

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

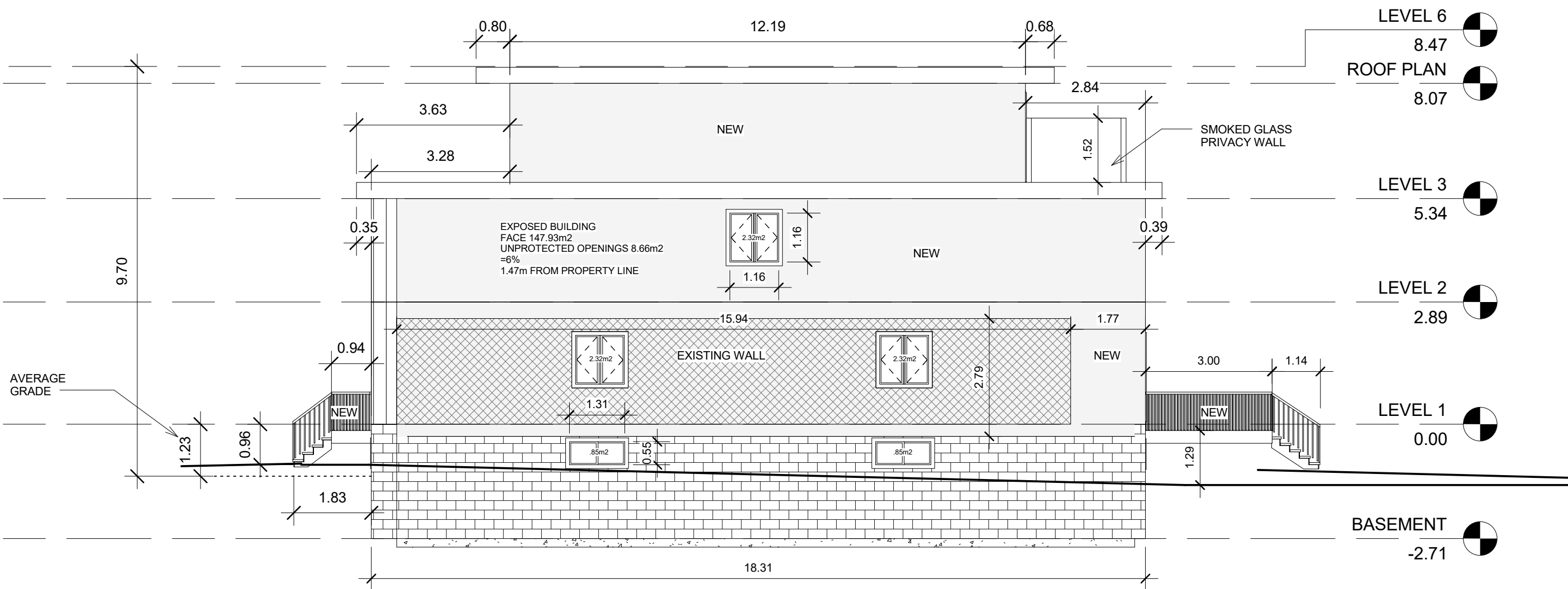
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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1 SOUTH
1 : 100

AJTDESIGN.CA
81 ST CLARENS AVE
TORONTO ON
M6K 2S6
416 573 7625

obcpermits@gmail.com

The under signed has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
Andrew Trotter #38055
Name Signature BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
AJTDESIGN.CA #102446
Name Signature BCIN

"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

Date 2016

Drawn by Andrew J Trotter AATO

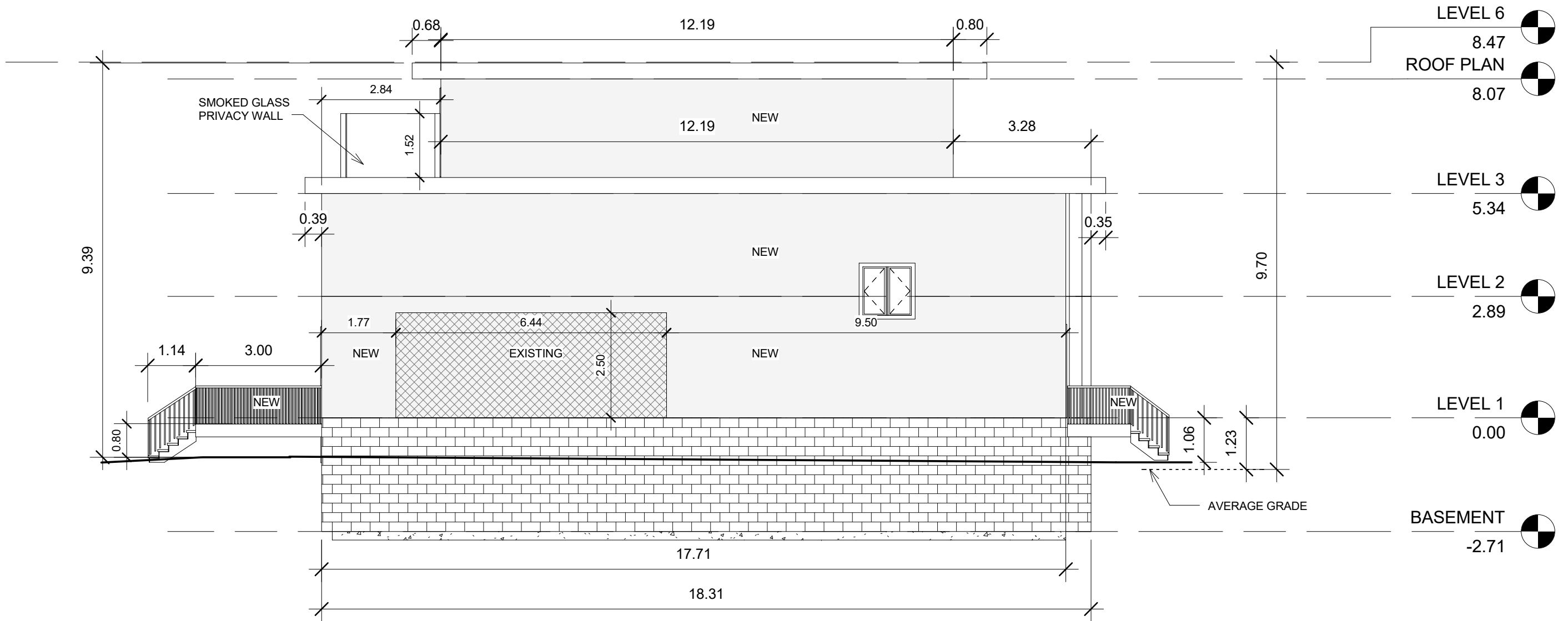
Checked by

Checker

Scale

1 : 100

A7



1 NORTH
1 : 100

AJTDESIGN.CA 81 ST CLARENS AVE TORONTO ON M6K 2S6 416 573 7625 obcpermits@gmail.com	<small>The under signed has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer</small> QUALIFICATION INFORMATION <small>Required unless design is exempt under 2.17.5.1 of the building code</small> Andrew Trotter <i>[Signature]</i> #38055 BCIN REGISTRATION INFORMATION <small>Required unless design is exempt under 2.17.5.1 of the building code</small> AJTDESIGN.CA <i>[Signature]</i> #102446 BCIN	"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		NORTH ELEVATION	
			M8V 3M5		A8	
			Project number 2016		Date 2016	
			Drawn by Andrew J Trotter AATO		Checked by _____ Checker _____ Scale 1 : 100	

Thursday, July 27, 2017

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

File Number:	A0462/17EYK	Zoning	RD & R2
Owner(s):	SEBASTIAN IWANIUK	Ward:	Etobicoke-Lakeshore (05)
Agent:	PAUL DA CUNHA ARCHITECT	Heritage:	Not Applicable
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.
5. **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 19.23 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 ARCHITECT	Heritage:	Not Applicable
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 unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

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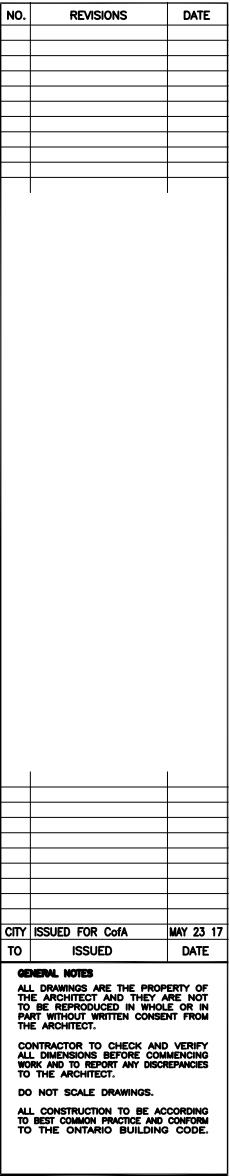
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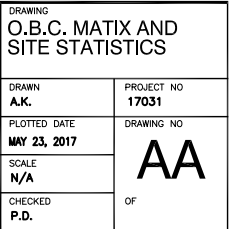
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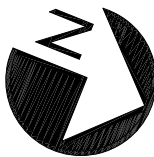
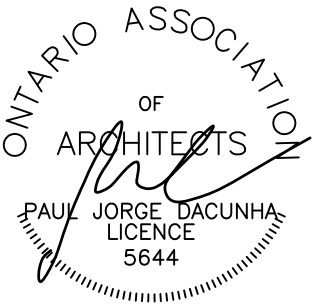
PROJECT

NEW 2-STOREY
DWELLING
AT:
39
CARDIGAN ROAD
TORONTO, ONTARIO



2 AA SITE STATISTICS

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

[illegible]

CITY	ISSUED FOR CoFA	MAY 23 17
TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

PROJECT

**NEW 2-STOREY
DWELLING
AT:**

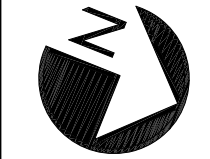
**39
CARDIGAN ROAD
TORONTO, ONTARIO**



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

DRAWING
BASEMENT FLOOR
PLAN

DRAWN A.K.	PROJECT NO 17031
PLOTTED DATE MAY 23, 2017	DRAWING NO A01
SCALE 1:75	
CHECKED P.D.	OF

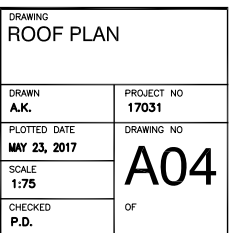


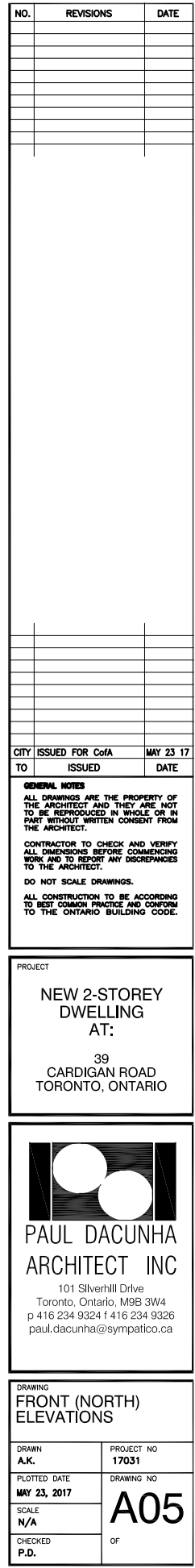
CITY	ISSUED FOR CofA	MAY 23 17
TO	ISSUED	DATE

