

Thursday, March 23, 2017

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

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0143/17EYK  | Zoning     | RD & R4        |
| Owner(s):          | SABRINA RAUTI<br>PIETRO ADRIANO<br>CARADONNA<br>PIETRO CARADONNA | Ward:      | York West (07) |
| Agent:             | ST ENGINEERING   | Heritage:  | Not Applicable |
| Property Address:  | <b>78 AURA LEA BLVD</b>  | Community: |                |
| Legal Description: | PLAN 3466 W PT LOT 36  |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 33% of the lot area.  
The proposed dwelling will have a lot coverage of 35.4% of the lot area.
- Section 900.3.10.(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The proposed dwelling will be located 1.37 m from the east side lot line and 1.52 m from the west side lot line.
- 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 20.72 m.  
**Section 13.2.5.A., By-law 7625**  
The maximum permitted dwelling length is 16.8 m.  
The proposed dwelling will have a length of 22.82 m.
- 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 20.72 m.
- Section 13.2.6, By-law 7625**  
The maximum permitted building height is 8.8 m.  
The proposed dwelling will have a height of 9.24 m.
- Section 6(30)a, By-law 7625**  
The maximum permitted first floor height is 1.5 m.  
The first floor height of the proposed dwelling will be 1.79 m.

7. **Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 6 m.  
The driveway will have a width of 6.25 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The site plan must be revised to include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:
  - a. "All proposed new curb cuts shall comply with all applicable City of Toronto Design Standards";
  - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD;
  - c. "The applicant must obtain all required permits to construct the proposed driveways from the Right-of-Way Management Section of Transportation Services";
3. The proposal shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

**SIGNATURE PAGE**

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0143/17EYK  | Zoning     | RD & R4        |
| Owner:             | SABRINA RAUTI<br>PIETRO ADRIANO<br>CARADONNA<br>PIETRO CARADONNA | Ward:      | York West (07) |
| Agent:             | ST ENGINEERING   | Heritage:  | Not Applicable |
| Property Address:  | <b>78 AURA LEA BLVD</b>  | Community: |                |
| Legal Description: | PLAN 3466 W PT LOT 36  |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

SURVEYOR'S REAL PROPERTY REPORT  
 PLAN AND TOPOGRAPHY OF  
**PART OF LOT 36**  
**REGISTERED PLAN 3466**  
 CITY OF TORONTO  
 (FORMERLY CITY OF NORTH YORK)

