

Thursday, September 7, 2017

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

File Number:	A0451/17EYK	Zoning	RD & R4
Owner(s):	AMIN MINH-TAM TRAN TU HA NGUYEN	Ward:	York West (07)
Agent:	FX DESIGN BUILD	Heritage:	Not Applicable
Property Address:	130 STRATHBURN BLVD	Community:	
Legal Description:	PLAN 5031 LOT 8		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition and a rear covered deck.

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

1. **Section 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted coverage is 30% of the lot area (189.45 m²).
The altered dwelling will cover 35.43% of the lot area (223.8 m²).
2. **Section 900.3.10.(5)(A), By-law 569-2013 and Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The altered dwelling will be located 0.76 m from the north side lot line.
3. **Section 10.5.40.50(2), By-law 569-2013**
The minimum required side yard setback for a platform without main walls is 1.8 m.
The proposed rear deck will be located 0.86 m from the north side lot line.
4. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted dwelling length is 17 m.
The altered dwelling will have a length of 18.8 m.
5. **Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
Section 13.2.6A, By-law 7625
The maximum permitted area of each platform at or above the second storey of a detached house is 3.8 m².
Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 13.2.6A, By-law 7625
The second storey rear balcony will have an area of 12.37 m².

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

The Minor Variance Application is Approved

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:	A0451/17EYK	Zoning	RD & R4
Owner:	AMIN MINH-TAM TRAN TU HA NGUYEN	Ward:	York West (07)
Agent:	FX DESIGN BUILD	Heritage:	Not Applicable
Property Address:	130 STRATHBURN BLVD	Community:	
Legal Description:	PLAN 5031 LOT 8		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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Thursday, September 7, 2017

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

File Number:	A0618/17EYK	Zoning	RM & RM2
Owner(s):	IDA LINA MUTO	Ward:	York West (07)
Agent:	IDA LINA MUTO	Heritage:	Not Applicable
Property Address:	2150 SHEPPARD AVE W	Community:	
Legal Description:	PLAN M1362 W PT LOT 3 RP R6069 PART 3		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing widened driveway and to permit parking on the widened portion of the driveway.

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

- 1. Section 10.5.50.10.(1)(B), By-law 569-2013**
A total of 50% of the front yard shall be maintained as landscaping (41.81 m²).
No landscaping is being provided.
- 2. Section 10.5.50.10.(1)(D), By-law 569-2013**
A total of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (31.55 m²).
No soft landscaping is being provided.
- 3. Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be provided in the front yard or side yard abutting a street.
The parking space is provided in the front yard.
- 4. Section 10.5.1000.1.(1)(C), By-law 569-2013**
The maximum permitted driveway width is 4.86 m.
The driveway width is 10.7 m.
- 5. Section 6A(5), By-law 7625**
The maximum permitted driveway access required for a parking area is 5.35 m.
The driveway access to the parking area is 10.7 m.
- 6. Section 6A (7)(i), By-law 7625**
A personal use vehicle having a gross weight of 4000 kg or less may be parked on a driveway in the front yard.
The personal use vehicle is not being parked on a driveway.

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.

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File Number:	A0618/17EYK	Zoning	RM & RM2
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Agent:	IDA LINA MUTO	Heritage:	Not Applicable
Property Address:	2150 SHEPPARD AVE W	Community:	
Legal Description:	PLAN M1362 W PT LOT 3 RP R6069 PART 3		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

File Number:	A0634/17EYK	Zoning	RA & RM6
Owner(s):	CITY OF TORONTO CITY OF TORONTO	Ward:	York West (07)
Agent:	TCHC	Heritage:	Not Applicable
Property Address:	2350 FINCH AVE W	Community:	
Legal Description:	PLAN 5936 BLK 24		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a personal service shop (hair salon) within the existing mixed use building.

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

Section 900.7.10.(107).(A), By-law 569-2013 and Section 64.20-A(134)(c), By-law 7625

The proposed personal service shop (hair salon) is not a permitted use in the RA and RM6 Zones.