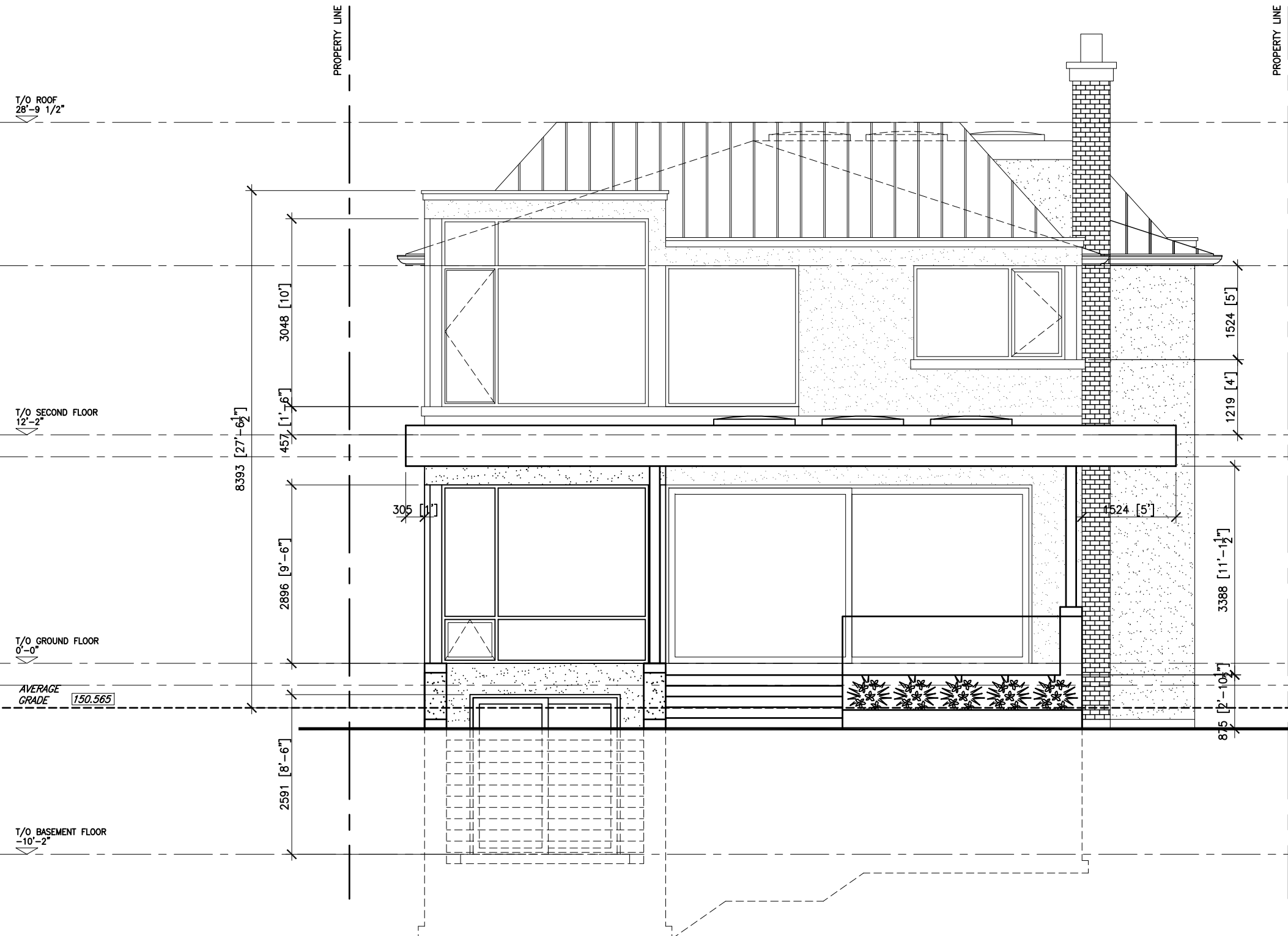
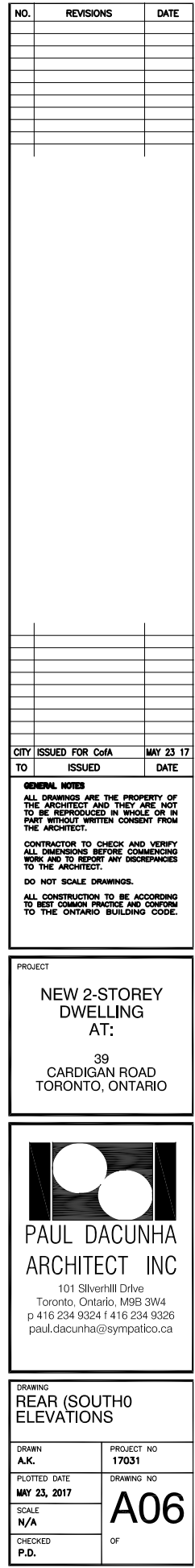
PROJECT

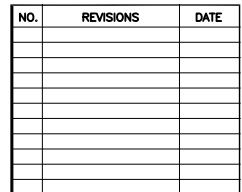
**NEW 2-STOREY
DWELLING
AT:**

**39
CARDIGAN ROAD
TORONTO, ONTARIO**

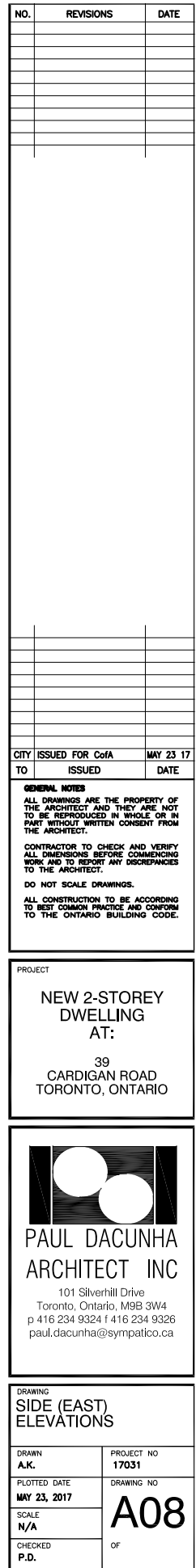








DRAWING SIDE (WEST) ELEVATIONS	
DRAWN A.K.	PROJECT NO 17031
PLOTTED DATE MAY 23, 2017 SCALE N/A	DRAWING NO A07
CHECKED P.D.	OF



T/O BASEMENT FLOOR
-10'-2"

9181 [30'-1 $\frac{1}{2}$ "]

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PROJECT

**NEW 2-STOREY
DWELLING
AT:
39
CARDIGAN ROAD
TORONTO, ONTARIO**



**PAUL DACUNHA
ARCHITECT INC**

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

DRAWING SIDE (EAST) ELEVATIONS	
DRAWN A.K.	PROJECT NO 17031
PLOTTED DATE MAY 23, 2017 SCALE N/A	DRAWING NO A08
CHECKED P.D.	
OF	

Thursday, July 27, 2017

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

File Number:	A0466/17EYK	Zoning	RM & R3
Owner(s):	NATALYA ALYMOVA PETRO ALYMOV	Ward:	Etobicoke-Lakeshore (06)
Agent:	INSPIRE HOMES INC	Heritage:	Not Applicable
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 m²).
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).
3. **Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The new dwelling will be located 0.9 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 PETRO ALYMOV	Ward:	Etobicoke-Lakeshore (06)
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

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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 FRANK KIAN LEEUNG TEE	Ward:	Etobicoke-Lakeshore (05)
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:

- 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).
- 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.
- 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.
- 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.
- 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**
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
(signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

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Etobicoke York Panel

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Thursday, July 27, 2017

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

File Number:	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:

- 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).
- 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.
- 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 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:	A0472/17EYK	Zoning	RD & R2
Owner(s):	TETYANA SERGYEYEV	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:

- 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).
- 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.
- 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:	
Legal Description:	PLAN 3486 EPT SPT 200 FT16		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, August 4, 2017

LAST DATE OF APPEAL: Wednesday, August 16, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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

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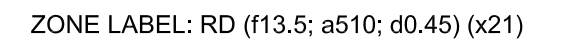
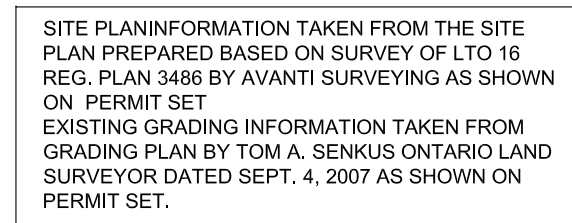
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- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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SITE PLAN - PROPOSED

SCALE: 1:200

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

OLEJAR Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

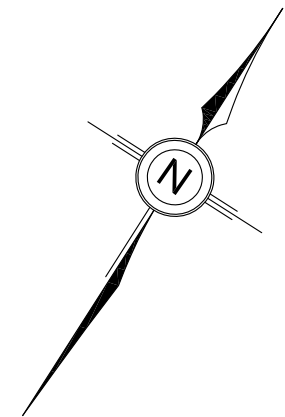
TEL: 519-752-5561
EMAIL: olejar@rogers.com

PROJECT 14 STATLER AVENUE
TORONTO, CANADA

DRAWING SITE PLAN

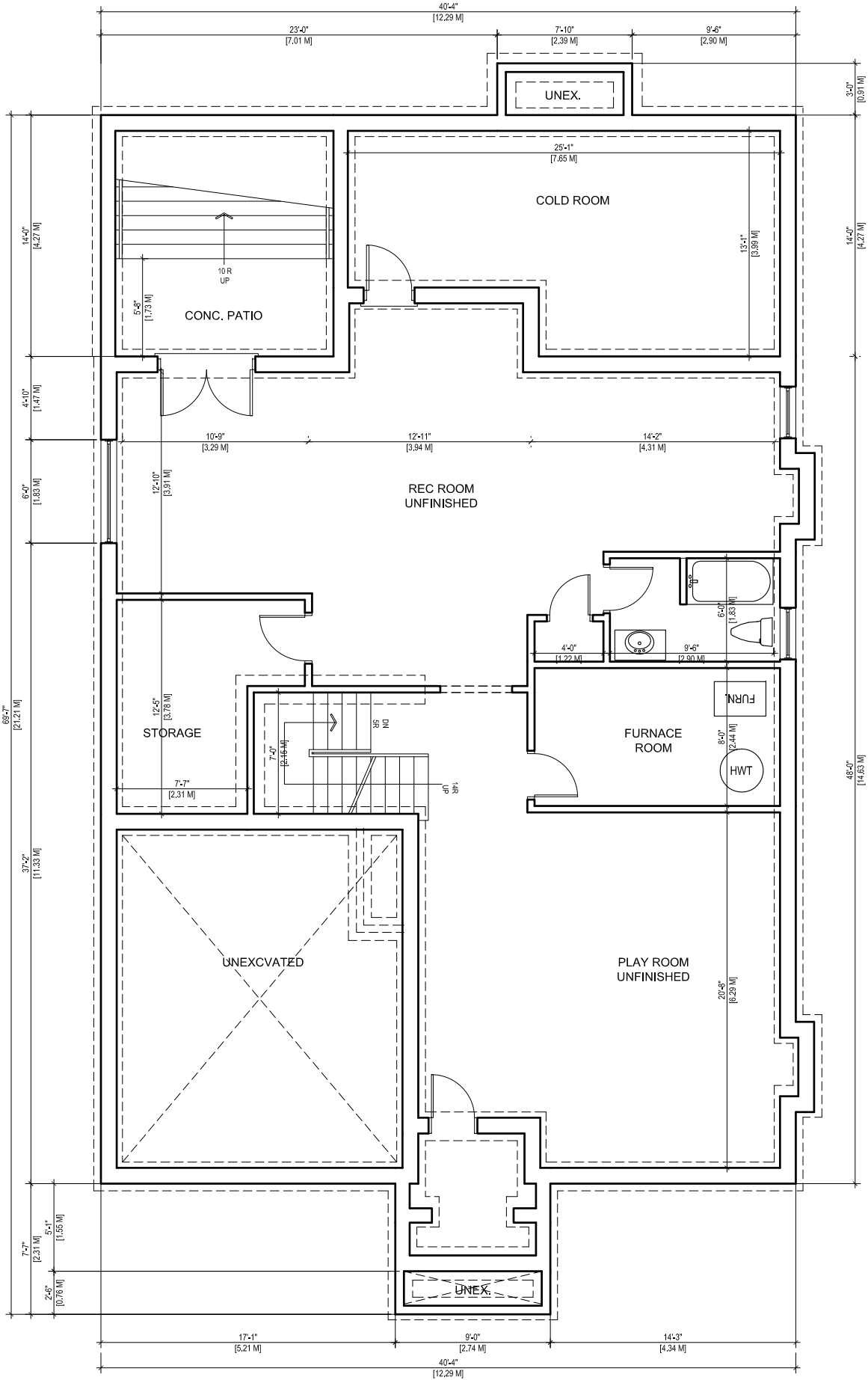
SCALE AS NOTED

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 engineer 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

OLEJAR
Architect

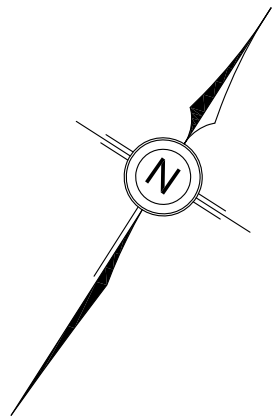
270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

