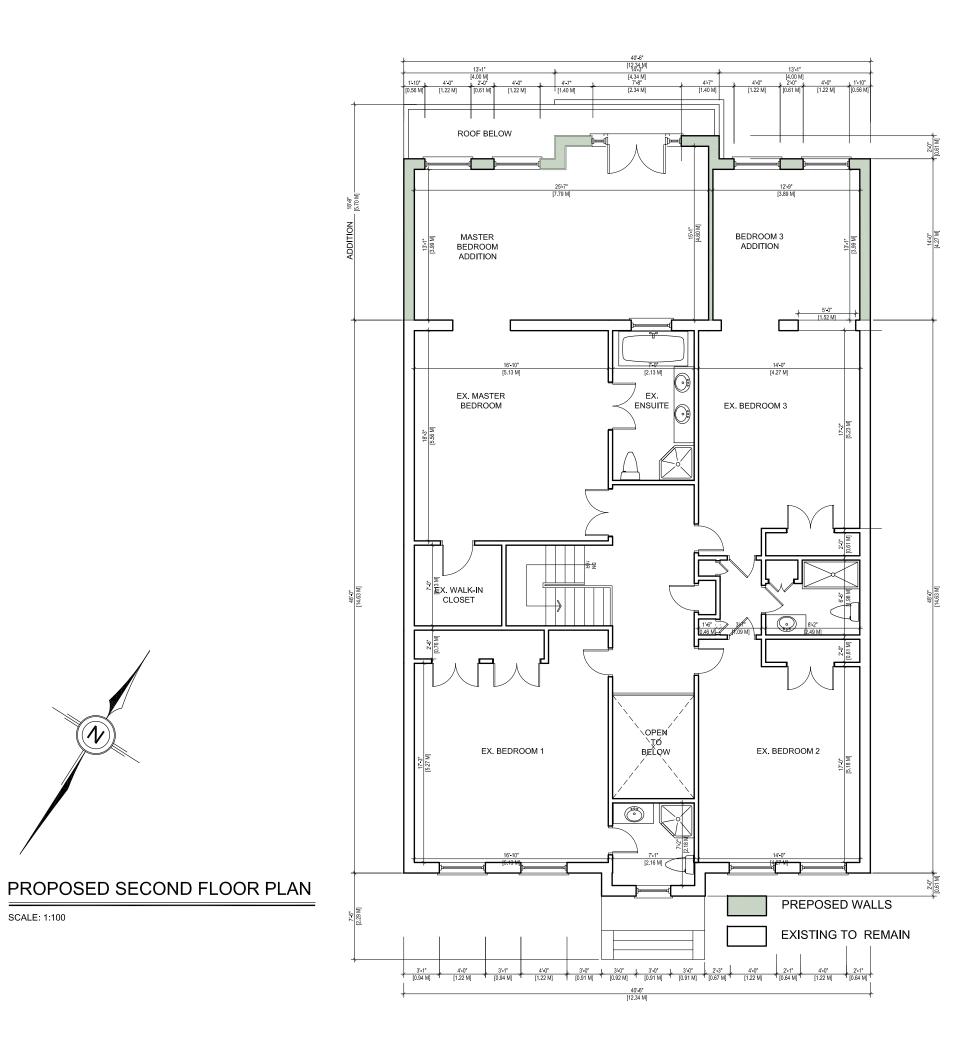
A-10

PROJECT NUMBER



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100



All drawings are the property of the Architect and must be returned upon request. Contractor shall check all dimensions and report

any discrepancies to the Architect before proceeding with the work.

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DO NOT SCALE DRAWINGS

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PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

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PROJECT

OWNER

TATYANA SERGYEYEVA

PROPOSED FLOOR PLANS

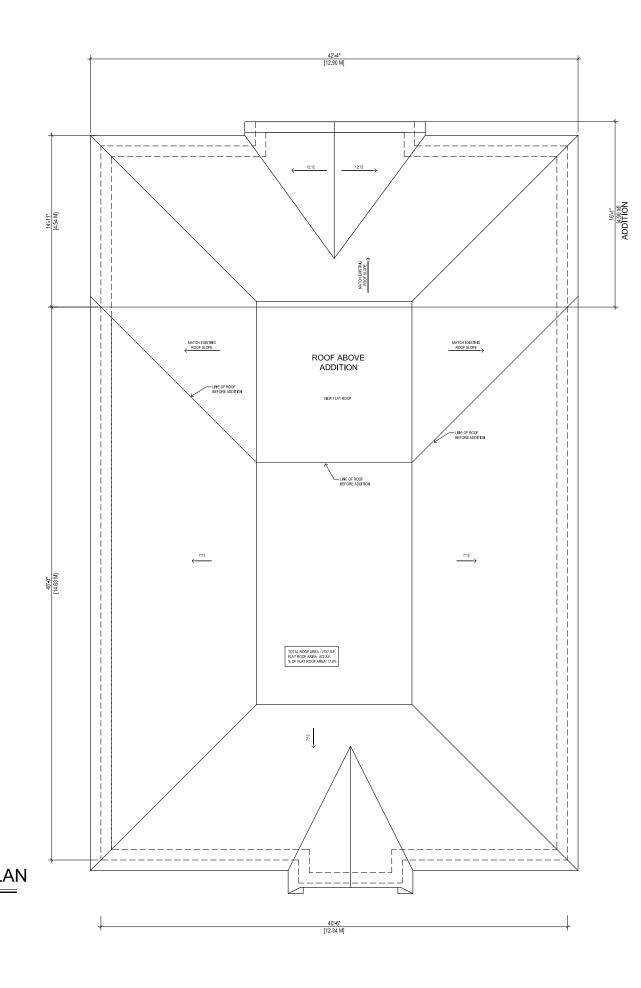
DRAWING

MARCH 2017 DATE 1:100 SCALE

17.053

PROJECT NUMBER

SCALE: 1:100



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DO NOT SCALE DRAWINGS

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PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