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

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- The general intent and purpose of the Zoning By-law is maintained.
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- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0634/17EYK	Zoning	RA & RM6
Owner:	CITY OF TORONTO CITY OF TORONTO	Ward:	York West (07)
Agent:	TCHC	Heritage:	Not Applicable
Property Address:	2350 FINCH AVE W	Community:	
Legal Description:	PLAN 5936 BLK 24		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

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

File Number:	A0467/17EYK	Zoning	R4(h)
Owner(s):	POWERHOUSE PROPERTIES LTD.	Ward:	Davenport (17)
Agent:	BARRETT ARCHITECTS INC	Heritage:	Designated
Property Address:	31 POWERHOUSE ST	Community:	

Legal Description:

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a restaurant with a patio within a portion of the existing building.

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

- 1. Section (4), By-law 728-2006**
The proposed non-residential use (restaurant) is not a permitted use.
- 2. Section 6(1)(A), By-law 728-2006**
The proposed non-residential accessory (patio) is not a permitted use.

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

The Minor Variance Application is Approved

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

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File Number:	A0467/17EYK	Zoning	R4(h)
Owner:	POWERHOUSE PROPERTIES LTD.	Ward:	Davenport (17)
Agent:	BARRETT ARCHITECTS INC	Heritage:	Designated
Property Address:	31 POWERHOUSE ST	Community:	
Legal Description:			

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

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Thursday, September 7, 2017

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

File Number:	A0573/17EYK	Zoning	R
Owner(s):	MARLENE MONTEIRO AGOSTINHO ARAUJO	Ward:	Davenport (17)
Agent:	CARLOS MENDES	Heritage:	Not Applicable
Property Address:	167 CALEDONIA RD	Community:	
Legal Description:	PLAN 886 BLK F PT LOT 55		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. Section 10.10.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (132.9 m²).
The altered dwelling will have a floor space index equal to 0.73 times the area of the lot (163.3 m²).
- 2. Section 10.10.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7.5 m.
The altered dwelling will have a front exterior main wall height of 8.2 m.
- 3. Section 10.10.40.10.(2)(A)(ii), By-law 569-2013**
The maximum permitted rear exterior main wall height is 7.5 m.
The altered dwelling will have a rear exterior main wall height of 8.2 m.

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

The Minor Variance Application is Approved

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

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SIGNATURE PAGE

File Number:	A0573/17EYK	Zoning	R
Owner:	MARLENE MONTEIRO AGOSTINHO ARAUJO	Ward:	Davenport (17)
Agent:	CARLOS MENDES	Heritage:	Not Applicable
Property Address:	167 CALEDONIA RD	Community:	
Legal Description:	PLAN 886 BLK F PT LOT 55		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

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NOTICE OF DECISION
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(Section 45 of the Planning Act)

File Number:	A0574/17EYK	Zoning	RS & R2
Owner(s):	SIDRAT GAZIEVA DZHABRAIL GAZIEV	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	102 MAGWOOD CRT	Community:	
Legal Description:	PLAN 4720 S PT LOT 40		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear deck and an enclosed deck with a canopy above.

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

- Section 10.40.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (195.26 m²).
The altered dwelling will have a floor space index equal to 0.64 times the area of the lot (210.61 m²).
- Section 10.40.40.70.(2)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 4.4 m from the rear yard lot line.

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

The Minor Variance Application is Approved

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File Number:	A0574/17EYK	Zoning	RS & R2
Owner:	SIDRAT GAZIEVA DZHABRAIL GAZIEV	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	102 MAGWOOD CRT	Community:	
Legal Description:	PLAN 4720 S PT LOT 40		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

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

File Number:	A0580/17EYK	Zoning	R & R1S
Owner(s):	TANIS ANNE TUOMI MATTHEW CHRISTOPHER GEHRES	Ward:	Parkdale-High Park (13)
Agent:	KATHERINE HARRISON ARCHITECT & DESIGN INC	Heritage:	Not Applicable
Property Address:	91 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 58		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the secondary suite in the basement, to convert the existing attached garage into habitable space and to construct a new rear deck.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 and Section 6(3) Part I 1, By-law 438-86**
The maximum permitted floor space index is 0.6 times the area of the lot (169.42 m²).
The altered dwelling will have a floor space index of 0.77 times the area of the lot (218.22 m²).
- Section 6(3) Part II 3.B(II)(2), By-law 438-86**
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17 m in depth.
The altered dwelling will be located 2.08 m from the east side lot line and 4.35 m from the west side lot line.
- Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered dwelling will be located 3.57 m from the rear lot line.
- Section 10.5.40.60.(1)(C)(ii), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required front yard setback 2.5 m, provided it is no closer to a side lot line than 1.2 m.
The proposed platform will encroach 1.43 m into the rear yard setback.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 4(4)(b), By-law 438-86**
A minimum of 2 parking spaces are required.
No parking spaces will be provided.