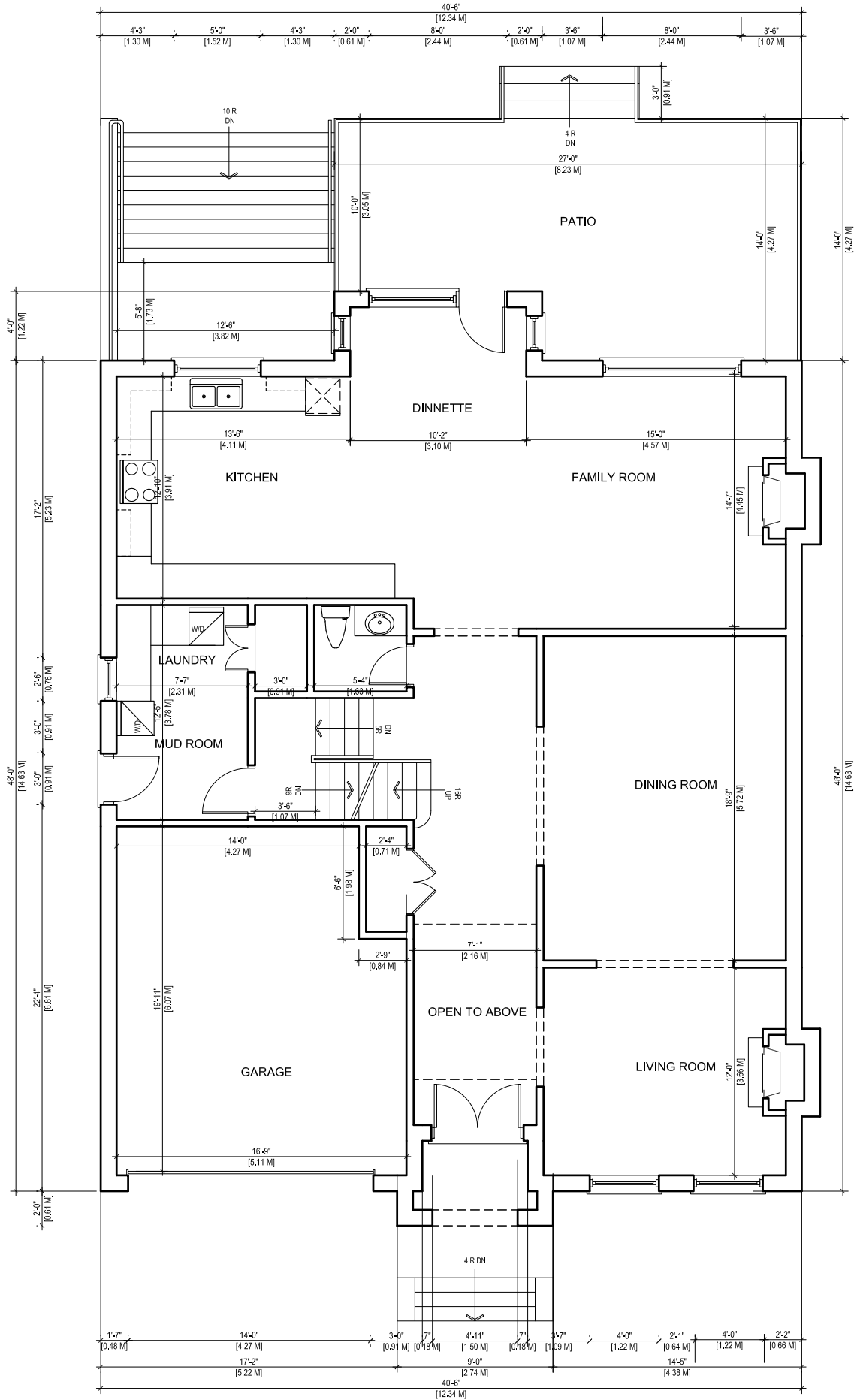
PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING FLOOR PLANS	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-01
PROJECT NUMBER	



GROUND 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 engineer 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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

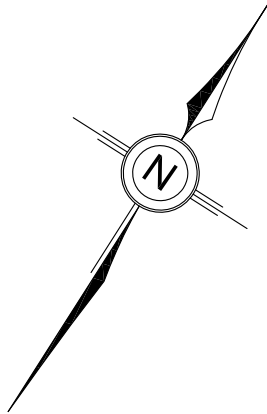
PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING FLOOR PLANS	

DRAWING	
DATE	MARCH 2017
SCALE	1:100

17.053

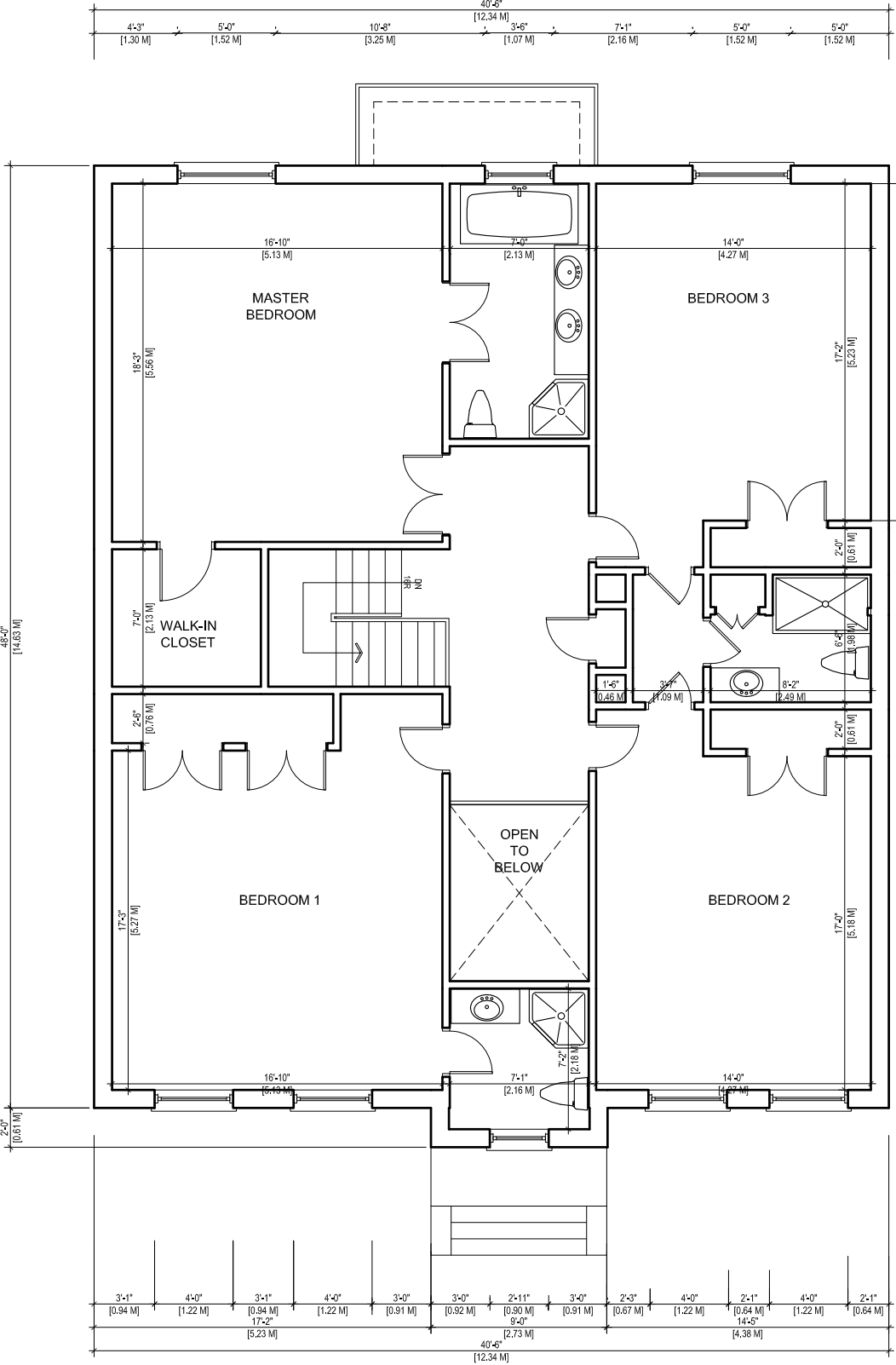
PROJECT NUMBER

A-02



SECOND FLOOR PLAN - EXISTING

SCALE: 1:100



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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

OLEJAR
Architect

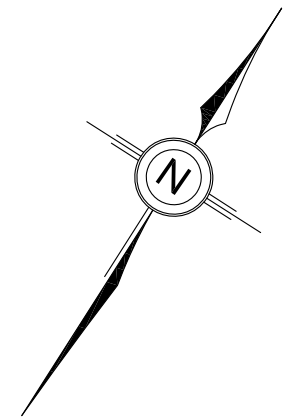
270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

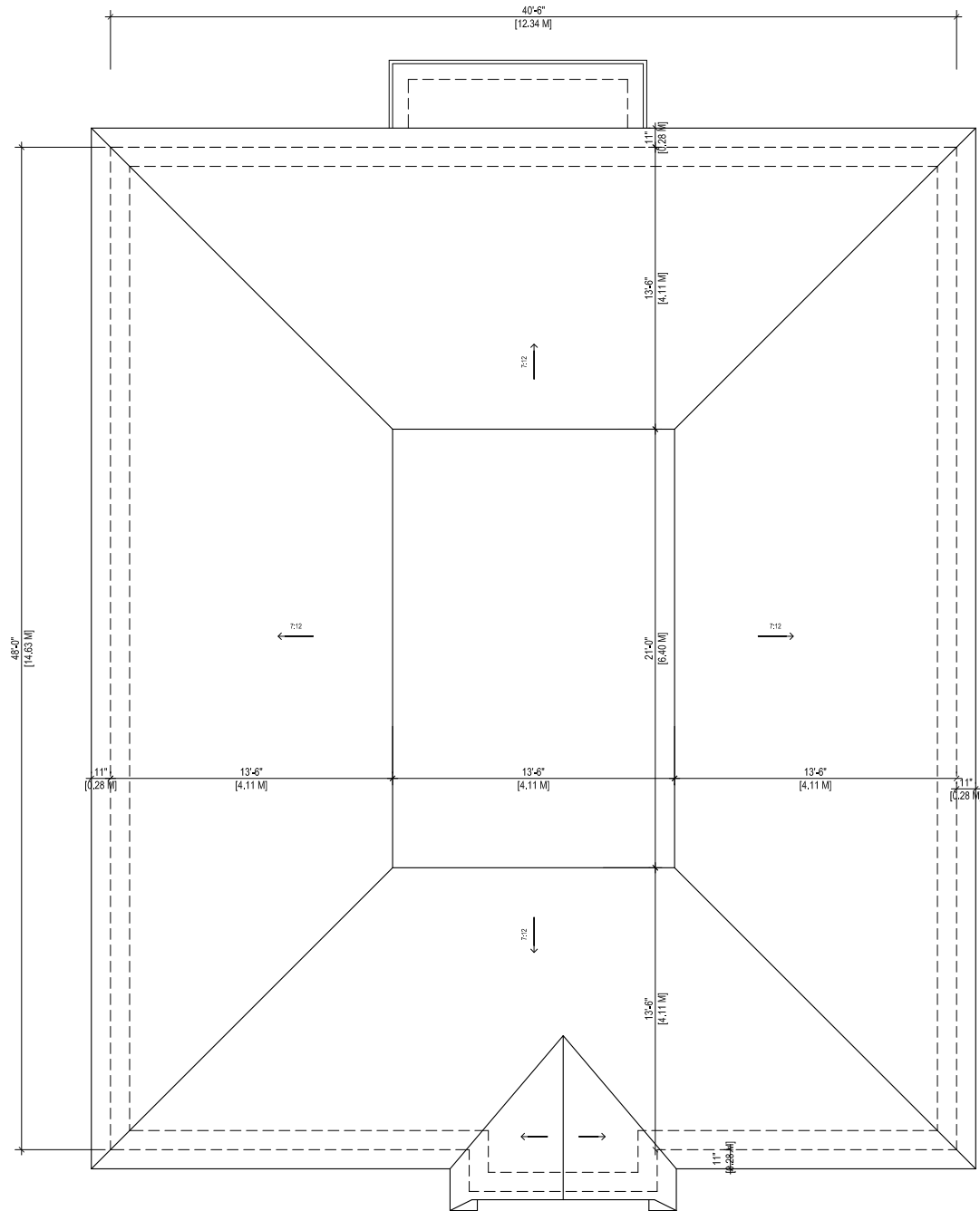
PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING FLOOR PLANS	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-03
PROJECT NUMBER	



ROOF 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 engineer 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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

PROJECT 14 STATLER AVENUE
TORONTO, CANADA

OWNER TATYANA SERGYEYeva

EXISTING FLOOR PLANS

DRAWING

DATE MARCH 2017

SCALE 1:100

17.053

PROJECT NUMBER

A-04

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 engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
DO NOT SCALE DRAWINGS



FRONT ELEVATION - EXISTING
SCALE: 1:100 NO CHANGE

PRELIMINARY
NOT FOR CONSTRUCTION

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

PROJECT 14 STATLER AVENUE
TORONTO, CANADA
OWNER TATYANA SERGYEYeva
EXISTING ELEVATION

DRAWING
DATE MARCH 2017
SCALE 1:100
17.053
PROJECT NUMBER
A-05

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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