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PROPOSED FLOOR PLANS

DRAWING

DATE MARCH 2017
SCALE 1:100

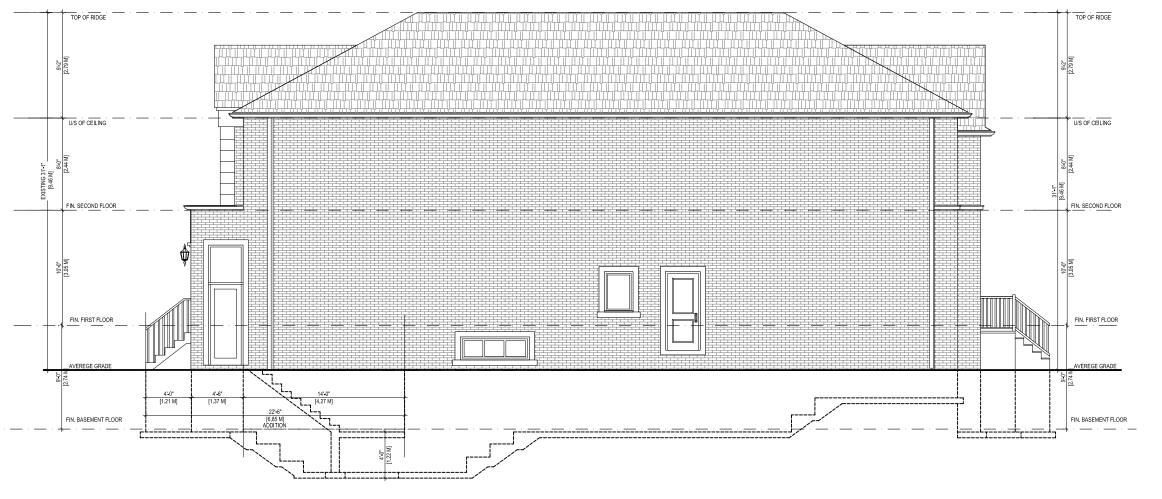
17.053

A-12

PROJECT NUMBER



SCALE: 1:100



LEFT SIDE ELEVATION - PROPOSED

SCALE: 1:100

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DO NOT SCALE DRAWINGS

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1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



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TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

TATYANA SERGYEYEVA

PROPOSED ELEVATION

DRAWING

DATE MARCH 2017
SCALE 1:100

17.053

A-13



REAR YARD ELEVATION - PROPOSED

SCALE: 1:100

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DO NOT SCALE DRAWINGS

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1 - ISSUED TO CLIENT FOR REVIEW	2017-03-22

PRELIMINARY NOT FOR CONSTRUCTION



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ADDITION

14 STATLER AVENUE TORONTO, CANADA

PROJECT

OWNER

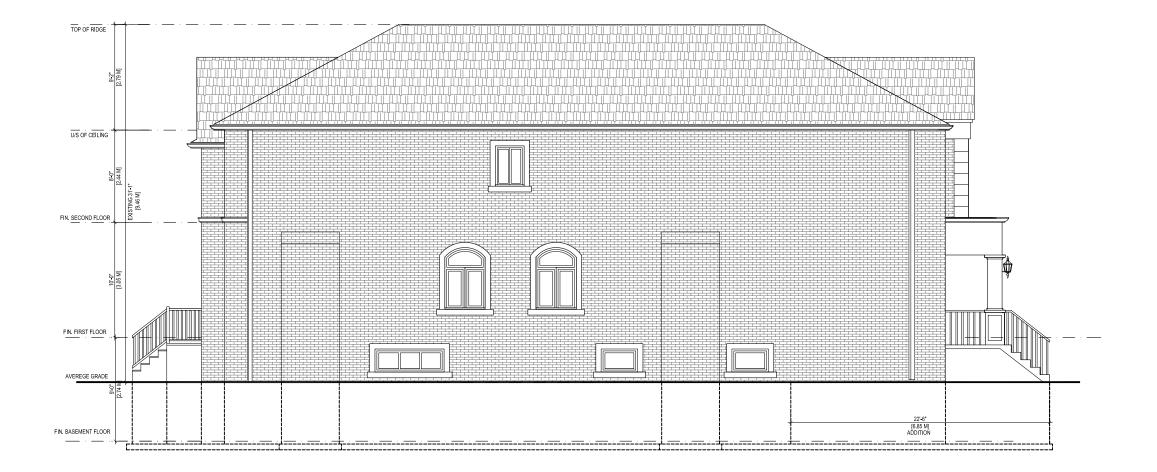
TATYANA SERGYEYEVA

PROPOSED ELEVATION

DRAWING

DATE		MARCH 201
SCALE	1	1:10

17.053



RIGHT SIDE ELEVATION - PROPOSED

SCALE: 1:100

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1 - ISSUED TO CLIENT FOR REVIEW	2017-03-2

PRELIMINARY NOT FOR CONSTRUCTION



270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL: 519-752-5561 EMAIL: olejar@rogers.com

ADDITION

14 STATLER AVENUE

PROJECT

TORONTO, CANADA

OWNER

TATYANA SERGYEYEVA

PROPOSED ELEVATION

DRAWING

DATE	MARCH 201
SCALE	1:10

17.053

A-15



Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0489/17EYK Zoning RD & R1

Owner(s): BETTY LUONG Ward: Etobicoke Centre (04)

KENNETH WOO

Agent: CADAXX DESIGN Heritage: Not Applicable

Property Address: 2 PRINCESS ANNE CRES Community:

Legal Description: PLAN 4651 LOT 115

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 secondary suite in the basement of the existing dwelling.

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

Section 150.10.40.1.(1), By-law 569-2013

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

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

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

The Minor Variance Application is Approved

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: A0489/17EYK Zoning RD & R1

Owner: BETTY LUONG Ward: Etobicoke Centre (04)

KENNETH WOO

Agent: CADAXX DESIGN Heritage: Not Applicable

Property Address: 2 PRINCESS ANNE CRES Community:

Legal Description: PLAN 4651 LOT 115

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To app	eal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
	\$300 for 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)
	in a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB e at www.toronto.ca/tlab .
	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).
To obta	in a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal

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

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



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th Fl Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0499/17EYK Zoning RM & R2

Ward: Etobicoke-Lakeshore (06) Owner(s): DEBORAH MEDEIROS

ALBERT MEDEIROS

SANZ SOLE ARCHITECT Heritage: Not Applicable Agent:

Property Address: 25 EIGHTH ST Community:

Legal Description: PLAN 1592 PT LOT 246

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

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling with a front deck and a rear two-storey addition with a rear deck on the second storey.

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

1.

Section 10.80.40.40(1)(A), By-law 569-2013 and Section 350-31F(2) The maximum permitted floor space index/gross floor area is 0.6/60% of the lot area (198.6 m²). Section 10.80.40.40(1)(A), By-law 569-2013

The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (242.8 m²). **Section 350-31F(2)**

The altered dwelling will have a gross floor area equal to 65% times the area of the lot (214.9 m²).

2. Section 10.80.40.70(1), By-law 569-2013

The minimum required front yard setback is 4.66 m. The altered dwelling will be located 2.57 m from the front lot line.

Section 10.80.40.20(1), By-law 569-2013 3.

The maximum permitted dwelling length is 17 m. The altered dwelling will have a length of 18.36 m.

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

The maximum permitted main wall height from established grade is 7 m.

The altered dwelling will have a main wall height of 7.34 m from established grade.