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

The Minor Variance Application is Approved on Condition

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

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

This decision is subject to the following conditions:

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant must obtain two street specific parking permits for Beresford Avenue, to the satisfaction of Traffic Planning / Right of Way Management.

SIGNATURE PAGE

File Number:	A0580/17EYK	Zoning	R & R1S
Owner:	TANIS ANNE TUOMI MATTHEW CHRISTOPHER GEHRES	Ward:	Parkdale-High Park (13)
Agent:	KATHERINE HARRISON ARCHITECT & DESIGN INC	Heritage:	Not Applicable
Property Address:	91 BERESFORD AVE	Community:	
Legal Description:	PLAN 551 BLK J LOT 58		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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Thursday, September 7, 2017

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

File Number:	A0605/17EYK	Zoning	RM & R2
Owner(s):	CATIA MARTINS LUIS FILIPE FARIA	Ward:	York South-Weston (12)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	313 KANE AVE	Community:	
Legal Description:	PLAN 2245 L S21FT 3IN 828		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third storey addition above the existing dwelling.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area.
The altered dwelling will have a floor space index of 0.95 times the lot area.
- 2. Section 8.(3)(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m on the other side.
The altered dwelling will be located 0.29 m from the south side lot line.
- 3. Section 10.5.40.60.(7) By-law 569-2013**
The maximum permitted roof eave projection is 0.9 m, provided they are no closer than 0.3 m to a lot line.
The eaves of the altered dwelling will project 0.15 m and will be located 0.13 m from the south side lot line.
- 4. Section 10.80.40.20(2), By-law 569-2013**
The maximum permitted height off all side exterior main walls is 8.5 m facing a side lot line.
The altered dwelling will have a side exterior main wall height of 9.6 m facing a side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0605/17EYK	Zoning	RM & R2
Owner:	CATIA MARTINS LUIS FILIPE FARIA	Ward:	York South-Weston (12)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	313 KANE AVE	Community:	
Legal Description:	PLAN 2245 L S21FT 3IN 828		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, September 7, 2017

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

File Number:	A0625/17EYK	Zoning	RM
Owner(s):	MAKSYM YAREMCHUK	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	581 WILLARD AVE	Community:	
Legal Description:	PLAN 615 BLK I S PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second and third floor addition above the existing dwelling with two rear balconies. Also to construct a new rear deck.

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

1. **Section 10.80.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area (166.94 m²).
The altered dwelling will have a floor space index is 1.18 times the lot area (246.37 m²).
2. **Section 3(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.
The altered dwelling will be located 0.3 m from the south side lot line and 1.1 m from the north side lot line.
3. **Section 10.80.40.50.(1), By-law 569-2013**
The maximum permitted number of plat forms at or above the second storey is 1.
The altered dwelling will have 2 platforms at or above the second storey.
4. **Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking space is located in the front yard.
5. **Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (12.39 m²).
A total of 25% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.13 m²).

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

The Minor Variance Application is Approved on Condition

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

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

This decision is subject to the following conditions:

The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:

1. The applicant must contact our Off-Street Parking unit and successfully obtain a legal and valid license for one front yard parking permit.
2. The site plan must be revised to include the following notations
 - a. "The existing shared driveway and the associated curb cuts will be maintained";
 - b. "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; and,
 - c. "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:	A0625/17EYK	Zoning	RM
Owner:	MAKSYM YAREMCHUK	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	581 WILLARD AVE	Community:	
Legal Description:	PLAN 615 BLK I S PT LOT 17		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, September 7, 2017

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

File Number:	A0625/17EYK	Zoning	RM
Owner(s):	MAKSYM YAREMCHUK	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	581 WILLARD AVE	Community:	
Legal Description:	PLAN 615 BLK I S PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second and third floor addition above the existing dwelling with two rear balconies. Also to construct a new rear deck.