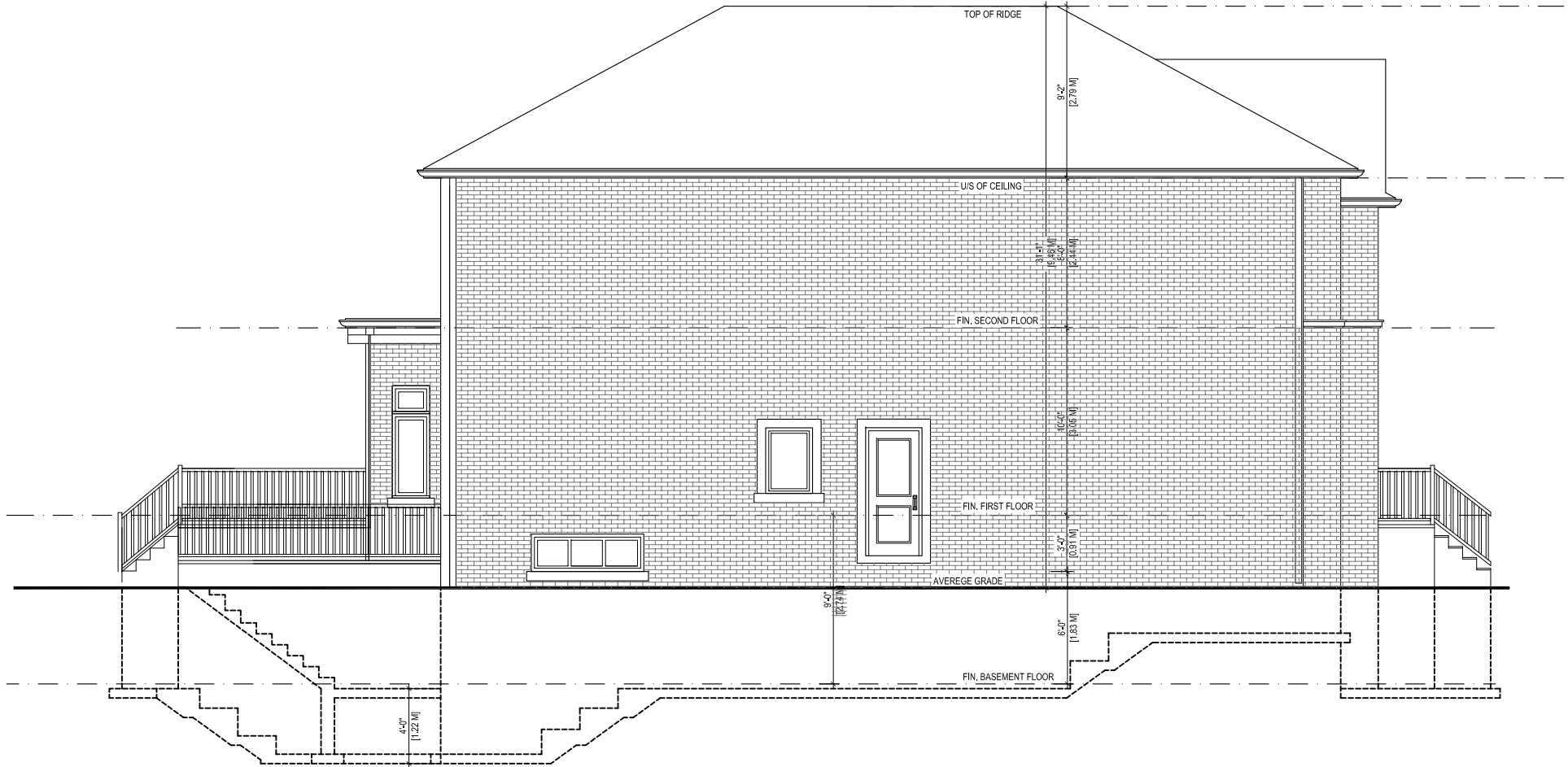
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olejar@rogers.com

ADDITION

PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING ELEVATION	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-06
PROJECT NUMBER	



LEFT SIDE ELEVATION - 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 engineer 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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

TEL:
EMAIL:

519-752-5561
olejar@rogers.com

ADDITION

PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING ELEVATION	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-07
PROJECT NUMBER	



REAR ELEVATION - 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 engineer 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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

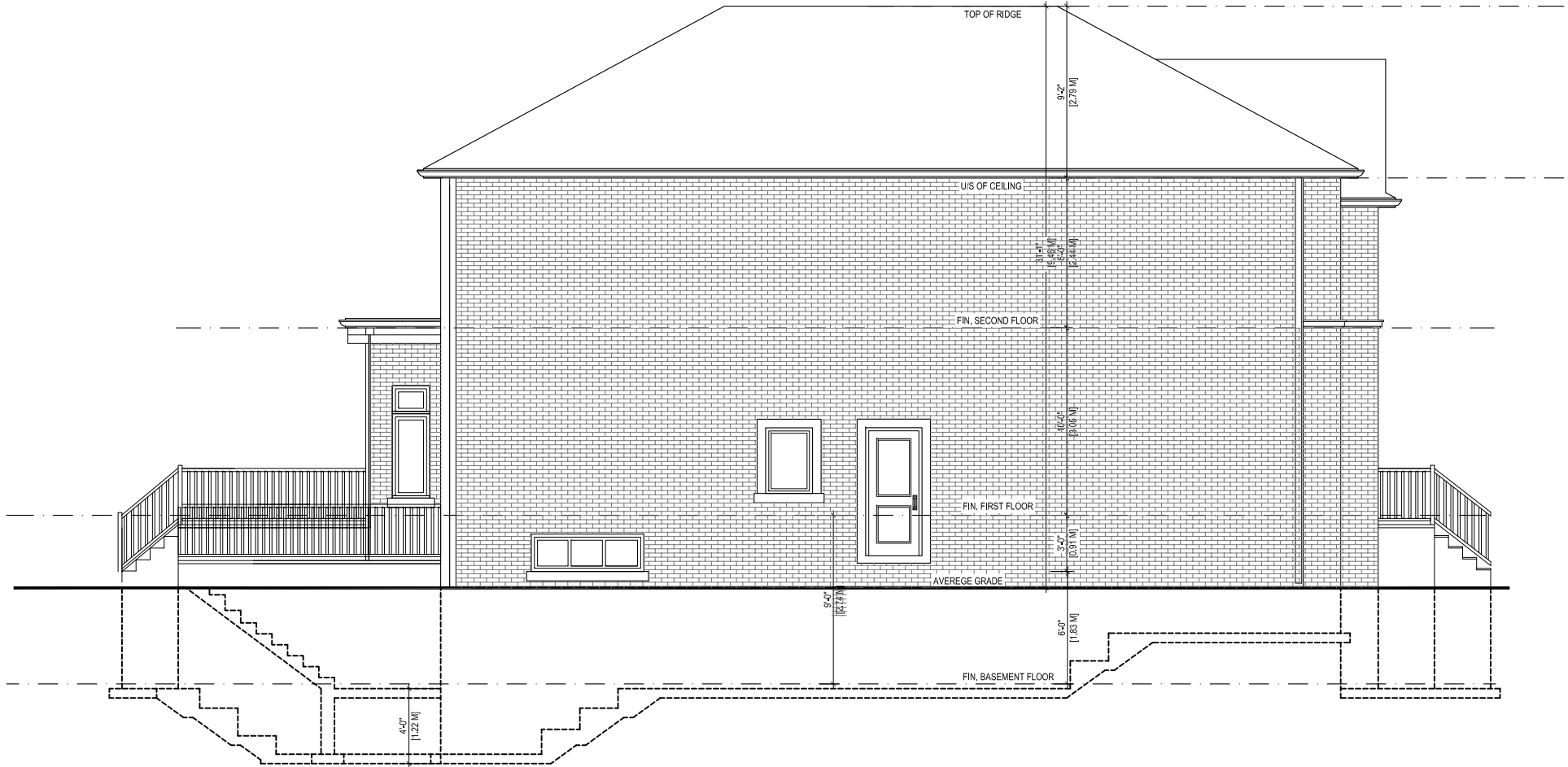
TEL:
EMAIL:

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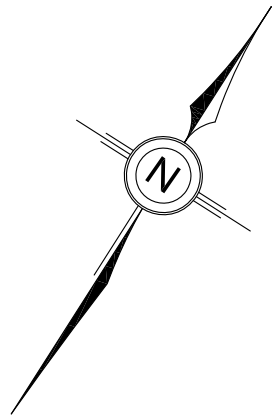
ADDITION

PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
EXISTING ELEVATION	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-08
PROJECT NUMBER	

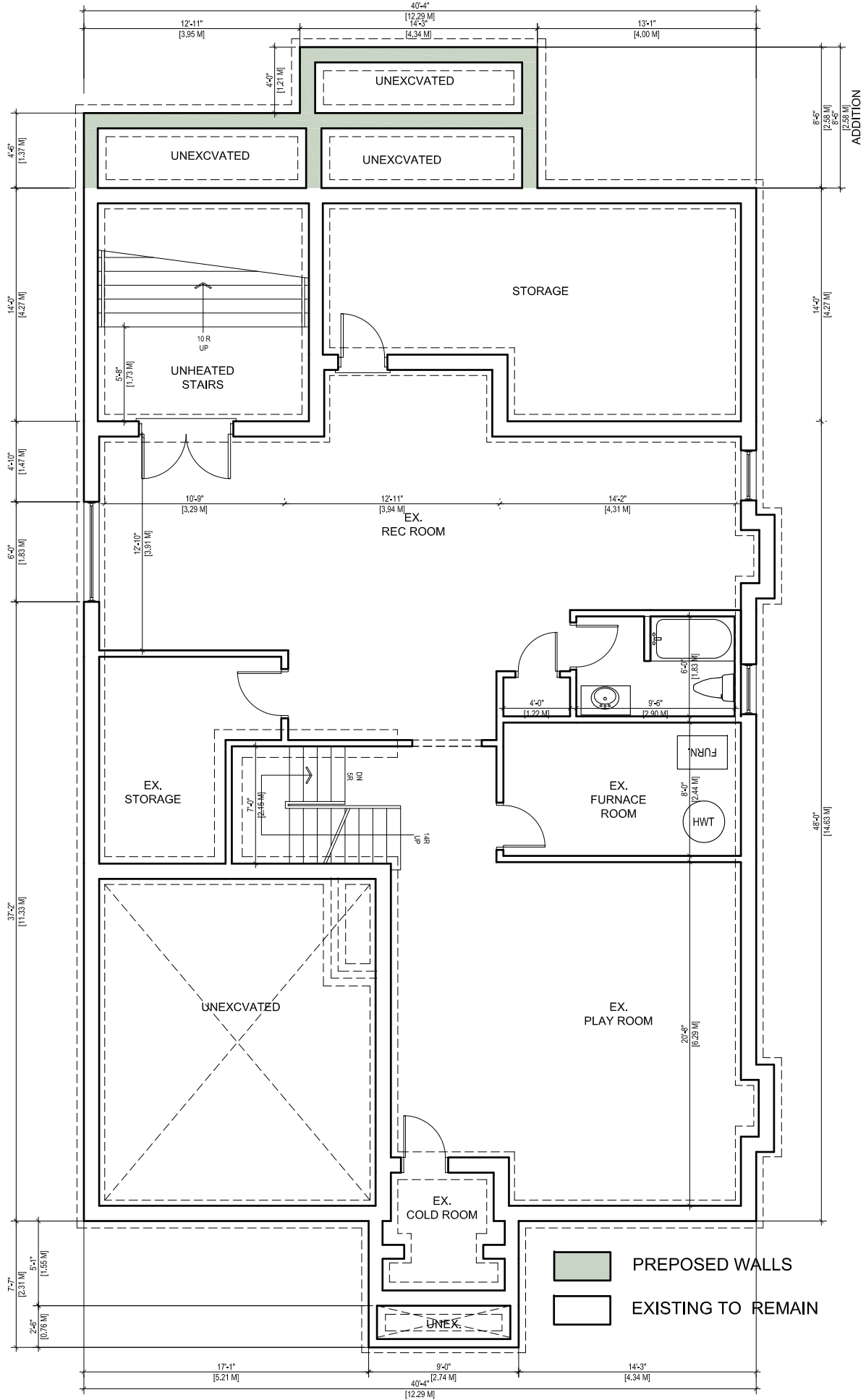


LEFT SIDE ELEVATION - EXISTING
SCALE: 1:100



PROPOSED BASEMENT PLAN

SCALE: 1:100



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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

OLEJAR
Architect

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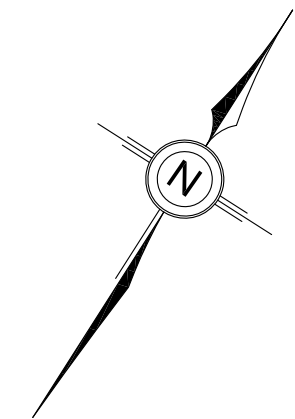
ADDITION

PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
PROPOSED FLOOR PLANS	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-09
PROJECT NUMBER	