5. Section 10.80.40.10(4), By-law 569-2013

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

The altered dwelling will have a first floor height of 1.5 m above established grade.

6. Section 10.80.40.50(1)(B), By-law 569-2013

The maximum permitted area of a platform at or above the second storey is 4 m². The proposed second storey rear platform will have an area of 4.5 m² and front platform will have an area of 4.92 m².

7. Section 150.10.40.1(1), By-law 569-2013

A secondary suite is permitted provided the dwelling is more than 5 years old. A secondary suite is proposed within the altered dwelling which is less than 5 years old.

8. Section 150.10.40.1(3)(A), By-law 569-2013

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

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor services agreement information.pdf.
 - Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.
- 2. The following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:
 - 2.1 The proposal shall be constructed substantially in accordance with the site plan drawing and elevations submitted and held on file by the Committee of Adjustment office and date stamped as received on July 6, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
 - 2.2 That a 1.5 m privacy screen be constructed along the north portion of the rear second storey platform.

SIGNATURE PAGE

File Number: A0499/17EYK Zoning RM & R2

Owner: DEBORAH MEDEIROS Ward: Etobicoke-Lakeshore (06)

Community:

ALBERT MEDEIROS

Agent: SANZ SOLE ARCHITECT Heritage: Not Applicable

Property Address: 25 EIGHTH ST

Legal Description: PLAN 1592 PT LOT 246

Allen Smithies (signed)	Dominia Gulli (signed)	Dauglag Calhauma (gianad

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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\$300 for <u>each</u> appeal filed regardless if related and submitted by the same appellant
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RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS eal this decision to the OMB you need the following:
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\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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25 EIGHTH STREET, ETOBICOKE ON M8V 3C2

PART OF LOT 246, REGISTERED PLAN 1592 YORK Borough of Etobicoke

SURVEY INFORMATION TAKEN FROM SURVEY DATED OCTOBER 11, 1973 by C.E. DOTTERILL LTD Ontario Land Surveyors, TORONTO

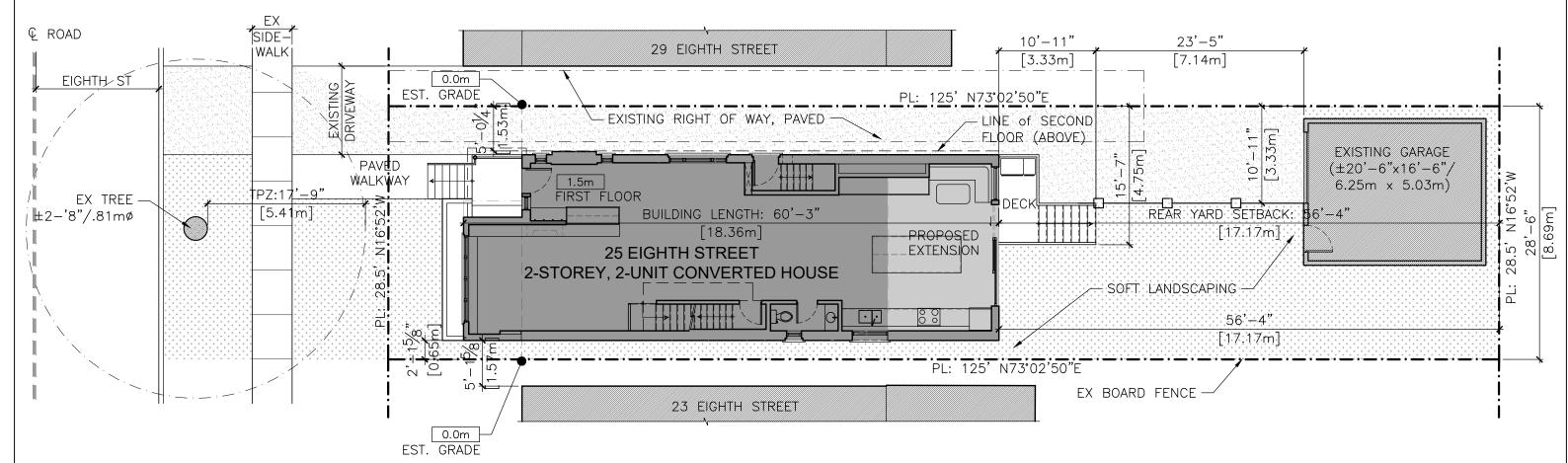
TOTAL REAR YARD AREA: 8.69m x 17.17m = 149.2m2 TOTAL SOFT LANDSCAPING AREA: 149.2m2

-31.4m2 (GARAGE)

-39.6m2 (DRIVEWAY/DECK/STAIR)

= 78.2m2

PERCENTAGE OF REAR SOFT LANDSCAPING: 78.2m2/149.2m2 = 52%



ZONING BY-LAW 569-2013

ZONING = RM (u3; d0.6) (x23)

LOT AREA = 331m2 / 3562.5sf

PERMITTED LOT COVERAGE = 0.6

PROPOSED LOT COVERAGE = 0.65 (BASEMENT NOT INCLUDED) 0.96 (BASEMENT INCLUDED)

PROPOSED AREA, GROUND FLOOR = 113m2 / 1213sf

PROJECT NO.

PROPOSED AREA, SECOND FLOOR = 102m2 / 1095sf PROPOSED AREA, BASEMENT

PROPOSED AREA, TOTAL

= 104m2 / 1122sf= 319m2 / 3430sf PERMITTED BUILDING HEIGHT = 9.5 m / 31'-2''PROPOSED BUILDING HEIGHT = 9.2m / 30'-2"

PERMITTED EXT WALL HEIGHT = 7.0 m / 23'-0"

PROPOSED EXT WALL HEIGHT = $7.2 \text{m} / 23' - 9_2^{1}$

PERMITTED BUILDING DEPTH = 19m / 62'-3"

PROPOSED BUILDING DEPTH = 18m / 60'-3"

PERMITTED BUILDING LENGTH = 17m / 55'-9" PROPOSED BUILDING LENGTH = 18m / 60'-3"

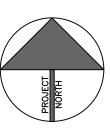
PERMITTED HEIGHT OF FIRST FLOOR ABOVE GRADE = 1.2 m / 4'-0''PROPOSED HEIGHT OF FIRST FLOOR ABOVE GRADE = 1.5m / 4'-11" FRONT YARD SETBACK = EXISTING

PERMITTED REAR YARD SETBACK = 9.5 m / 31'-3"PROPOSED REAR YARD SETBACK = 17.2 m / 54'-5"

PERMITTED SIDE YARD SETBACK = .60m / 2'-0"PROPOSED SIDE YARD SETBACK = .64m / 2'-15"