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

1. **Section 10.80.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.8 times the lot area (166.94 m²).
The altered dwelling will have a floor space index is 1.18 times the lot area (246.37 m²).
2. **Section 3(a), By-law 1-83**
The minimum required side yard setback is 0.5 m for one side and 1.2 m for the other side.
The altered dwelling will be located 0.3 m from the south side lot line and 1.1 m from the north side lot line.
3. **Section 10.80.40.50.(1), By-law 569-2013**
The maximum permitted number of plat forms at or above the second storey is 1.
The altered dwelling will have 2 platforms at or above the second storey.
4. **Section 10.5.80.10.(3), By-law 569-2013**
A parking space may not be located in a front yard or a side yard abutting a street.
The proposed parking space is located in the front yard.
5. **Section 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (12.39 m²).
A total of 25% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (4.13 m²).

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

The Minor Variance Application is Approved on Condition

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

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

This decision is subject to the following conditions:

The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:

1. The applicant must contact our Off-Street Parking unit and successfully obtain a legal and valid license for one front yard parking permit.
2. The site plan must be revised to include the following notations
 - a. "The existing shared driveway and the associated curb cuts will be maintained";
 - b. "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; and,
 - c. "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:	A0625/17EYK	Zoning	RM
Owner:	MAKSYM YAREMCHUK	Ward:	Parkdale-High Park (13)
Agent:	PAVLO TOURKO	Heritage:	Not Applicable
Property Address:	581 WILLARD AVE	Community:	
Legal Description:	PLAN 615 BLK I S PT LOT 17		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, September 7, 2017

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

File Number:	A0629/17EYK	Zoning	RM & R2
Owner(s):	GREGORY JAMES SAYLOR	Ward:	Davenport (17)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	61 HOLLAND PARK AVE	Community:	
Legal Description:	PLAN 1473 LOT 8		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a new rear deck.

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

1. Section 10.80.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.8 times the area of the lot.

The altered dwelling will have a floor space index of 0.84 times the area of the lot.

2. Section 8.3.(a), By-law 1-83

The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.

The altered dwelling will be located 0.29 m from the east side lot line and 0.85 m from the west side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0629/17EYK	Zoning	RM & R2
Owner:	GREGORY JAMES SAYLOR	Ward:	Davenport (17)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	61 HOLLAND PARK AVE	Community:	
Legal Description:	PLAN 1473 LOT 8		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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Thursday, September 7, 2017

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

File Number:	A0636/17EYK	Zoning	RD
Owner(s):	DENISE ANNETTE MARTIN RAE BUSBY	Ward:	York South-Weston (11)
Agent:	DENISE ANNETTE MARTIN	Heritage:	Not Applicable
Property Address:	83 KING ST	Community:	
Legal Description:	PLAN 182 PT LOTS 280 & 283		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition, a new rear deck and a third-storey balcony.

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

- 1. Section 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.4 times the area of the lot (199.35 m²).
The altered dwelling will have a floor space index equal to 0.49 times the area of the lot (244.21 m²).
- 2. Section 10.20.40.50.(1)(A), By-law 569-2013**
The maximum permitted number of platforms at or above the second storey located on the front/rear wall of a detached house is 1.
The altered dwelling will have 2 platforms located on the rear wall.
- 3. Section 10.20.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The altered dwelling will have a third storey rear platform with an area of 16.38 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:	A0636/17EYK	Zoning	RD
Owner:	DENISE ANNETTE MARTIN RAE BUSBY	Ward:	York South-Weston (11)
Agent:	DENISE ANNETTE MARTIN	Heritage:	Not Applicable
Property Address:	83 KING ST	Community:	
Legal Description:	PLAN 182 PT LOTS 280 & 283		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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Thursday, September 7, 2017

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

File Number:	A0643/17EYK	Zoning	RS & R2
Owner(s):	PAULA C SANTOS FERNANDO SANTOS	Ward:	York South-Weston (11)
Agent:	IAN CUNHA CUNHA DESIGN CONSULTANTS LTD.	Heritage:	Not Applicable
Property Address:	200 EILEEN AVE	Community:	
Legal Description:	PLAN 4887 E PT LOT 1		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a detached garage in the rear yard.