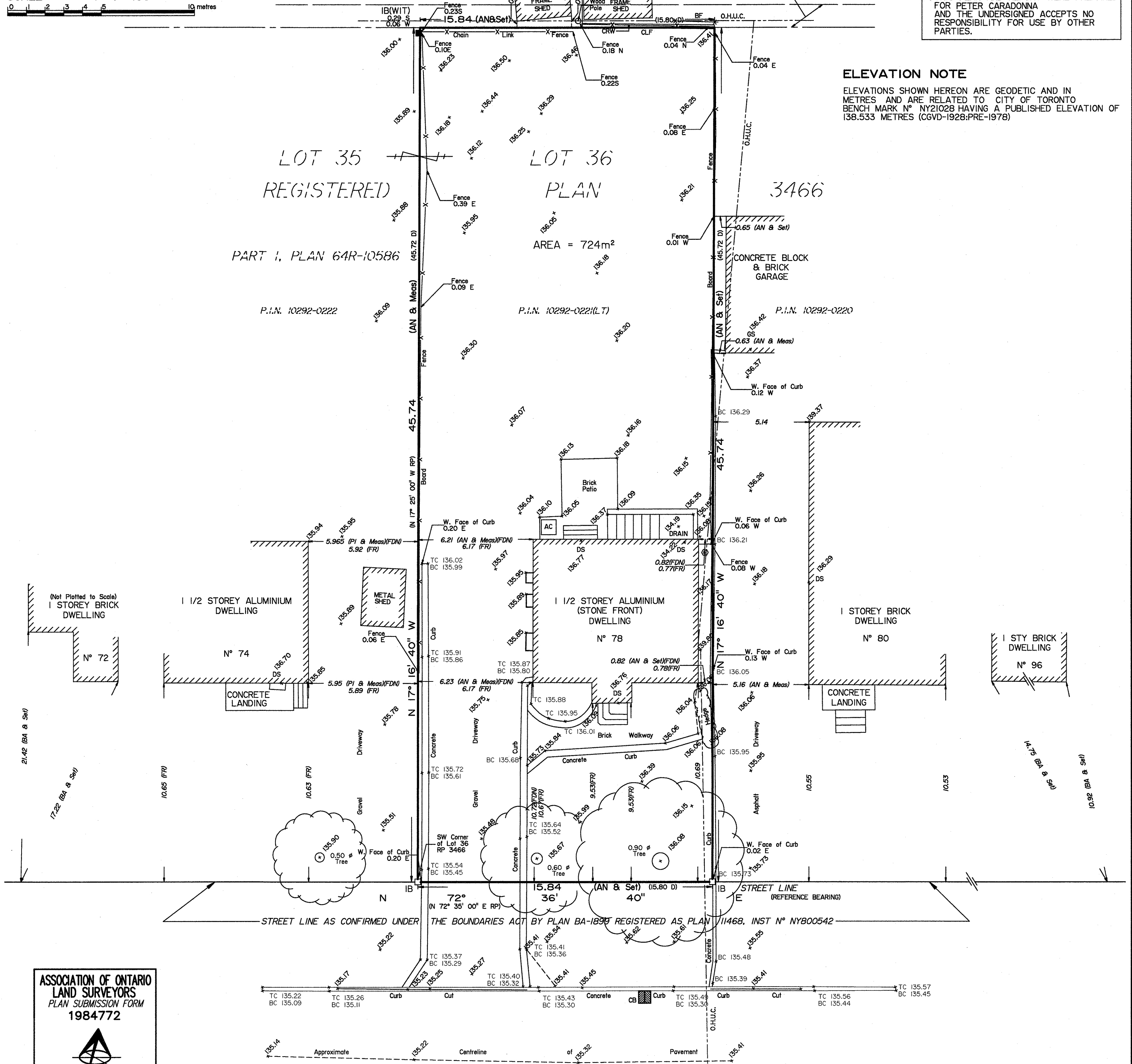
SCALE = 1 : 150  
 0 1 2 3 4 5 10 metres

REGISTERED PLAN 7756

LOT 12 LOT 13

**METRIC**  
 DISTANCES SHOWN HEREON ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY  
 DIVIDING BY 0.3048

**NOTE**  
 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 26TH, 2016  
 2) THIS PLAN AND REPORT WERE PREPARED FOR PETER CARADONNA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



**ELEVATION NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO CITY OF TORONTO BENCH MARK N° NY21028 HAVING A PUBLISHED ELEVATION OF 138.533 METRES (CGVD-1928:PRE-1978)

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 1984772

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR  
 In accordance with Regulation 1026, Section 29(3)

**AURA LEA BOULEVARD**  
 (By Registered Plan 3466)

**LEGEND**

|        |         |  |
|--------|---------|--|
| □      | DENOTES | MONUMENT PLANTED   |
| ■      | —       | MONUMENT FOUND   |
| WIT    | —       | WITNESS  |
| CC     | —       | CUT CROSS  |
| IB     | —       | IRON BAR   |
| RP     | —       | REGISTERED PLAN 3466   |
| RP2    | —       | REGISTERED PLAN 7756   |
| AN     | —       | PLAN OF SURVEY BY ANSCHUTZ & NORRIS LTD. O.L.S. DATED JUNE 7TH, 1988 |
| PI     | —       | PLAN 64R-10586   |
| BA     | —       | PLAN BA-1899   |
| P.I.N. | —       | PROPERTY IDENTIFIER  |
| CRW    | —       | CONCRETE RETAINING WALL  |