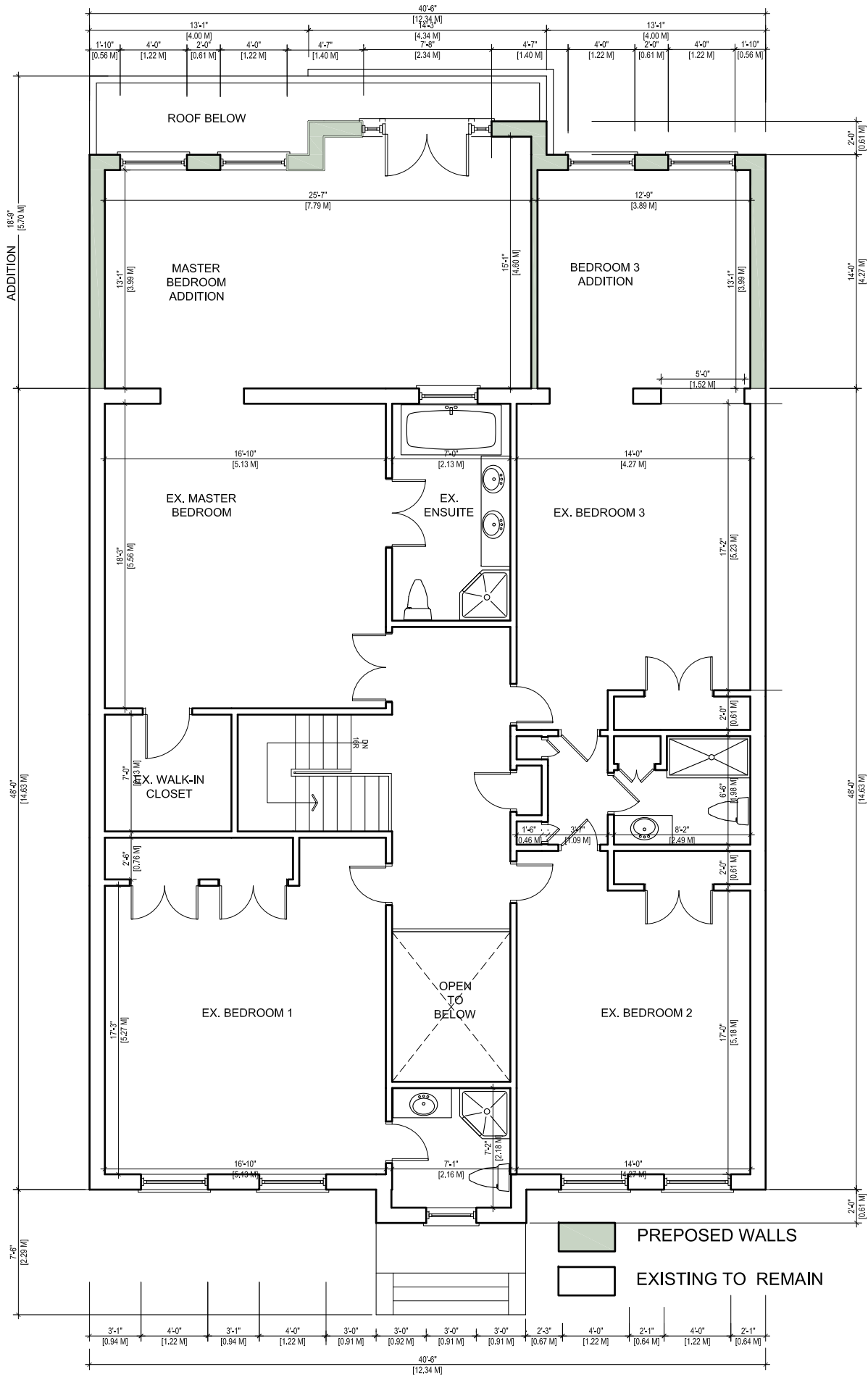
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PROJECT NUMBER



PROPOSED SECOND FLOOR PLAN

SCALE: 1:100



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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

ADDITION

PROJECT 14 STATLER AVENUE
TORONTO, CANADA

OWNER TATYANA SERGYEYeva

PROPOSED FLOOR PLANS

DRAWING

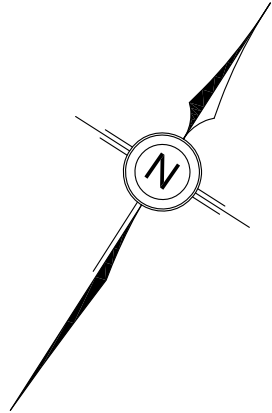
DATE MARCH 2017

SCALE 1:100

17.053

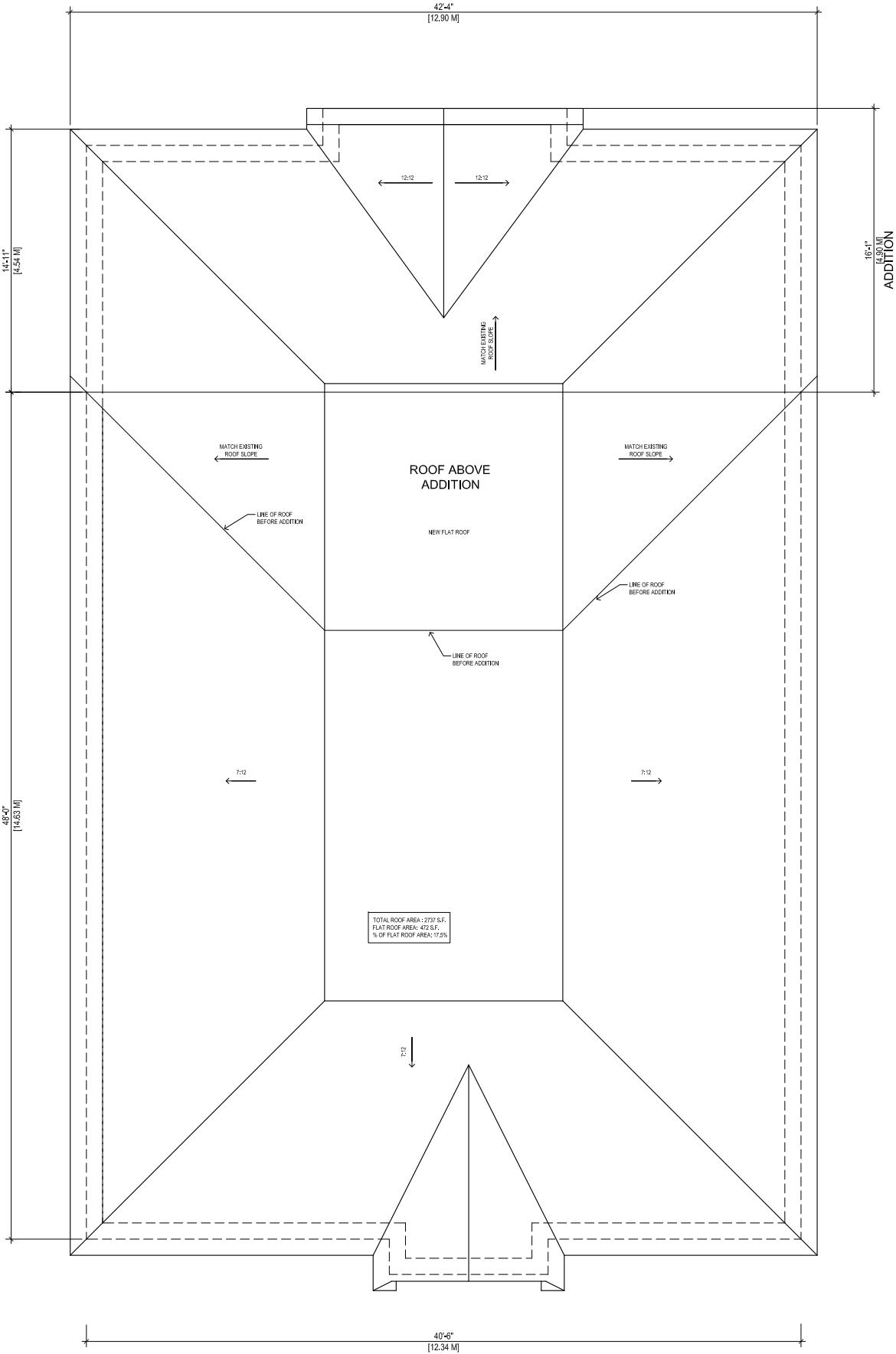
PROJECT NUMBER

A-11



PROPOSED ROOF PLAN

SCALE: 1:100



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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

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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EMAIL: olejar@rogers.com

ADDITION

PROJECT	14 STATLER AVENUE TORONTO, CANADA
OWNER	TATYANA SERGYEYeva
PROPOSED FLOOR PLANS	

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-12
PROJECT NUMBER	

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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