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

- Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted coverage for all ancillary buildings or structures on a lot is 10% of the lot area (28.3 m²).
The proposed rear detached garage will cover 14% of the lot area (39.53 m²).
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure in the rear yard and 1.8 m or more from the residential building on the lot is 0.3 m.
The proposed ancillary building (detached garage) will be located 0.1 m from the east and west side lot lines.
- Section 10.5.60.60.(1), By-law 569-2013**
The minimum required side yard setback for the eaves of an ancillary is 0.15 m.
The eaves of the ancillary building (detached garage) will be located 0 m from the east and west side lot lines.
- Section 3.4.11(c), By-law 1-83**
The maximum permitted height of a flat-roofed accessory structure is 3.1 m.
The proposed flat-roofed detached garage will have a height of 3.99 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:

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

SIGNATURE PAGE

File Number:	A0643/17EYK	Zoning	RS & R2
Owner:	PAULA C SANTOS FERNANDO SANTOS	Ward:	York South-Weston (11)
Agent:	IAN CUNHA CUNHA DESIGN CONSULTANTS LTD.	Heritage:	Not Applicable
Property Address:	200 EILEEN AVE	Community:	
Legal Description:	PLAN 4887 E PT LOT 1		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, September 7, 2017

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

File Number:	A0646/17EYK	Zoning	RM & R2
Owner(s):	JOAQUIM PEREIRA CLAUDINEIA CARVALHO	Ward:	York South-Weston (11)
Agent:	MS HOME DESIGNS	Heritage:	Not Applicable
Property Address:	12 WHITE AVE	Community:	
Legal Description:	PLAN 1665 PT LOTS 144 & 145		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing dwelling by constructing the following: a two-storey rear addition which will contain an attached garage, a new rear deck, a second storey addition above the existing dwelling, a new front porch and basement walk-out in the front and rear.

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

- 1. Section 10.80.40.70.(3)(A), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
The altered dwelling will be located 0.3 m from the west side lot line.
Section 8.3(a), By-law 1-83
The minimum required side yard setback is 0.5 m on side and 1.2 m on the other side.
The altered dwelling will be located 0.3 m from the west side lot line and 1.04 from the east side lot line.
- 2. 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 altered dwelling will be located 0 m from the west side lot line.
- 3. Section 10.5.40.60.(1)(A)(i), By-law 569-2013**
A platform without main walls, attached to or less than 0.3 m from a building, with a floor no higher than the first floor of the building above established grade may encroach 1.27 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.
The proposed front porch will encroach 1.83 m into the required front yard setback.
- 4. 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 17.9 m.

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

A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.

A total of 25.11% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.

6. Section 10.5.40.60.(3)(A)(iii), By-law 569-2013

Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 m.

The proposed exterior stairs will be located 0 m from the front lot line.

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

The Minor Variance Application is Approved on Condition

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

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

This decision is subject to the following conditions:

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

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the *Tree Protection Policy and Specifications for Construction Near Trees* or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the *Treasurer of the City of Toronto*, or Letter of Credit.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
 - 2.1 Illustrate the portion of the proposed 2.24m wide walkway that will connect to the existing 2.41m wide driveway, and the other proposed 1.02m wide walkway that will connect to the existing curbside sidewalk within the White Avenue municipal boulevard;
 - 2.2 Illustrate the restoration of the remaining White Avenue municipal boulevard with sod or 'soft' landscaping, with the exception of two proposed pedestrian walkways and the existing driveway;
 - 2.3 Provide documentation to confirm two proposed walkways within the White Avenue municipal boulevard are registered encroachments with the City;

- 2.4 Add advisory notations on the revised site plan:
- a. "The applicant shall obtain the necessary authorizations and permits from the City's Right-of-Way Management Unit before excavating within or encroaching into the municipal road allowance"; and,
 - b. "The applicant shall also submit a Municipal Road Damage Deposit prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements; and,
- 2.5 The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above Condition No.'s 2.1 through 2.4, to the satisfaction of Transportation Services and at no costs to the City, no later than October 31, 2018.

SIGNATURE PAGE

File Number:	A0646/17EYK	Zoning	RM & R2
Owner:	JOAQUIM PEREIRA CLAUDINEIA CARVALHO	Ward:	York South-Weston (11)
Agent:	MS HOME DESIGNS	Heritage:	Not Applicable
Property Address:	12 WHITE AVE	Community:	
Legal Description:	PLAN 1665 PT LOTS 144 & 145		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, September 7, 2017

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

File Number:	A0655/17EYK	Zoning	RM & R2
Owner(s):	LAURIE ANN ALMEIDA VASCO ALMEIDA	Ward:	Davenport (17)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	45 CORBY AVE	Community:	
Legal Description:	PLAN 1726 E PT LOT 103		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey rear addition and a detached garage in the rear yard.