REQUIRED REAR YARD SOFT LANDSCAPING: 50% PROPOSED REAR YARD SOFT LANDSCAPING: 52%

AREA OF RENTAL UNIT = 63m2 / 675sf



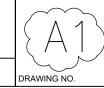


25 EIGHTH STREET: Renovation & Addition

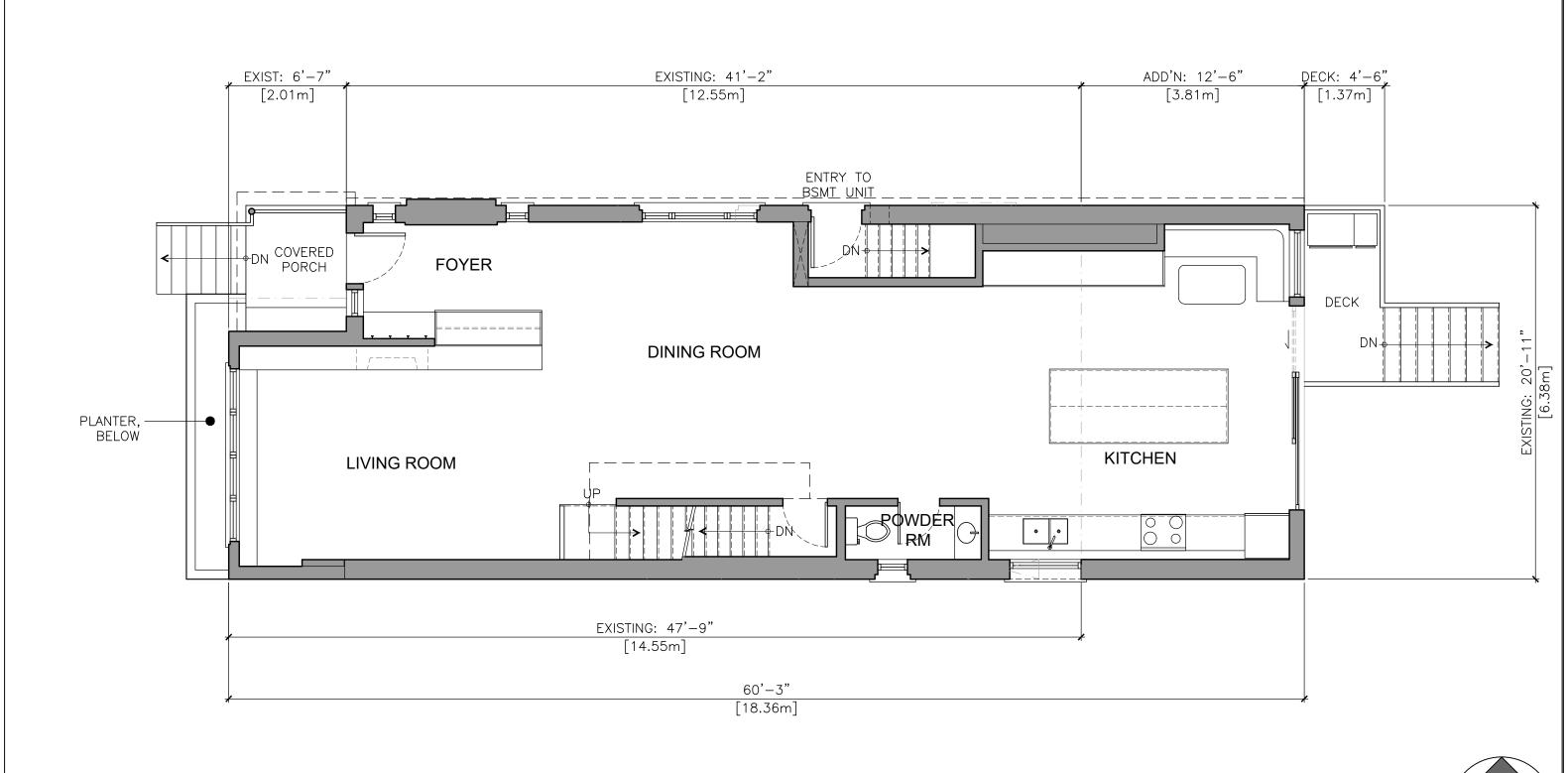
 $|_{SCALE} 3/32"=1'-0"$ DATE APRIL 2017

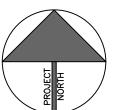
DRAWING TITLE

SITEPLAN **PROPOSED**



1614







PROJECT	25 EIGHT	H STREET: Rend	ovation & Addition	
PROJECT NO.	1614	DATE APRIL 2017	SCALE 3/16"=1'-0"	DRAWING TITLE