**LEGEND**

|          |   |                         |
|----------|---|-------------------------|
| TC       | — | TOP OF CURB             |
| BC       | — | BOTTOM OF CURB          |
| CB       | — | CATCH BASIN             |
| WK       | — | WATER KEY               |
| φ        | — | DIAMETER                |
| DS       | — | DOORSILL ELEVATION      |
| O.H.U.C. | — | OVERHEAD UTILITY CABLES |
| D        | — | INST N° TR45425         |
| FDN      | — | FOUNDATION              |
| FR       | — | FRAME                   |
| ⊙        | — | GAS METER               |
| CLF      | — | CHAIN LINK FENCE        |
| BF       | — | BOARD FENCE             |

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 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM LAND SURVEY GROUP INC., ONTARIO LAND SURVEYORS.

**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF AURA LEA BOULEVARD HAVING A BEARING OF N 72° 36' 40" W AS SHOWN ON PLAN BA-1899

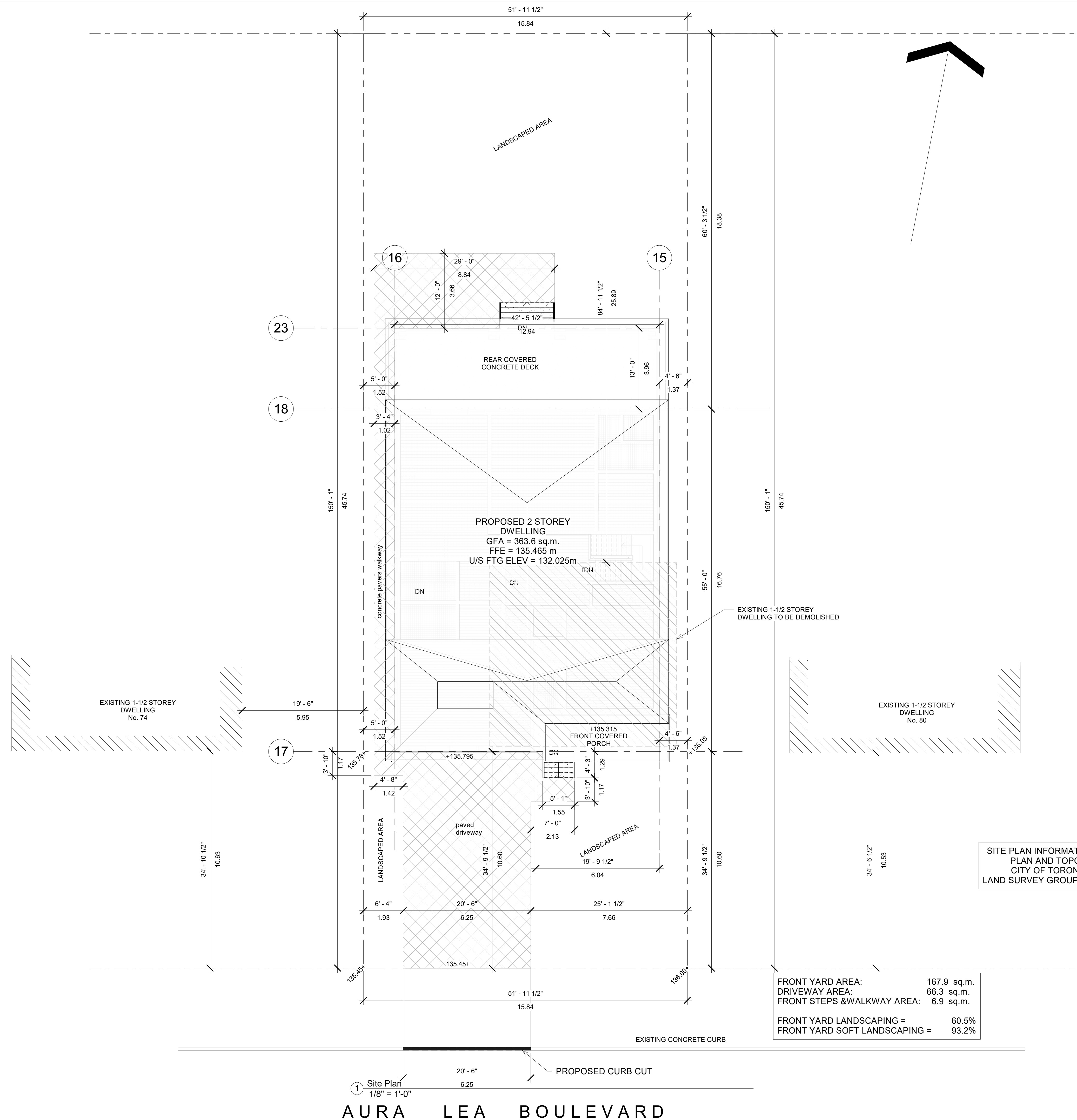
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 23RD, 2016