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

- 1. Section 10.5.60.70.(1), By-law 569-2013**
The total area on a lot covered by ancillary buildings or structures may not exceed 10% of the lot area (17.96 m²).
The proposed detached garage will cover 20.4 % of the lot area (36.64 m²).
- 2. Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**
The minimum required side yard setback for an ancillary building or structure is 0.3 m.
The proposed detached garage will be located 0 m from the east and west side lot lines.
- 3. Section 8.3(a), By-law 1-83**
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.
The altered dwelling will be located 0.53 m from the east side lot line and 0.90 from the west side lot line.
- 4. Section 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% of the rear yard shall be maintained as soft landscaping.
A total of 21.3% of the rear yard will be maintained as soft 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

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:	A0655/17EYK	Zoning	RM & R2
Owner:	LAURIE ANN ALMEIDA VASCO ALMEIDA	Ward:	Davenport (17)
Agent:	MARIO SILVA	Heritage:	Not Applicable
Property Address:	45 CORBY AVE	Community:	
Legal Description:	PLAN 1726 E PT LOT 103		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, September 7, 2017

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

File Number:	A0688/17EYK	Zoning	R & R2
Owner(s):	ROBERT ALLEN KENNY KATRINA KENNY	Ward:	Parkdale-High Park (13)
Agent:	MEGHAN CARTER DESIGN	Heritage:	Not Applicable
Property Address:	457 ARMADALE AVE	Community:	
Legal Description:	PLAN D1402 PT LOT 2		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition, a new rear deck and to enclose the existing front porch.

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

- Section 10.10.40.70.(1), By-law 569-2013 and Section 6(3) Part II 2(III), By-law 438-86**
The minimum required front yard setback is 6.24 m.
The altered semi-detached dwelling will be located 4.9 m from the front lot line.
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted building depth for a semi-detached dwelling is 17 m.
The altered semi-detached dwelling will have a depth of 17.27 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:

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

SIGNATURE PAGE

File Number:	A0688/17EYK	Zoning	R & R2
Owner:	ROBERT ALLEN KENNY KATRINA KENNY	Ward:	Parkdale-High Park (13)
Agent:	MEGHAN CARTER DESIGN	Heritage:	Not Applicable
Property Address:	457 ARMADALE AVE	Community:	
Legal Description:	PLAN D1402 PT LOT 2		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, September 7, 2017

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

File Number:	A0691/17EYK	Zoning	RM & R2
Owner(s):	CLARKE ADAM STRUTHERS ALISON REBECCA LOUNSBERY	Ward:	Parkdale-High Park (13)
Agent:	CLARKE ADAM STRUTHERS	Heritage:	Not Applicable
Property Address:	818 WINDERMERE AVE	Community:	
Legal Description:	PLAN 615 BLK B PT LOT 46		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage in the rear yard.

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

Section 10.5.60.70.(1), By-law 569-2013

The maximum permitted lot coverage for an ancillary building is 10% of the lot area (28.8 m²).

The proposed detached garage will cover 13.5% of the lot area (38.83 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:	A0691/17EYK	Zoning	RM & R2
Owner:	CLARKE ADAM STRUTHERS ALISON REBECCA LOUNSBERY	Ward:	Parkdale-High Park (13)
Agent:	CLARKE ADAM STRUTHERS	Heritage:	Not Applicable
Property Address:	818 WINDERMERE AVE	Community:	
Legal Description:	PLAN 615 BLK B PT LOT 46		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

Appeal Information

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

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Thursday, September 7, 2017

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

File Number:	A0673/17EYK	Zoning	R & R2 Z0.6
Owner(s):	KRISTA MURCH STEVEN LEO VAN ROESTEL	Ward:	Parkdale-High Park (13)
Agent:	KEITH OBRIEN	Heritage:	Not Applicable
Property Address:	474 BERESFORD AVE	Community:	
Legal Description:	PLAN 1599 PT LOT 13 PLAN 426 PT LOT 15		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition.

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

Section 10.10.40.40.(2)(A), By-law 569-2013

The maximum permitted floor space index is 0.69 times the area of the lot (105.87 m²).