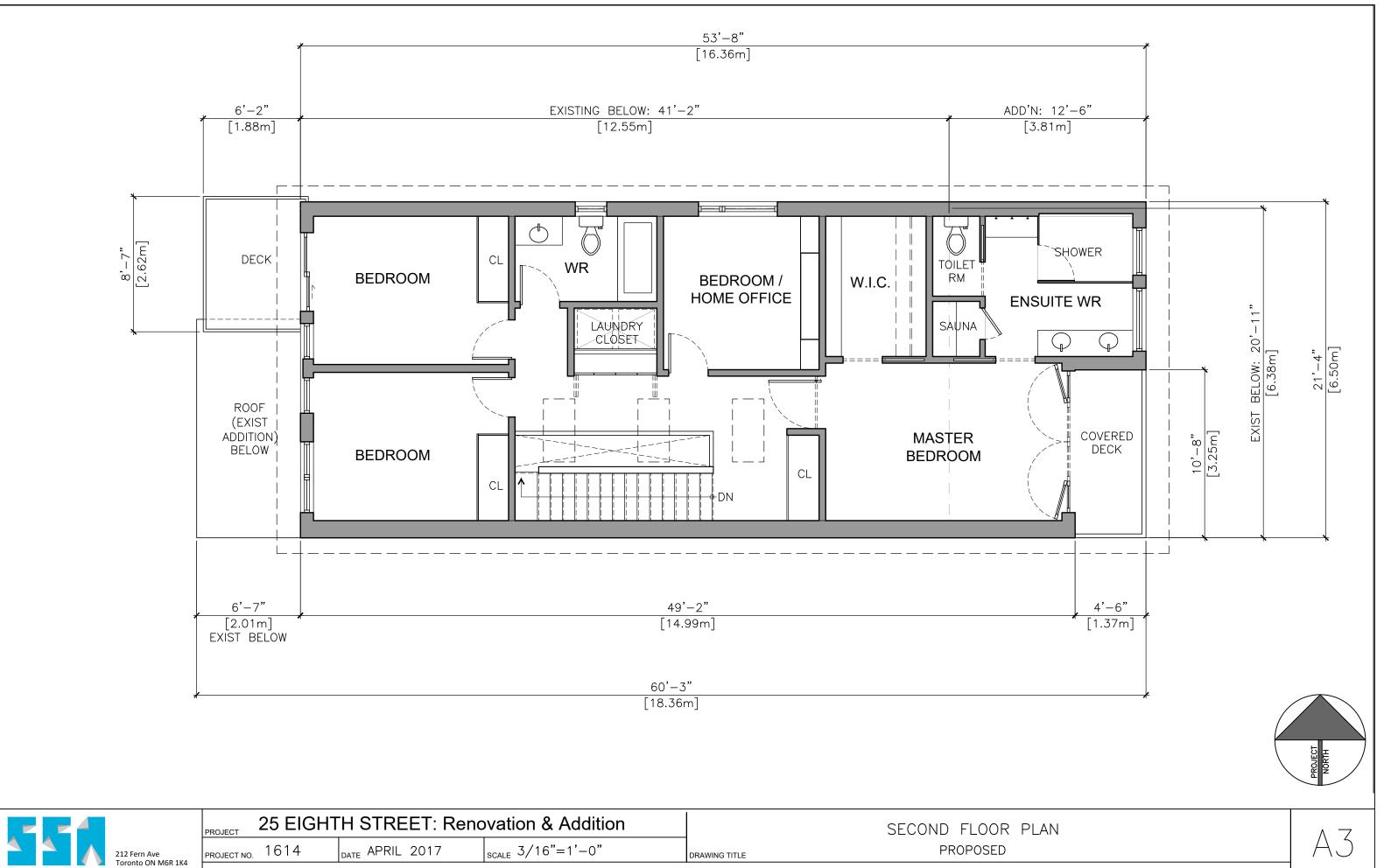
PRELIMINARY PROJECT REVIEW, ETOBICOKE

GROUND FLOOR PLAN
PROPOSED

A2

DRAWING NO.

ISSUED DATE: APRIL 26/17

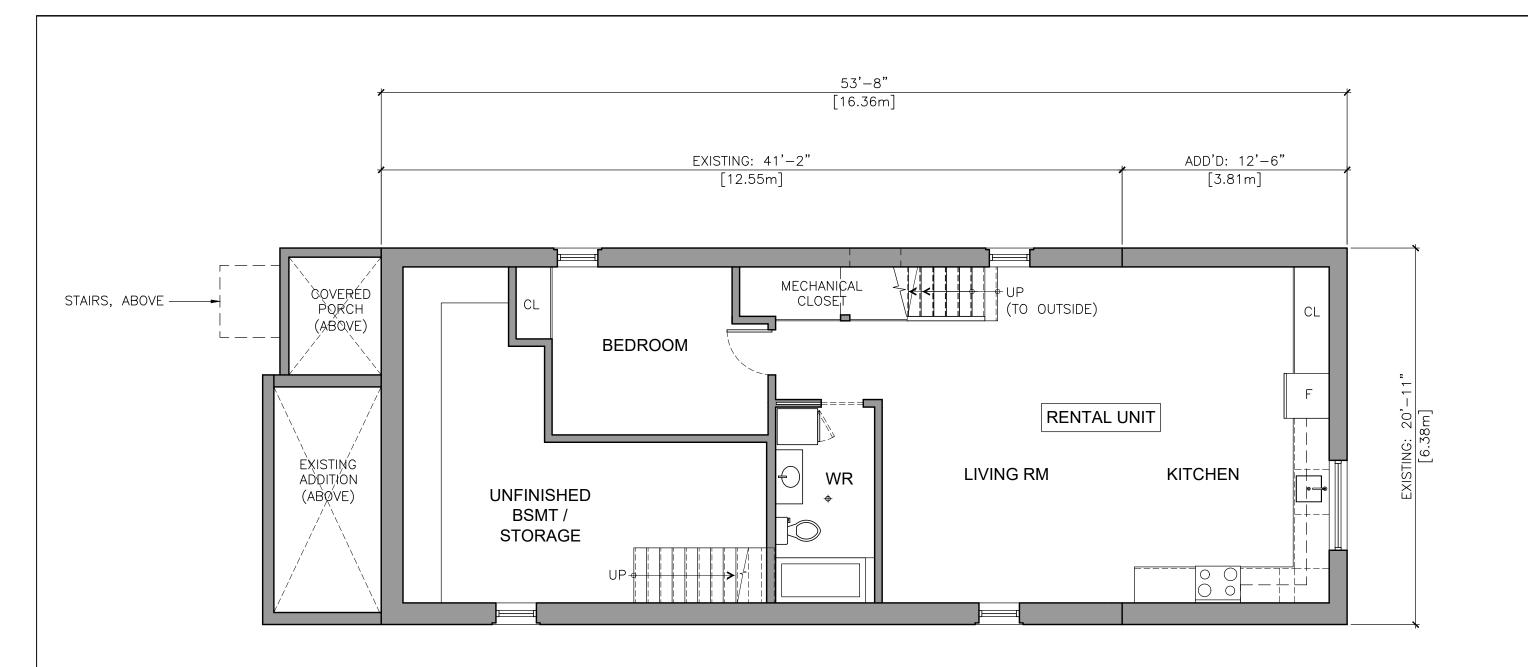


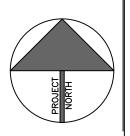
SCALE 3/16"=1'-0" 1614 DATE APRIL 2017 PROJECT NO. DRAWING TITLE