SEPTEMBER 26TH, 2016  
 DATE PETER J. HOMER  
 Ontario Land Surveyor

**LSG LAND SURVEY GROUP**  
 ONTARIO LAND SURVEYORS

777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4  
 Tel: 416-252-2511 416-467-8023 Fax: 416-252-1501 www.landsurveygroup.com

DRAWN : DCz CHECKED BY : MM PLAN N° : LSG-3739



2 Front View



3 Rear View

STATISTICS:

|                         |                    |
|-------------------------|--------------------|
| LOT AREA = 724.5 sq.m.  |                    |
| GROUND FLOOR AREA:      | 157.6 sq.m.        |
| SECOND FLOOR AREA:      | 206 sq.m.          |
| TOTAL GROSS FLOOR AREA: | 363.6 sq.m.        |
| GFA INDEX:              | 0.502              |
| FRONT YARD SETBACK:     | 10.6 m             |
| REAR YARD SETBACK:      | 18.38 m            |
| WEST SIDE YARD SETBACK: | 1.52 m             |
| EAST SIDE YARD SETBACK: | 1.37 m             |
| BUILDING LENGTH:        | 16.76 m            |
| BUILDING HEIGHT:        | 10.0m              |
| LOT COVERAGE:           | 268.3/724.5 = 37 % |

SITE PLAN INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT PLAN AND TOPOGRAPHY OF PART OF LOT 36, REGISTERED PLAN 3466 CITY OF TORONTO (FORMERLY CITY OF NORTH YORK), PREPARED BY LAND SURVEY GROUP, ONTARIO LAND SURVEYORS, DATED SEPTEMBER 26th, 2016

|                               |             |
|-------------------------------|-------------|
| FRONT YARD AREA:              | 167.9 sq.m. |
| DRIVEWAY AREA:                | 66.3 sq.m.  |
| FRONT STEPS & WALKWAY AREA:   | 6.9 sq.m.   |
| FRONT YARD LANDSCAPING =      | 60.5%       |
| FRONT YARD SOFT LANDSCAPING = | 93.2%       |

| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
|     |                               |           |
|     |                               |           |
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|     |                               |           |

**ST ENGINEERING**  
 23 Southlea Avenue  
 East York, Ontario M4G 3L8  
 647-219-7651  
 st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