The altered dwelling will have a floor space index equal to 0.85 times the area of the lot (130.36 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:	A0673/17EYK	Zoning	R & R2 Z0.6
Owner:	KRISTA MURCH STEVEN LEO VAN ROESTEL	Ward:	Parkdale-High Park (13)
Agent:	KEITH OBRIEN	Heritage:	Not Applicable
Property Address:	474 BERESFORD AVE	Community:	
Legal Description:	PLAN 1599 PT LOT 13 PLAN 426 PT LOT 15		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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- ☐ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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Thursday, September 7, 2017

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

File Number:	A0698/17EYK	Zoning	RM & R2
Owner(s):	RICARDO DA SILVA	Ward:	Davenport (17)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	609 MC ROBERTAVE	Community:	
Legal Description:	PLAN 1429 S PT LOT 84		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the following: a second floor enlargement with a covered rear deck, a front porch enlargement with a new canopy, a rear basement entrance and a new rear gazebo.
Previous Committee of Adjustment Decision (File Number: A404/12EYK) approved variances related to the gross floor area and height of the accessory building. Previous Committee of Adjustment Decision (File Number: A220/14EYK) approved variances related to front yard setback, dwelling length, second storey platform area and front yard soft landscaping.

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

1. **Section 10.5.60.70.(1), By-law 569-2013**
The maximum permitted lot coverage of ancillary buildings is 10% of the lot area (49.42 m²).
The proposed ancillary buildings will have a lot coverage of 23.3% of the lot area (115 m²).
2. **Section 10.5.60.50.(2)(B), By-law 569-2013**
The maximum permitted gross floor area of all ancillary buildings on a lot is 40 m².
A previous Committee of Adjustment application (A404/12EYK) approved an ancillary building (detached garage) with a gross floor area of 63.07 m².
The proposed ancillary buildings will have a gross floor area of 86 m².
3. **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 altered dwelling will be located 0 m from the north side lot line.
4. **Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
A previous Committee of Adjustment application (A220/14EYK) approved a building length of 18.32 m.
The altered dwelling will have a length of 21.36 m.
5. **Section 10.80.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 19 m.
The altered dwelling will have a depth of 20.62 m.

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

A minimum of 50% of the rear yard shall be maintained as soft landscaping (117.5 m²).

A total of 0% of the rear yard will be maintained as soft landscaping (0 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 Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0698/17EYK	Zoning	RM & R2
Owner:	RICARDO DA SILVA	Ward:	Davenport (17)
Agent:	ESCALA DESIGNS INC	Heritage:	Not Applicable
Property Address:	609 MC ROBERTS AVE	Community:	
Legal Description:	PLAN 1429 S PT LOT 84		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 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 on the signature page.

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
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Thursday, September 7, 2017

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

File Number:	A0537/17EYK	Zoning	R & R2 Z0.6
Owner(s):	OLIAS HOLDINGS CORP	Ward:	Parkdale-High Park (13)
Agent:	OLIAS HOLDINGS CORP	Heritage:	Not Applicable
Property Address:	167 QUEBEC AVE	Community:	
Legal Description:	PLAN 553 BLK C PT LOT 31 PT LOT 2		

Notice was given and a Public Hearing was held on Thursday, September 7, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a residential unit in the basement.

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

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area is 0.6 times the area of the lot (270.5 m²).

The altered dwelling will have a gross floor area equal to 0.74 times the area of the lot (335.5 m²).

2. Section 4(4), By-law 438-86

A total of 4 parking spaces are required for tenants and a total of 1 parking space is required for visitors.

Section 200.5.10.1, By-law 569-2013

Parking spaces are required at a minimum rate of 1 space for each dwelling unit.

Section 4(4), By-law 438-86 and Section 200.5.10.1, By-law 569-2013

A total of 3 parking spaces will be provided.

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

The Minor Variance Application is Approved

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:	A0537/17EYK	Zoning	R & R2 Z0.6
Owner:	OLIAS HOLDINGS CORP	Ward:	Parkdale-High Park (13)
Agent:	OLIAS HOLDINGS CORP	Heritage:	Not Applicable
Property Address:	167 QUEBEC AVE	Community:	
Legal Description:	PLAN 553 BLK C PT LOT 31 PT LOT 2		

Allan Smithies (signed)

Dominic Gulli (signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd
(signed)

DATE DECISION MAILED ON: Friday, September 15, 2017

LAST DATE OF APPEAL: Wednesday, September 27, 2017

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Susanne Pringle
Manager & Deputy Secretary Treasurer
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