PROPOSED

PRELIMINARY PROJECT REVIEW, ETOBICOKE r1

ISSUED DATE: July 5/17





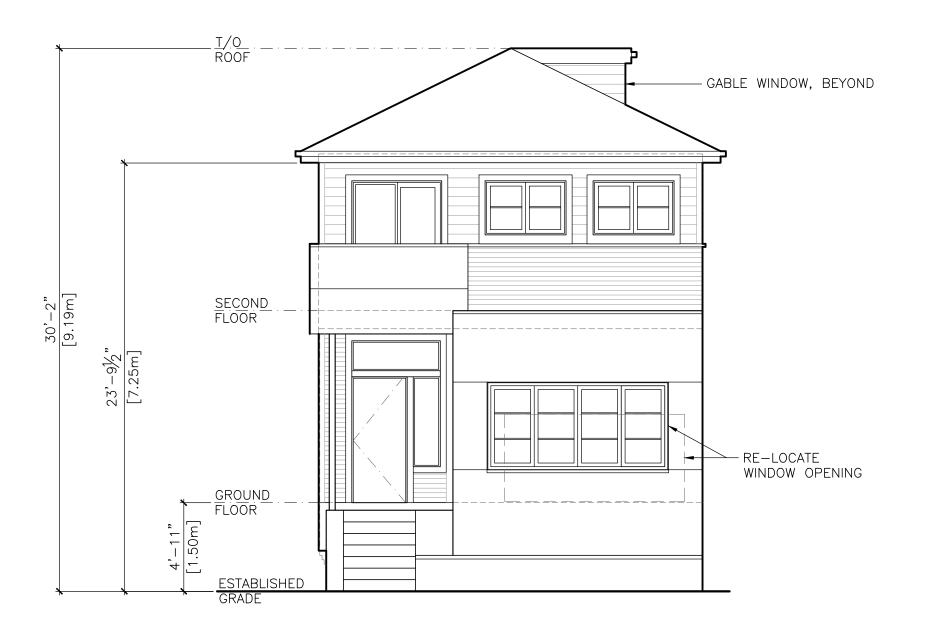


PROJECT	25 EIGHT	H STREET: Reno	ovation & Addition	
PROJECT NO.	1614	DATE APRIL 2017	_{SCALE} 3/16"=1'-0"	DRAWING TITLE

BASEMENT PLAN PROPOSED

ISSUED DATE: APRIL 26/17

PRELIMINARY PROJECT REVIEW, ETOBICOKE



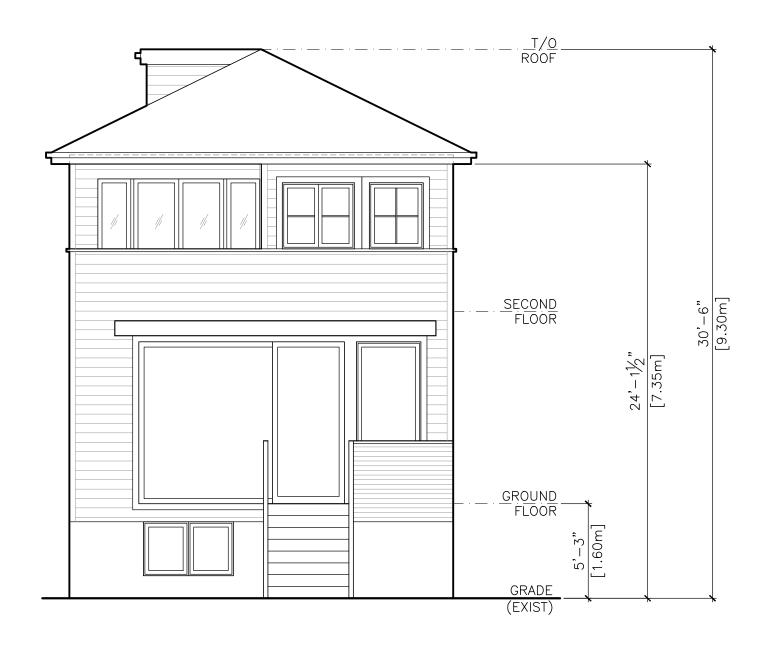
DRAWING TITLE

	4	
		2
SANZ SOLÉ AR	CHITECT	v

PR	OJECT	25 EIGHT	H STREET: Rend	ovation & Addition
PR	OJECT NO.	1614	DATE APRIL 2017	SCALE 3/16"=1'-0"

FRONT ELEVATION PROPOSED

PRELIMINARY PROJECT REVIEW, ETOBICOKE

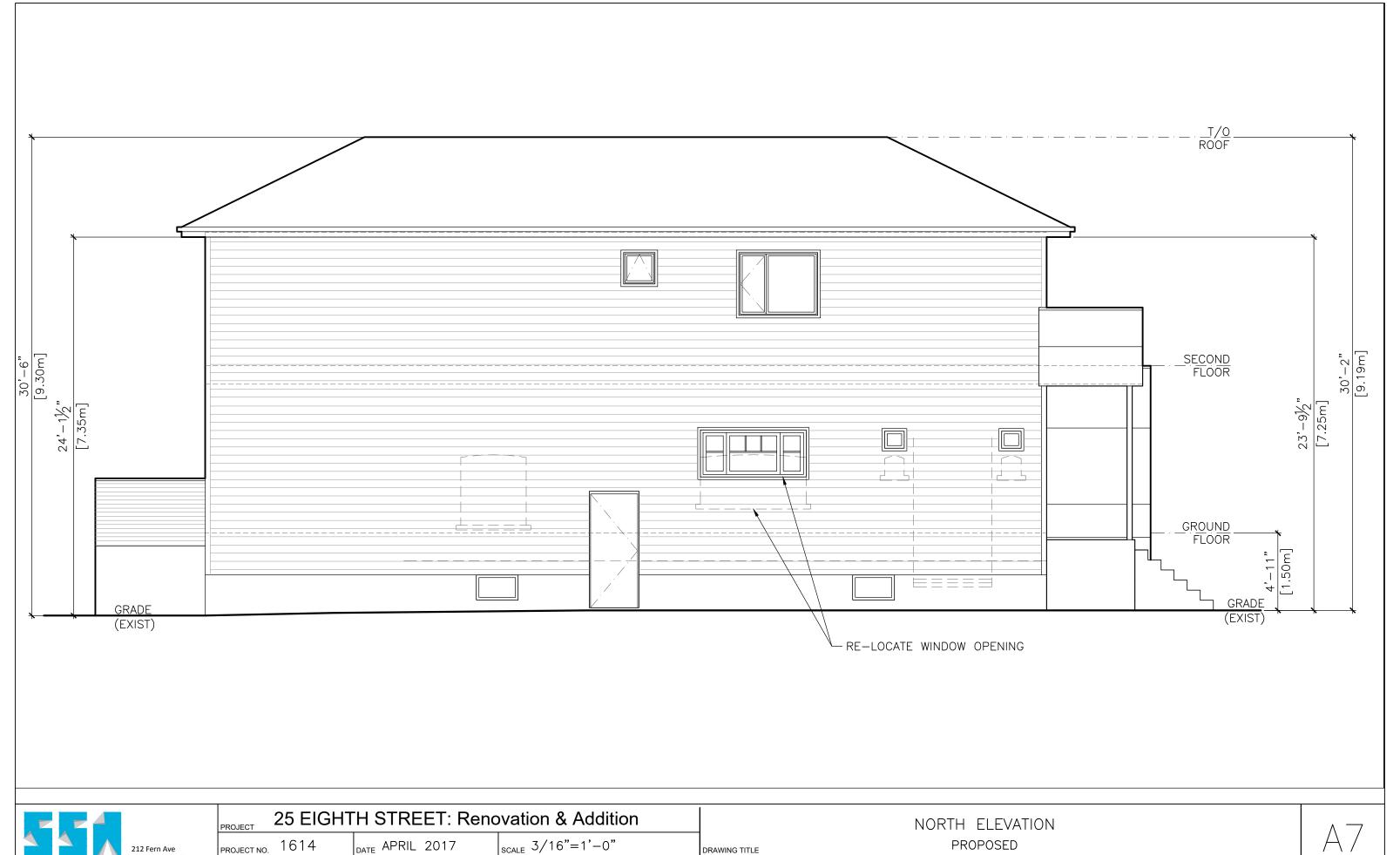


DRAWING TITLE



ROJECT	25 EIGHT	H STREET: Rend	vation & Addition
ROJECT NO.	1614	DATE APRIL 2017	_{SCALE} 3/16"=1'-0"