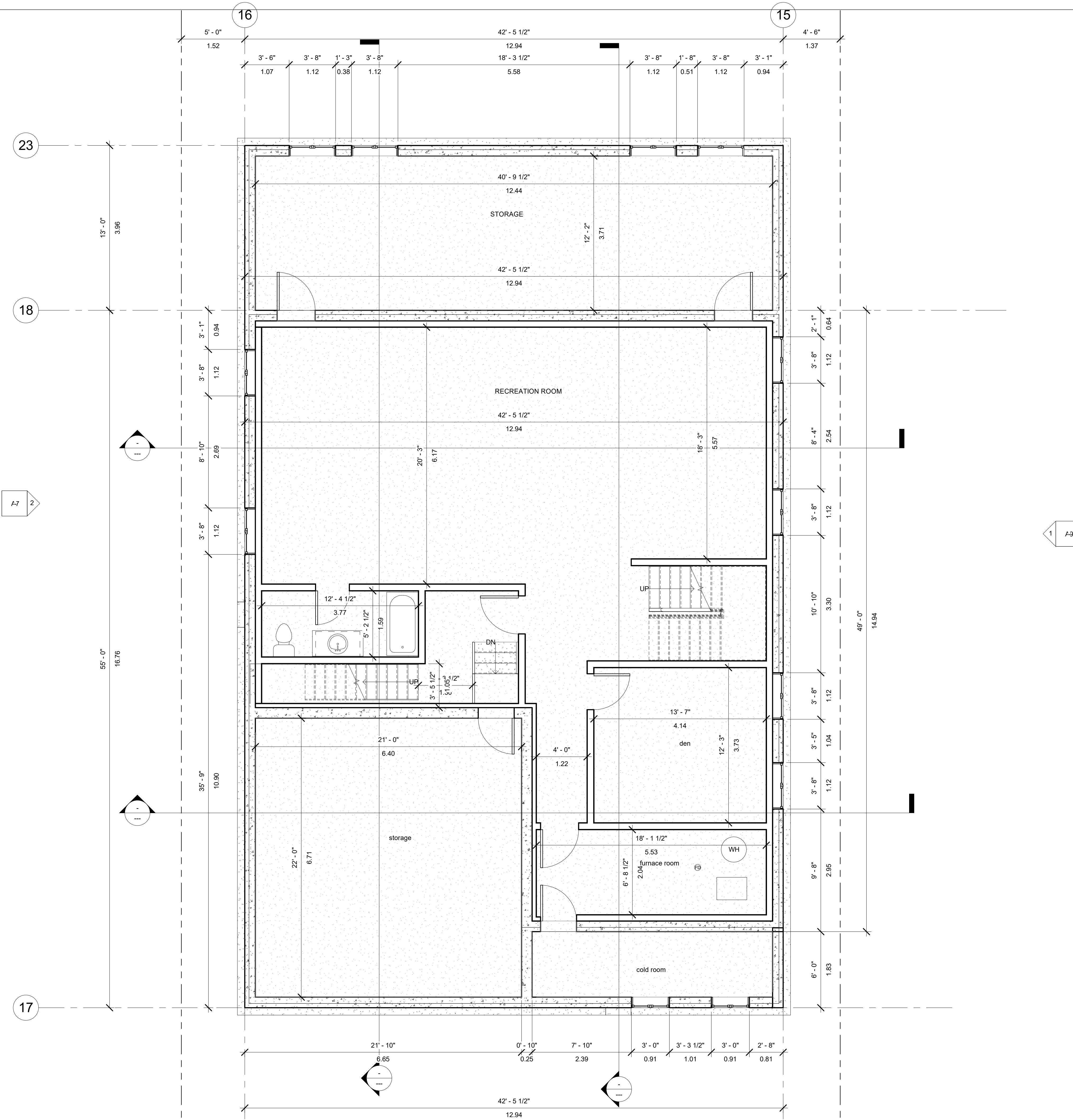
78 AURA LEA BLVD  
 TORONTO, ON

**SITE PLAN**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A1**

Scale



1 Basement  
1/4" = 1'-0"

| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
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 23 Southlea Avenue  
 East York, Ontario M4G 3L8  
 647-219-7651  
 st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