OLEJAR
Architect

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

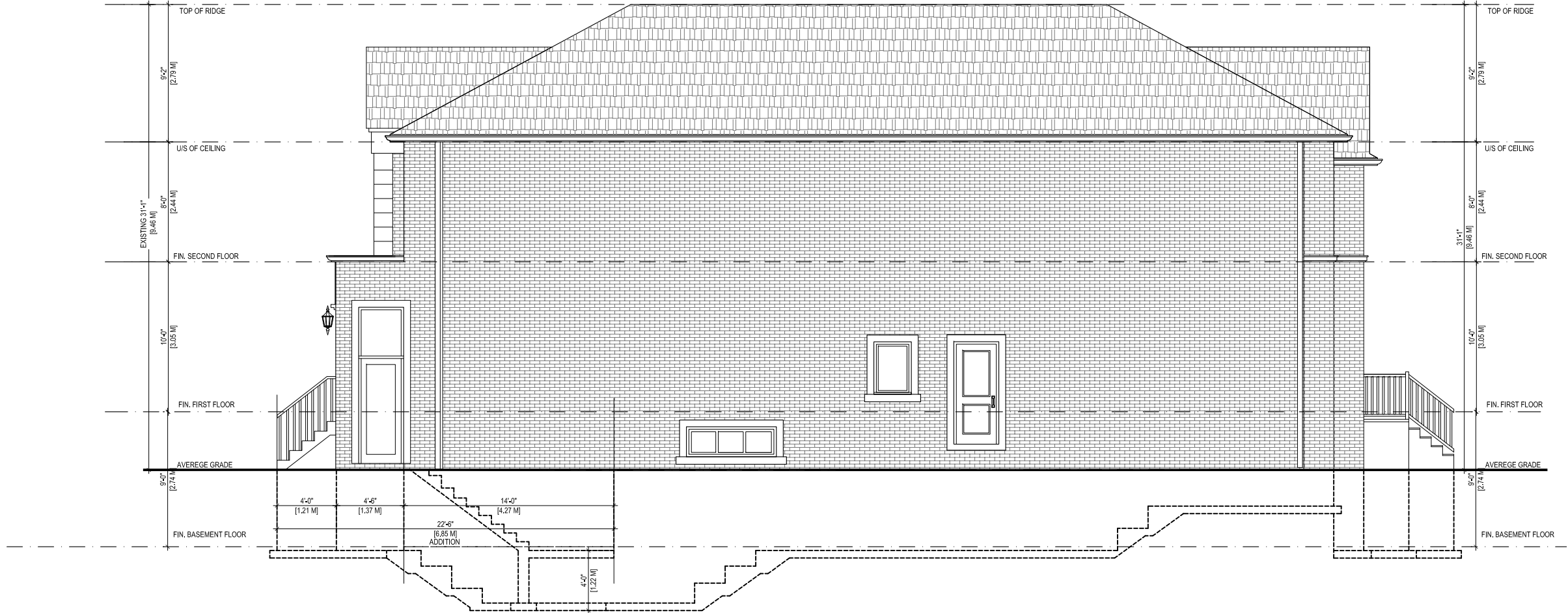
ADDITION

14 STATLER AVENUE
TORONTO, CANADA

OWNER TATYANA SERGYEYeva

PROPOSED ELEVATION

DRAWING	
DATE	MARCH 2017
SCALE	1:100
17.053	A-13
PROJECT NUMBER	



LEFT SIDE ELEVATION - PROPOSED

SCALE: 1:100

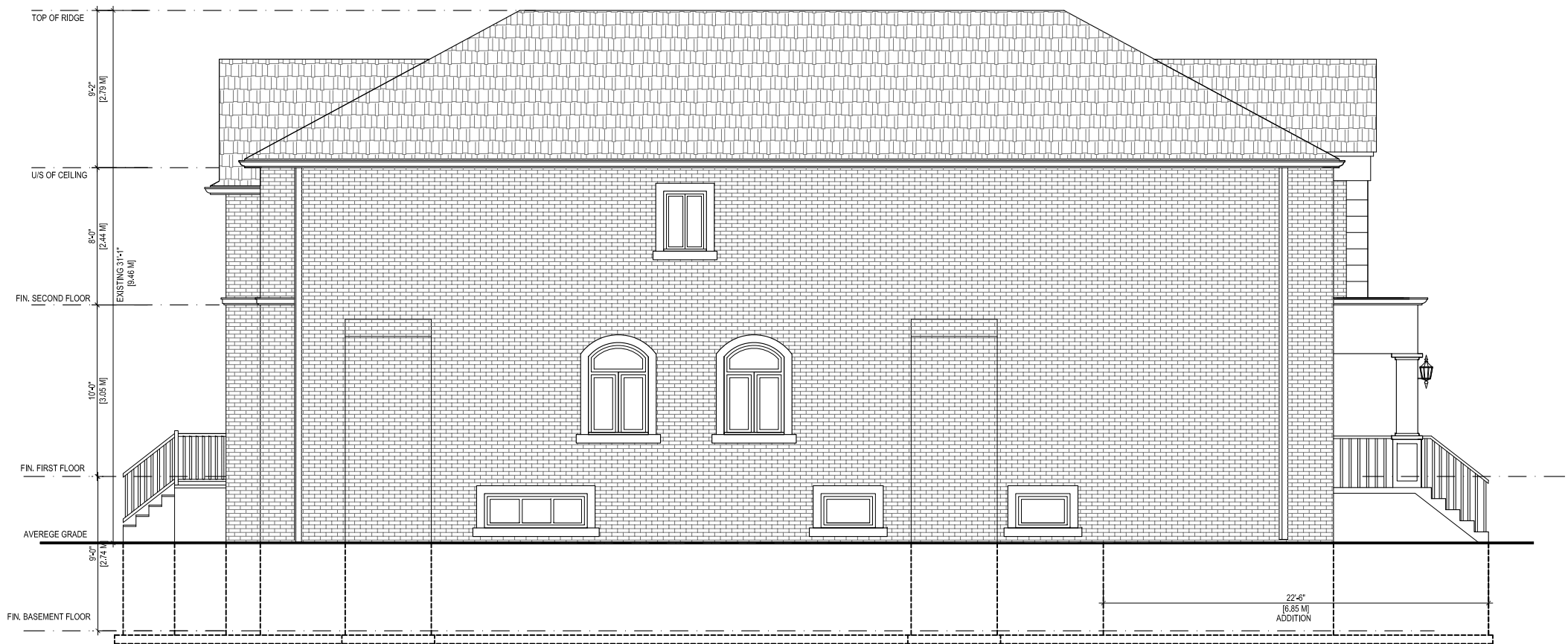
DO NOT SCALE DRAWINGS

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

A-14



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 engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.
DO NOT SCALE DRAWINGS



RIGHT SIDE ELEVATION - PROPOSED

SCALE: 1:100

PRELIMINARY
NOT FOR CONSTRUCTION

OLEJAR
Architect

270 DUFFERIN AVE., BRANTFORD, N3T 4S2

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

PROJECT NUMBER

A-15

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 KENNETH WOO	Ward:	Etobicoke Centre (04)
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 KENNETH WOO	Ward:	Etobicoke Centre (04)
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 unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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Thursday, July 27, 2017

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

File Number:	A0499/17EYK	Zoning	RM & R2
Owner(s):	DEBORAH MEDEIROS ALBERT MEDEIROS	Ward:	Etobicoke-Lakeshore (06)
Agent:	SANZ SOLE ARCHITECT	Heritage:	Not Applicable
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.
3. **Section 10.80.40.20(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.36 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 ALBERT MEDEIROS	Ward:	Etobicoke-Lakeshore (06)
Agent:	SANZ SOLE ARCHITECT	Heritage:	Not Applicable
Property Address:	25 EIGHTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 246		

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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- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

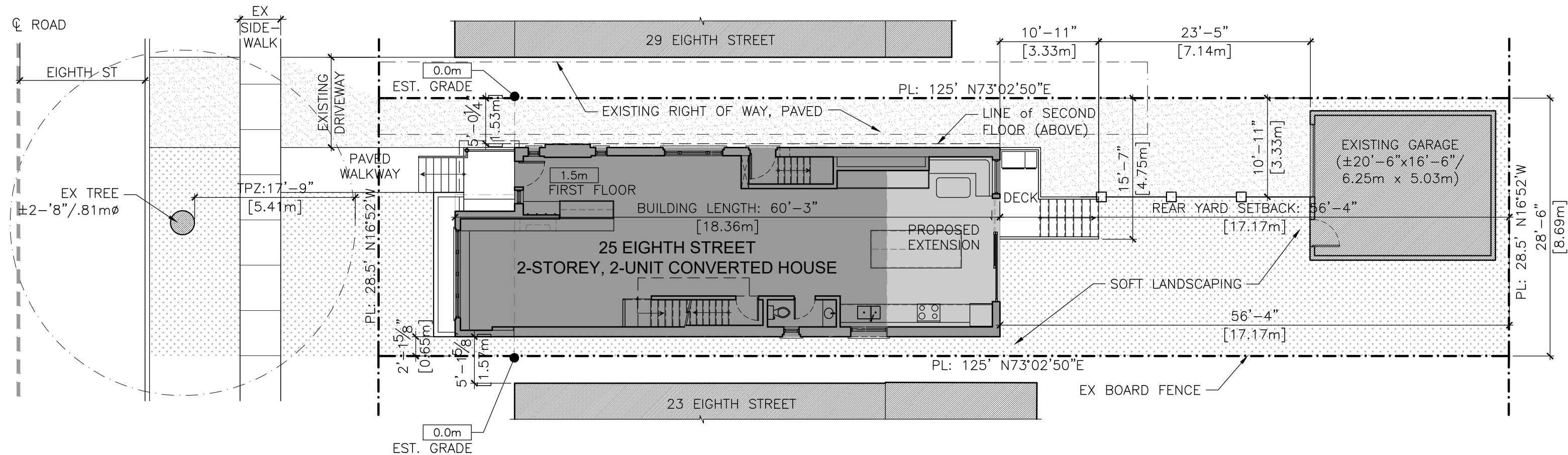
To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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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
PROPOSED AREA, SECOND FLOOR = 102m2 / 1095sf
PROPOSED AREA, BASEMENT = 104m2 / 1122sf
PROPOSED AREA, TOTAL = 319m2 / 3430sf

PERMITTED BUILDING HEIGHT = 9.5m / 31'-2"
PROPOSED BUILDING HEIGHT = 9.2m / 30'-2"

PERMITTED EXT WALL HEIGHT = 7.0m / 23'-0"
PROPOSED EXT WALL HEIGHT = 7.2m / 23'-9 1/2"

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 = 1.2m / 4'-0"
PROPOSED HEIGHT OF FIRST FLOOR ABOVE GRADE = 1.5m / 4'-11"

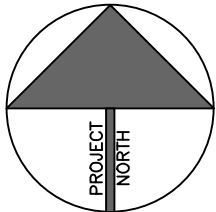
FRONT YARD SETBACK = EXISTING

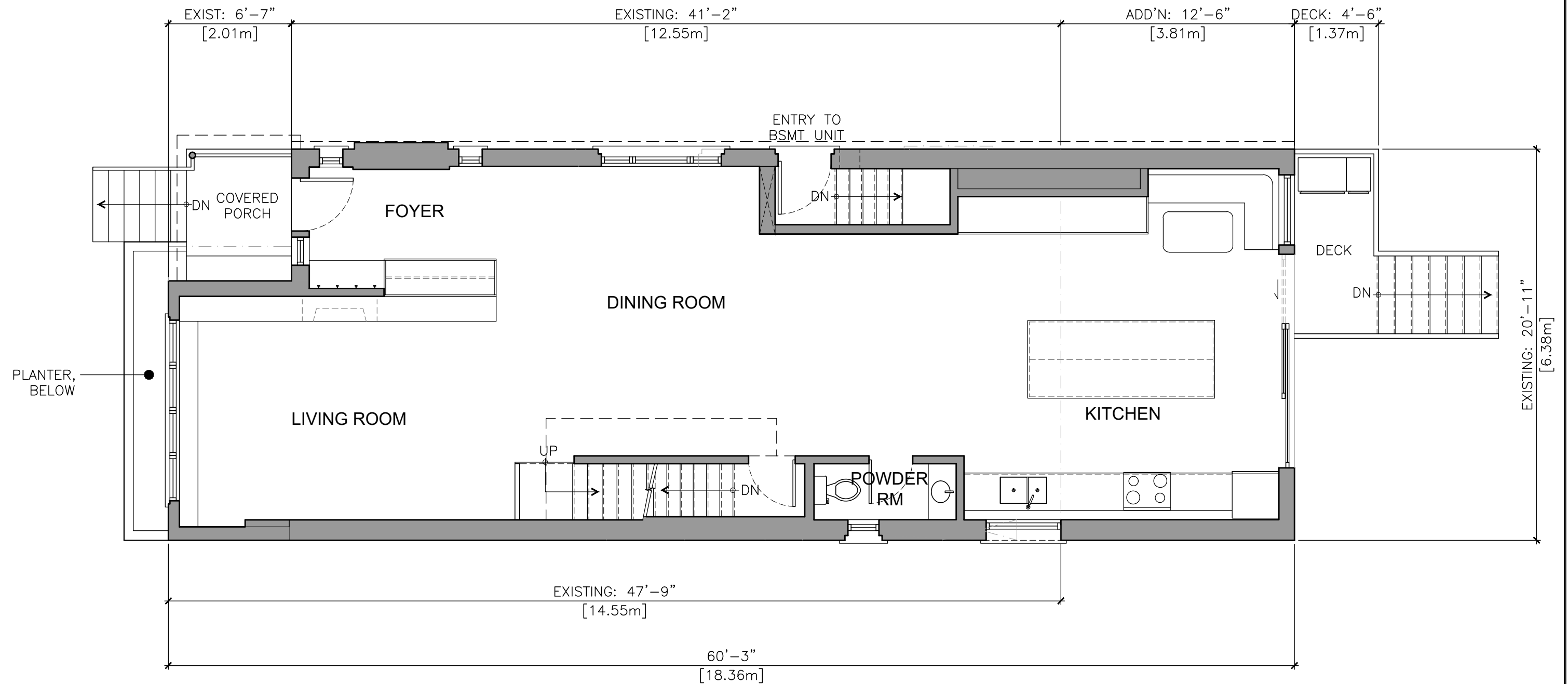
PERMITTED REAR YARD SETBACK = 9.5m / 31'-3"
PROPOSED REAR YARD SETBACK = 17.2m / 54'-5"

PERMITTED SIDE YARD SETBACK = .60m / 2'-0"
PROPOSED SIDE YARD SETBACK = .64m / 2'-1 5/8"

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

AREA OF RENTAL UNIT = 63m2 / 675sf





212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

PROJECT	25 EIGHTH STREET: Renovation & Addition		
PROJECT NO.	1614	DATE	APRIL 2017
ISSUED FOR:	PRELIMINARY PROJECT REVIEW, ETOBICOKE		