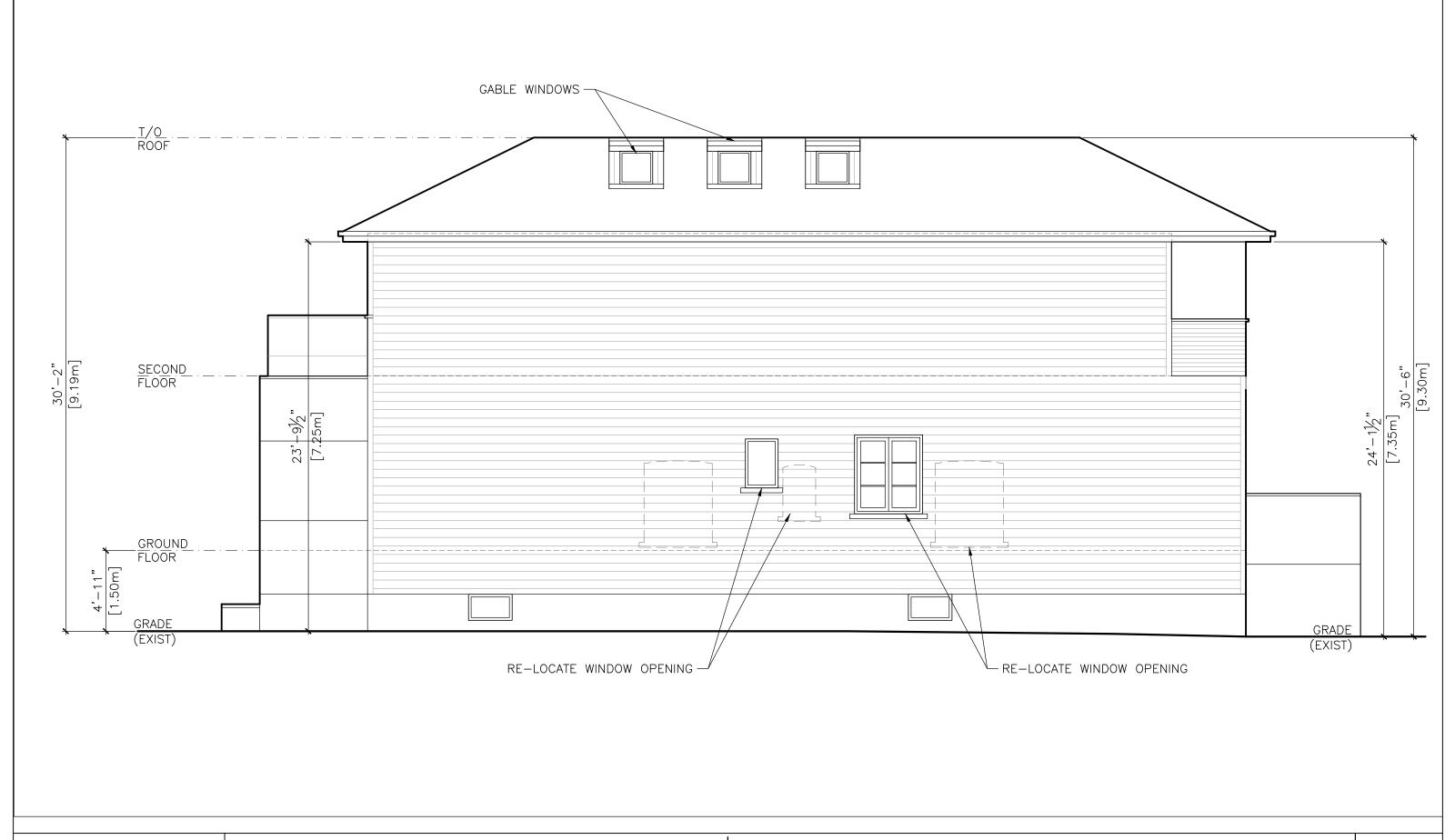
REAR ELEVATION PROPOSED



212 Fern Ave Toronto ON M6R 1K4

scale 3/16"=1'-0" 1614 DATE APRIL 2017 PROJECT NO.