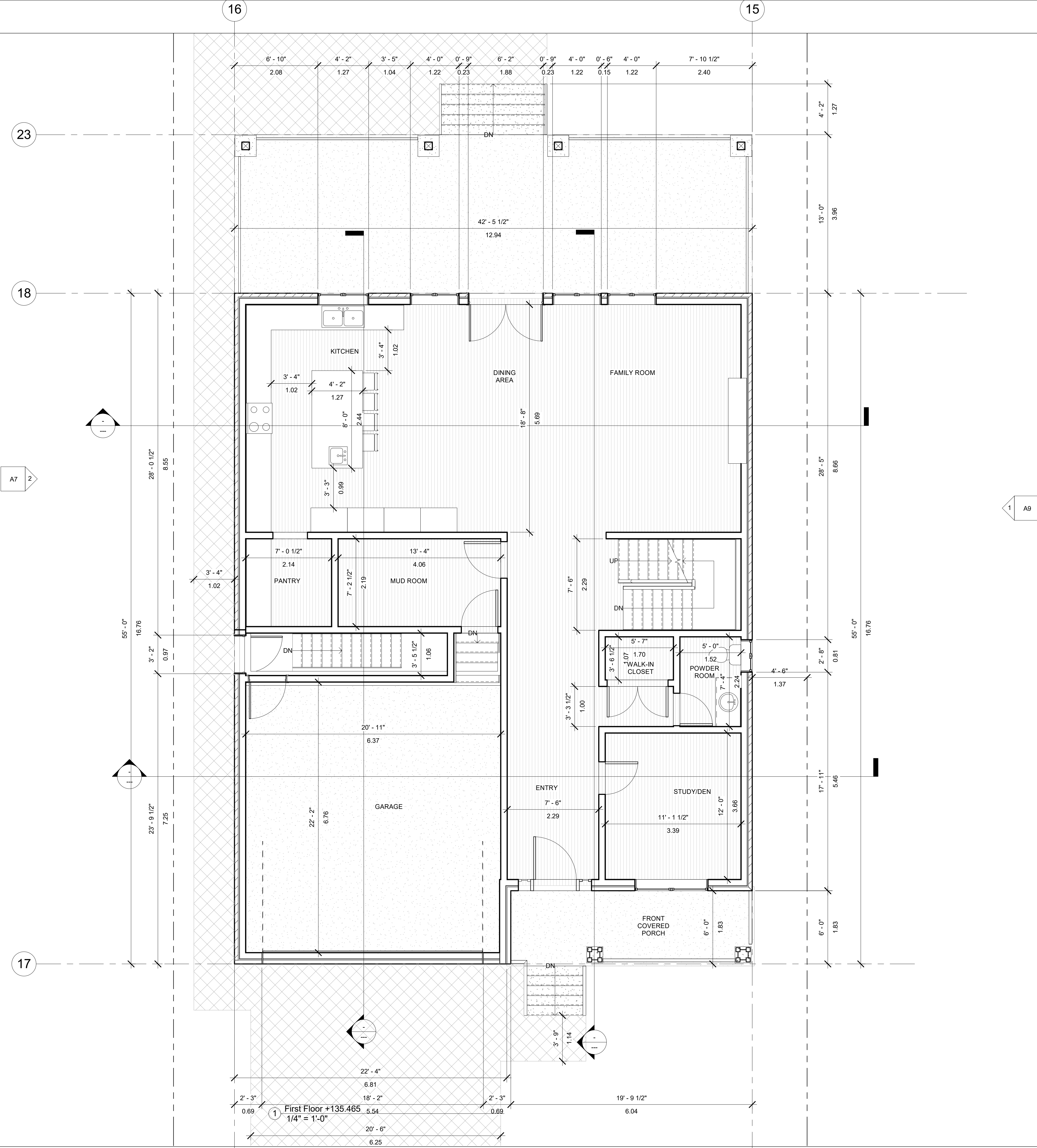
78 AURA LEA BLVD  
 TORONTO, ON

**BASEMENT FLOOR PLAN**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A2**

Scale



| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
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 647-219-7651  
 st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