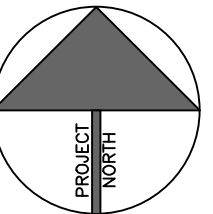
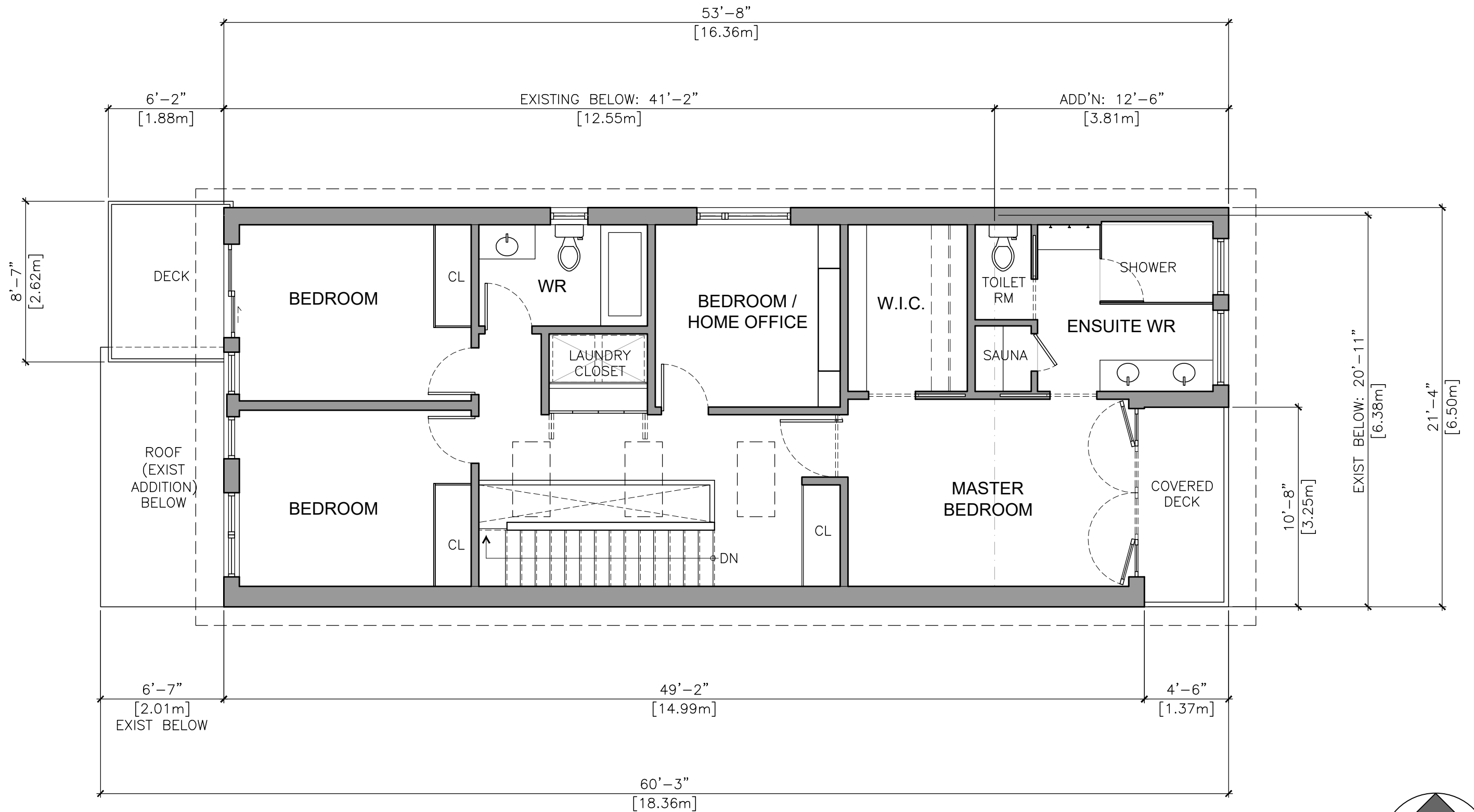
DRAWING TITLE

GROUND FLOOR PLAN
PROPOSED

ISSUED DATE: APRIL 26/17

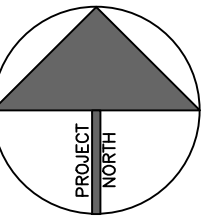
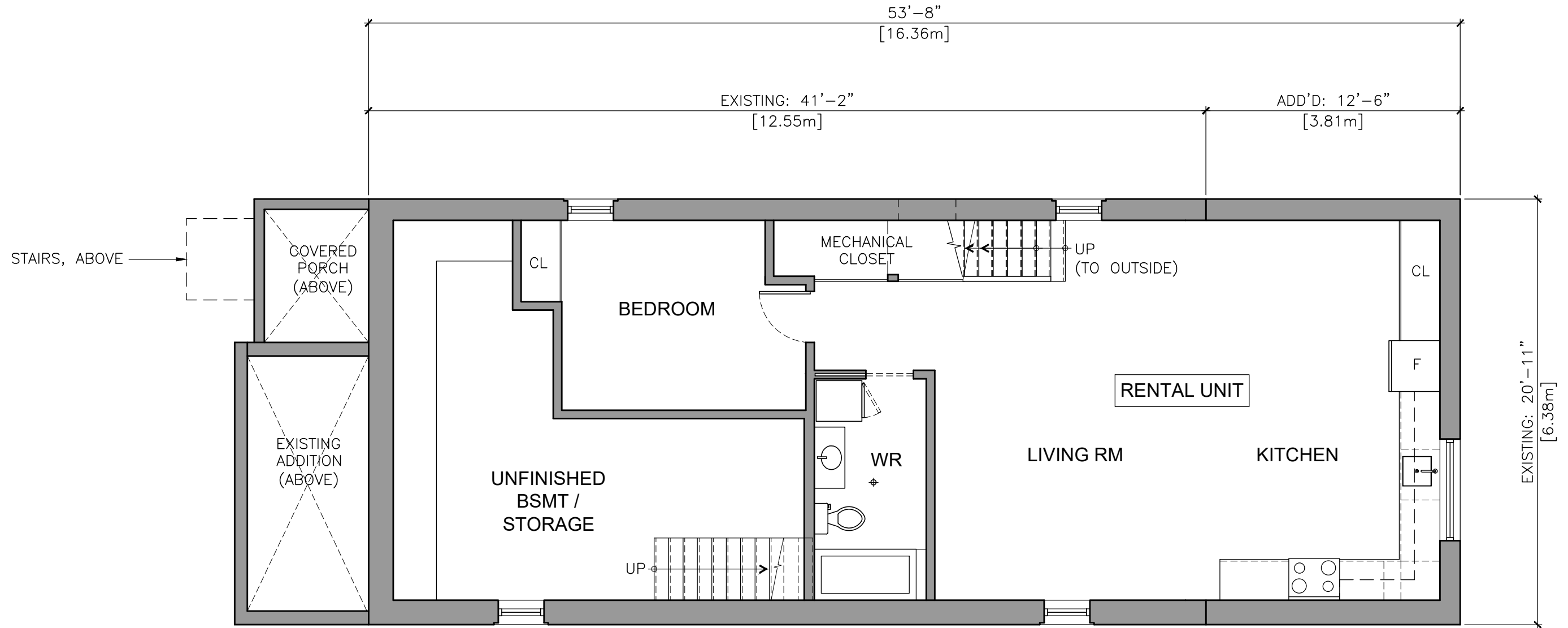
A2

DRAWING NO.



212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

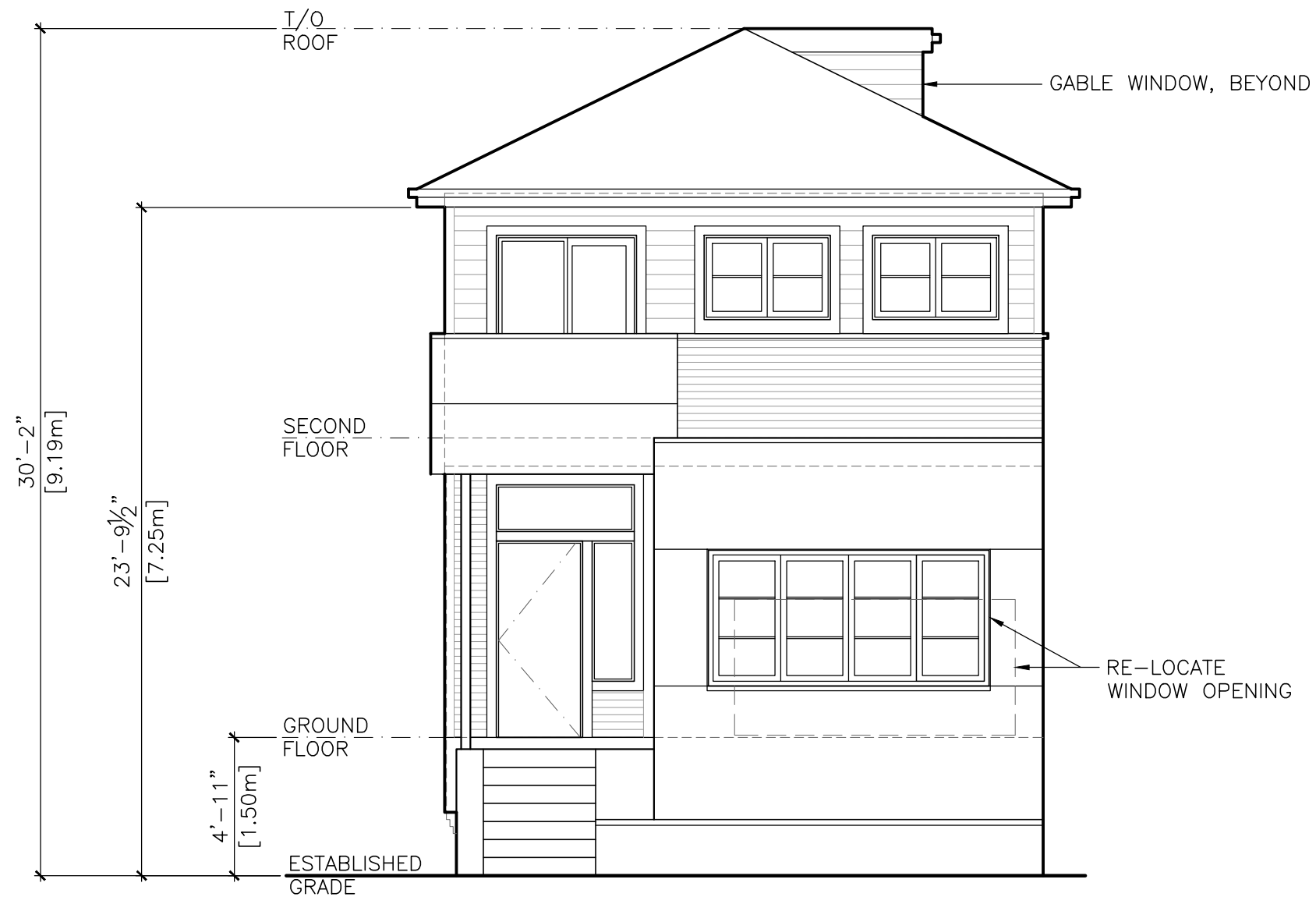
PROJECT 25 EIGHTH STREET: Renovation & Addition			SECOND FLOOR PLAN PROPOSED	A3
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"		
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE r1			ISSUED DATE: July 5/17	



212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

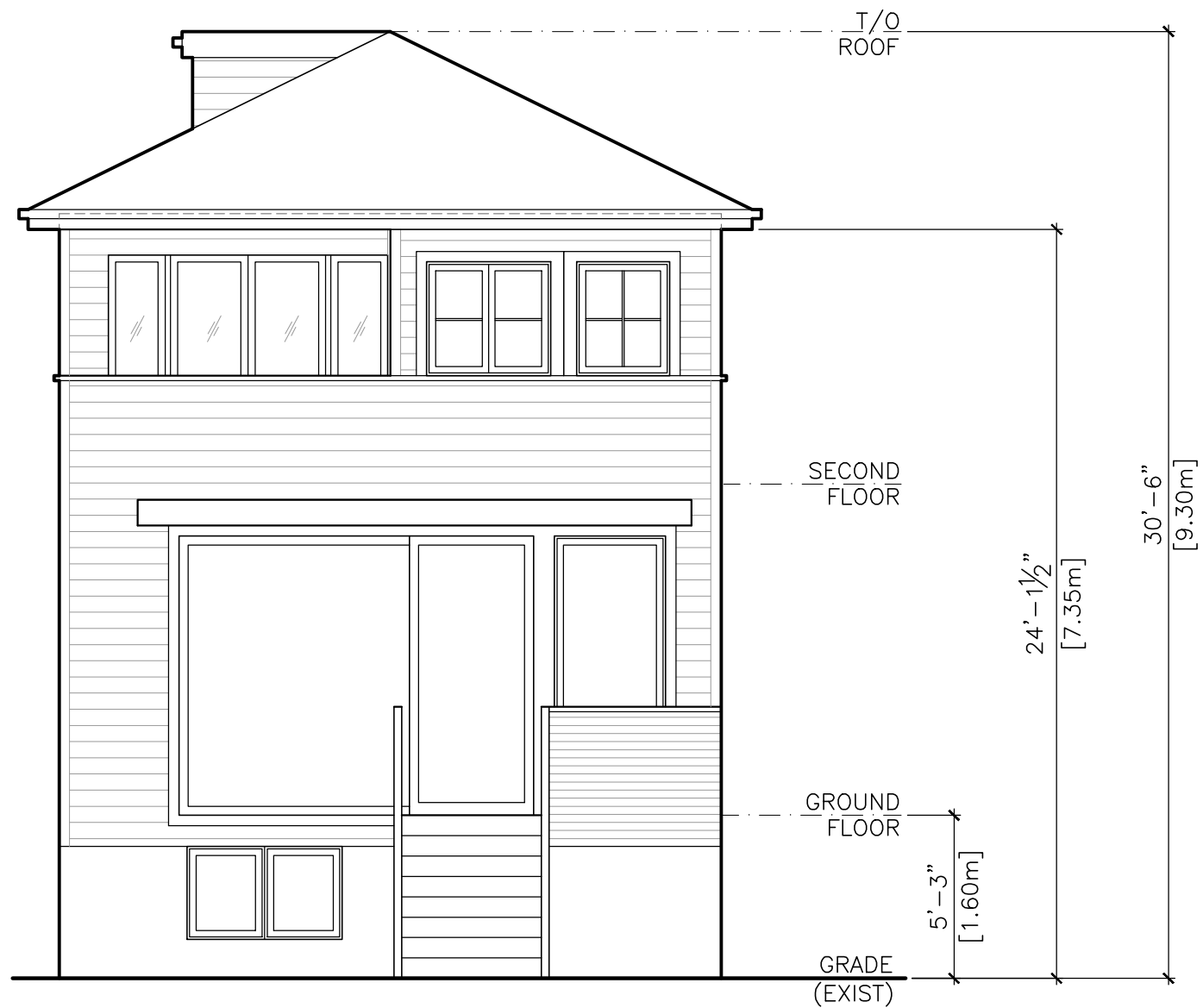
PROJECT 25 EIGHTH STREET: Renovation & Addition			DRAWING TITLE	BASEMENT PLAN PROPOSED	A4
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"			
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE					
				ISSUED DATE: APRIL 26/17	DRAWING NO.