PROPOSED

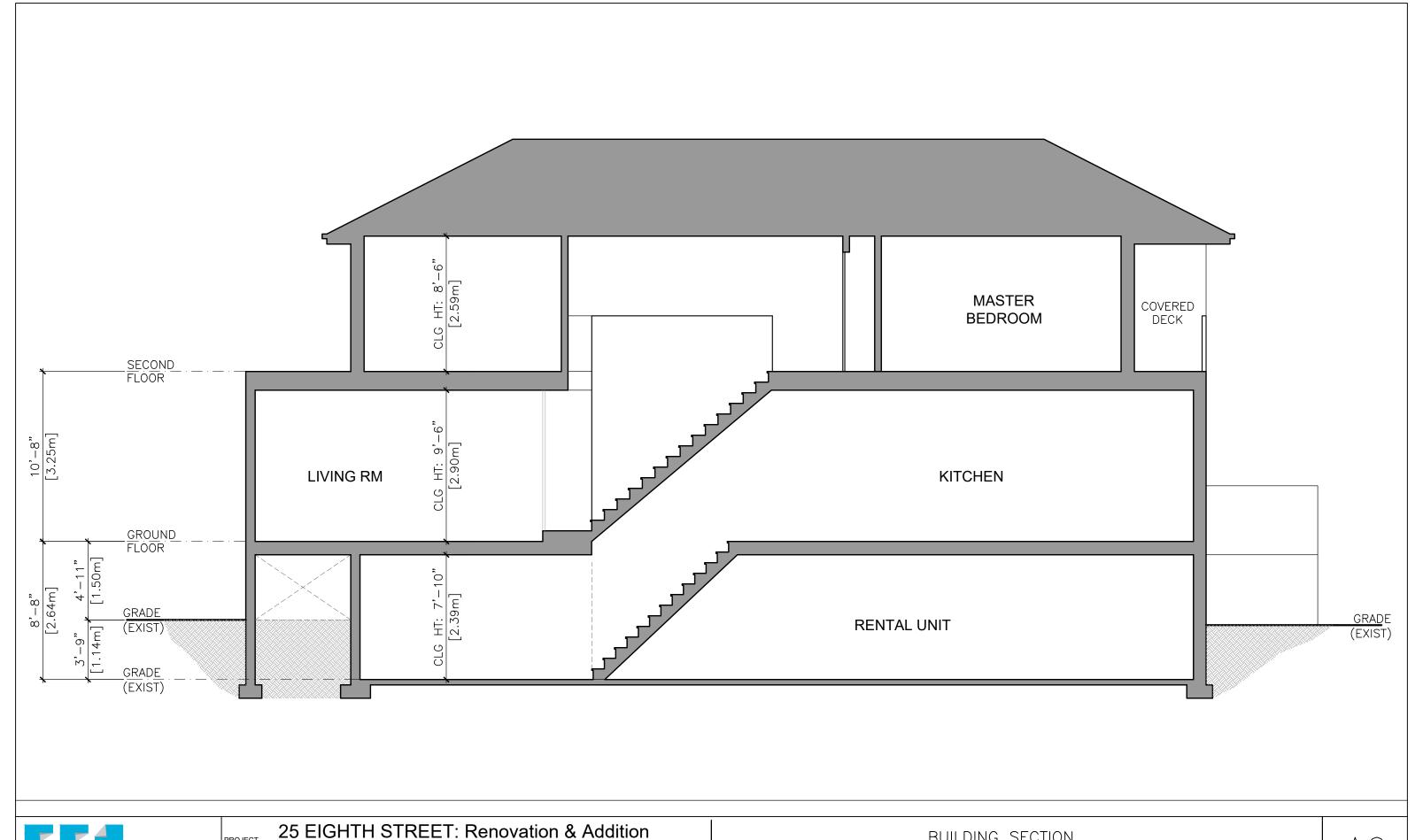


DRAWING TITLE

212 Fern Ave Toronto ON M6R 1K4 SANZ SOLÉ ARCHITECT www.sanzsole.com PROJECT NO. 1614 DATE APRIL 2017 SCALE 3/16"=1'-0"

SOUTH ELEVATION PROPOSED

A8





PROJECT	20 210111	TI OTTLE T. TROTTE	Valion & Maditio
PROJECT NO.	1614	DATE APRIL 2017	_{SCALE} 3/16"=1'-0"

BUILDING SECTION PROPOSED

ISSUED DATE: APRIL 26/17

DRAWING TITLE



Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0503/17EYK Zoning RD

Owner(s): KATRINA PILLOW Ward: Etobicoke Centre (03)

VITO PETRUCCI

Agent: FAUSTINO DESIGN Heritage: Not Applicable

Property Address: 18 SAGAMORE CRES Community:

Legal Description: PLAN 5135 LOT 13

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

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey north side addition which will include an attached garage, a partial second storey addition and a new front porch.

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

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

The minimum required front yard setback is 7.9 m.

The altered dwelling will be located 6.42 m from the front lot line.

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

The Minor Variance Application is Approved

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

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

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

SIGNATURE PAGE

File Number: RD A0503/17EYK Zoning Ward: Etobicoke Centre (03) Owner: KATRINA PILLOW VITO PETRUCCI Agent: **FAUSTINO DESIGN** Heritage: Not Applicable Property Address: Community: **18 SAGAMORE CRES** Legal Description: PLAN 5135 LOT 13 Allan Smithies (signed) Dominic Gulli (signed) Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Edwin (Ted) Shepherd

(signed)

Susanne Pringle Manager & Deputy Secretary Treasurer Etobicoke York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you	need the following:
□ a completed TLAB Notice of A	ppeal (Form 1) in digital format on a CD/DVD
□ \$300 for <u>each</u> appeal filed regar	dless 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 Appearable web site at www.toronto.ca/tlab .	Form (Form 1) and other information about the appeal process please visit the TLAB
ONTARIO MUNICIPAL BOARD (Of To appeal this decision to the OMB you	· · ·
□ a completed OMB Appellant Fo	orm (A1) in paper format
□ \$300.00 with an additional redu	aced fee of \$25.00 for each connected appeal filed by the same appellant
☐ Fees are payable to the Minist	er of Finance by certified cheque or money order (Canadian funds).

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

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



City Planning Division

Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0505/17EYK Zoning RD & R2

Owner(s): MARY JANE SCHUESSLER Ward: Etobicoke-Lakeshore (05)

MARY JANE SCHUESSLER

Agent: RE PLACEMENT DESIGN Heritage: Not Applicable

Property Address: **59 BELVEDERE BLVD** Community:

Legal Description: PLAN 2147 W PT LOT 23 E PT LOT 24

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 two-storey addition and a detached garage in the rear yard. .

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

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

The maximum permitted lot coverage is 33% of the lot area (111.3 m²). The altered dwelling will cover 43.6% of the lot area (147.1 m²).

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

The maximum permitted gross floor area is 125 m² plus 25% of the lot area (209.3 m²), upto a maximum floor space index of 0.5 (168.6 m²).

The altered dwelling will have a gross floor area of 125 m² plus 32% of the lot area (267.2 m²), with a floor space index of 0.61 (267.2 m²).

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number: A0505/17EYK Zoning RD & R2

Owner: MARY JANE SCHUESSLER Ward: Etobicoke-Lakeshore (05)

MARY JANE SCHUESSLER

Agent: RE PLACEMENT DESIGN Heritage: Not Applicable

Property Address: 59 BELVEDERE BLVD Community:

Legal Description: PLAN 2147 W PT LOT 23 E PT LOT 24

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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



Committee of Adjustment 2 Civic Centre Crt, 4th FI Toronto, ON M9C 5A3 T:416-394-8060 F: 416-394-6042

Thursday, July 27, 2017

NOTICE OF DECISION

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

File Number: A0508/17EYK Zoning RD & R3

Owner(s): PETER GERRARD SMITH Ward: Etobicoke-Lakeshore (05)

LAURA SIMONE FULLER

Agent: ERICKSON ARCHITECTS Heritage: Not Applicable

Property Address: **39 OAKFIELD DR** Community:

Legal Description: PLAN 2330 LOT 22

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

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

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

The maximum permitted dwelling length is 17 m. The proposed dwelling will have a length of 19.58 m.

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

The maximum permitted dwelling depth is 19 m. The proposed dwelling will have a depth of 19.58 m.

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

The maximum permitted flat roof height is 6.5 m. The proposed dwelling will have a flat roof height of 7.22 m.

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

The maximum permitted area of a platform at or above the second storey is 4 m^2 . The proposed rear platform at or above the second storey will have an area of 40 m^2 .