78 AURA LEA BLVD  
 TORONTO, ON

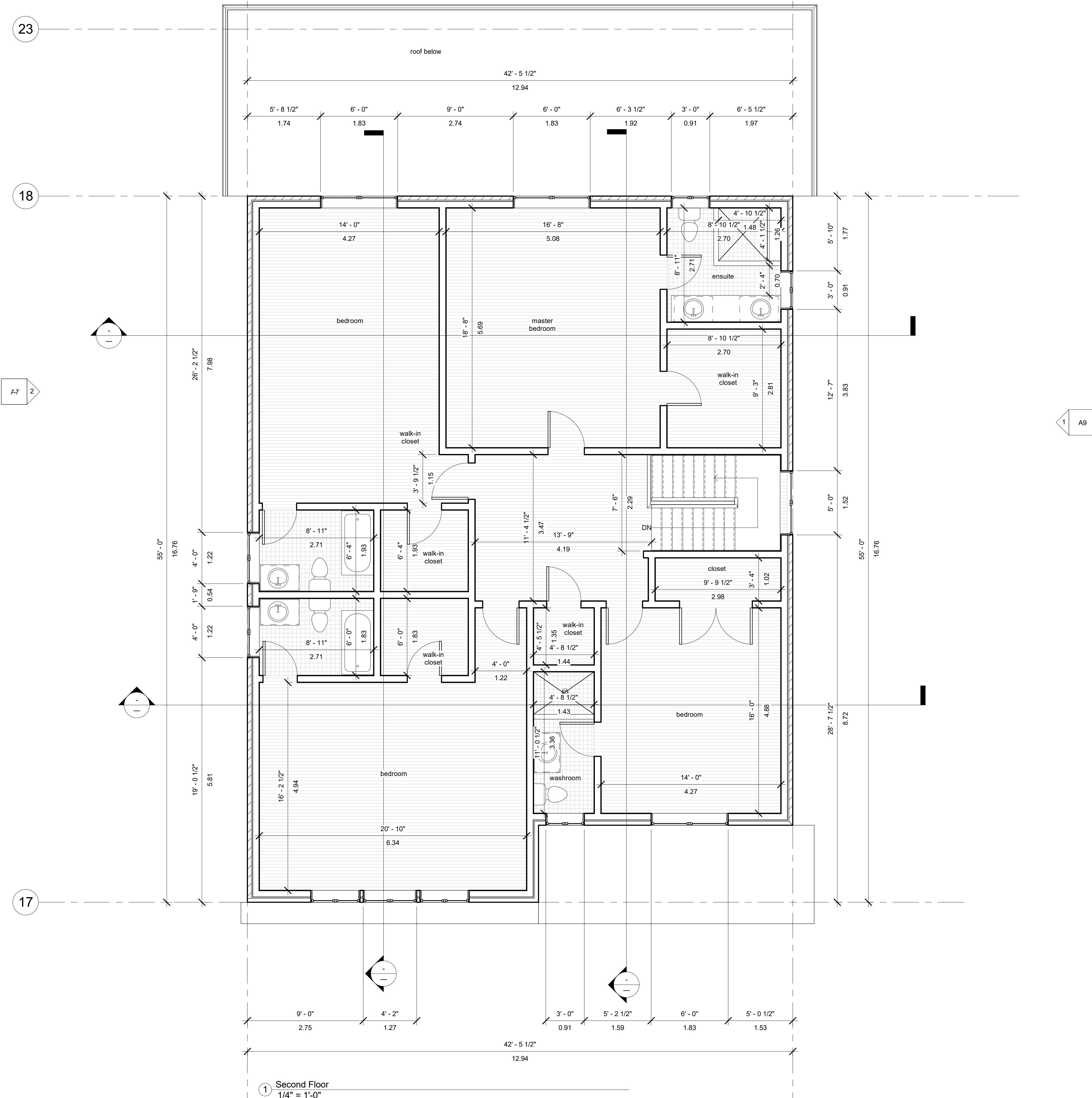
**FIRST FLOOR PLAN**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A3**

Scale

1 First Floor +135.465  
 1/4" = 1'-0"



1 Second Floor  
1/4" = 1'-0"

| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
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**ST ENGINEERING**  
 23 Southlea Avenue  
 East York, Ontario M4G 3L8  
 647-219-7651  
 st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