DRAWING NO.



212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

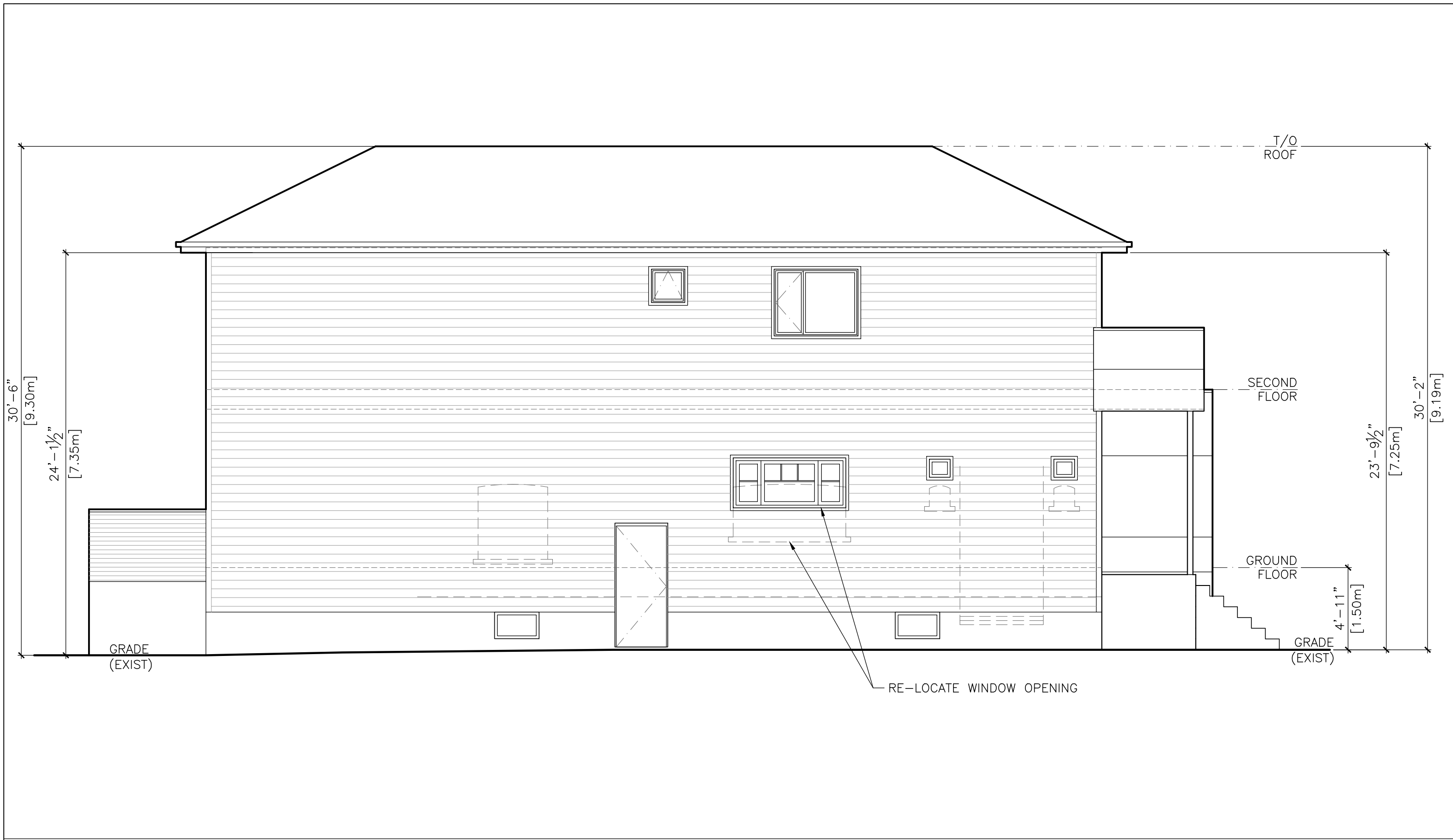
PROJECT 25 EIGHTH STREET: Renovation & Addition				DRAWING TITLE FRONT ELEVATION PROPOSED		A5
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"				
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE				ISSUED DATE: APRIL 26/17		DRAWING NO.

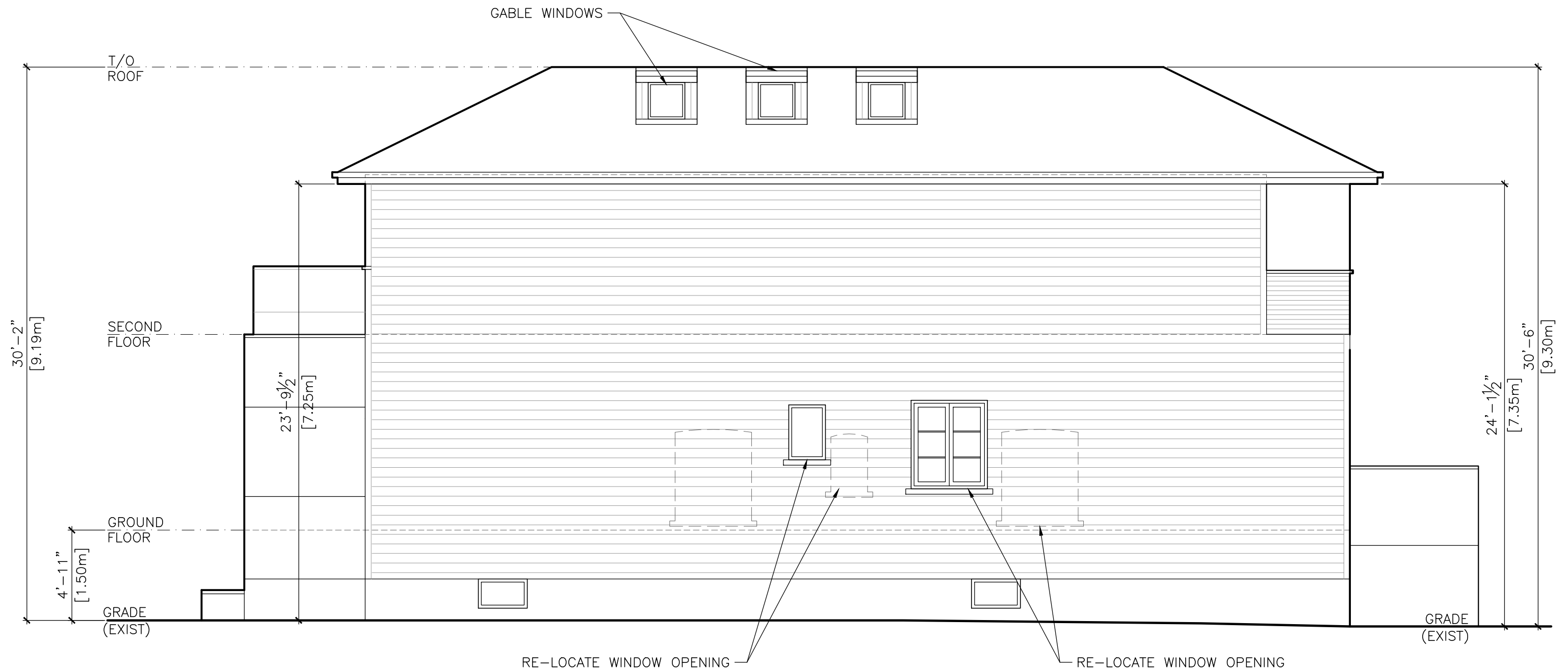


212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

PROJECT 25 EIGHTH STREET: Renovation & Addition			REAR ELEVATION PROPOSED	A6
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"		
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE			ISSUED DATE: APRIL 26/17	

DRAWING NO.

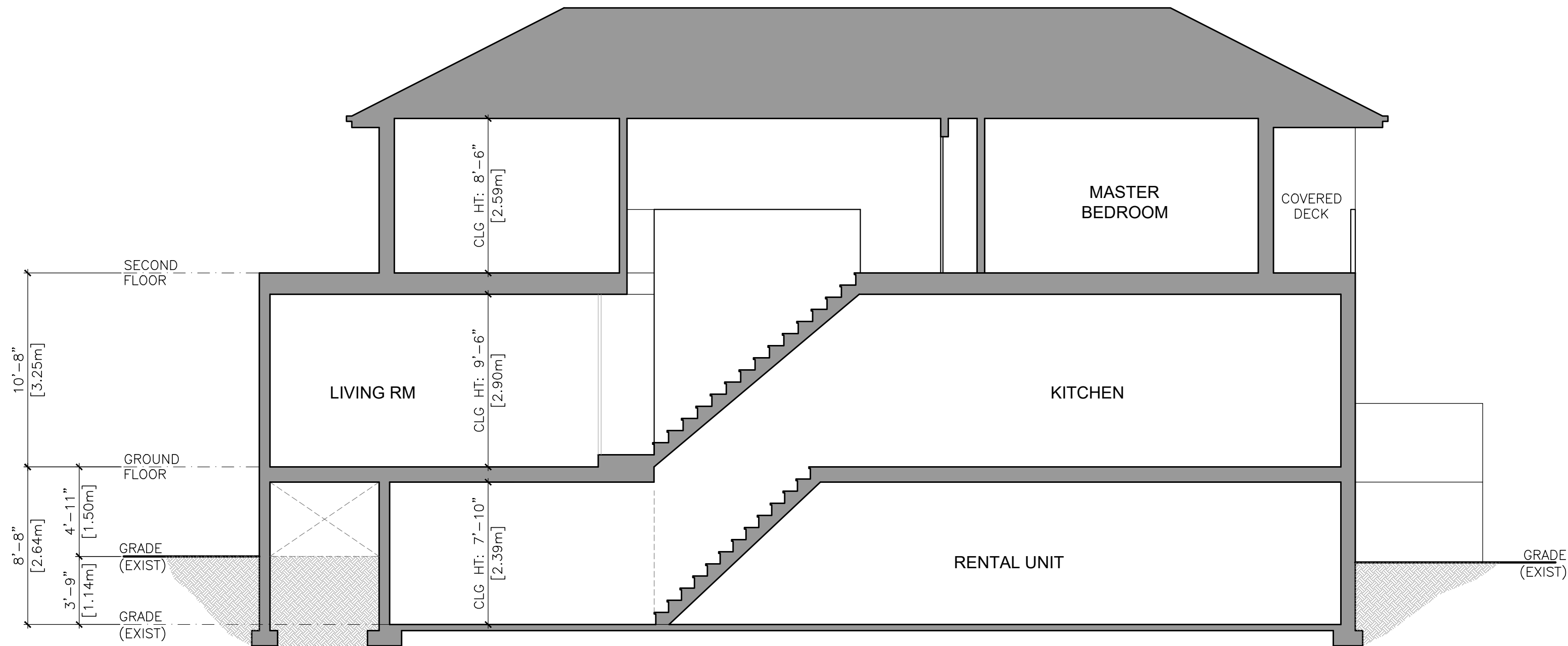




212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

PROJECT 25 EIGHTH STREET: Renovation & Addition			SOUTH ELEVATION PROPOSED	A8
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"		
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE			ISSUED DATE: APRIL 26/17	

DRAWING NO.



212 Fern Ave
Toronto ON M6R 1K4
www.sanzsole.com

PROJECT 25 EIGHTH STREET: Renovation & Addition			BUILDING SECTION PROPOSED		A9
PROJECT NO. 1614	DATE APRIL 2017	SCALE 3/16"=1'-0"			
ISSUED FOR: PRELIMINARY PROJECT REVIEW, ETOBICOKE			ISSUED DATE: APRIL 26/17		DRAWING NO.

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 VITO PETRUCCI	Ward:	Etobicoke Centre (03)
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:	A0503/17EYK	Zoning	RD
Owner:	KATRINA PILLOW VITO PETRUCCI	Ward:	Etobicoke Centre (03)
Agent:	FAUSTINO DESIGN	Heritage:	Not Applicable
Property Address:	18 SAGAMORE CRES	Community:	
Legal Description:	PLAN 5135 LOT 13		

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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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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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:

- 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).
- 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 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:	A0508/17EYK	Zoning	RD & R3
Owner(s):	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

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 m².
The proposed rear platform at or above the second storey will have an area of 40 m².