78 AURA LEA BLVD  
 TORONTO, ON

**SECOND FLOOR PLAN**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A4**

Scale



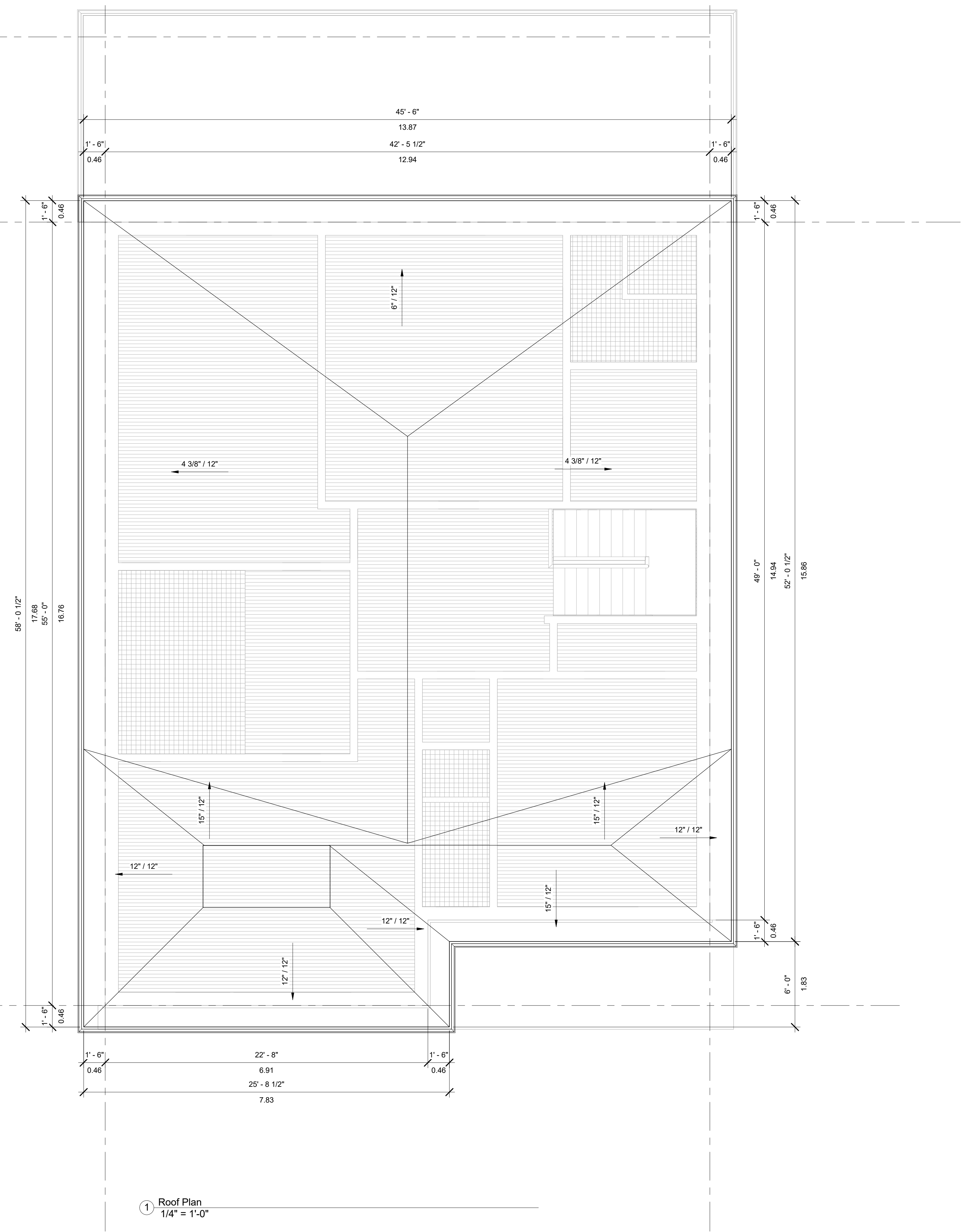
23

18

A-1 2

1 A-9

17



1 Roof Plan  
1/4" = 1'-0"

| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
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**ST ENGINEERING**

23 Southlea Avenue  
East York, Ontario M4G 3L8  
647-219-7651  
st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

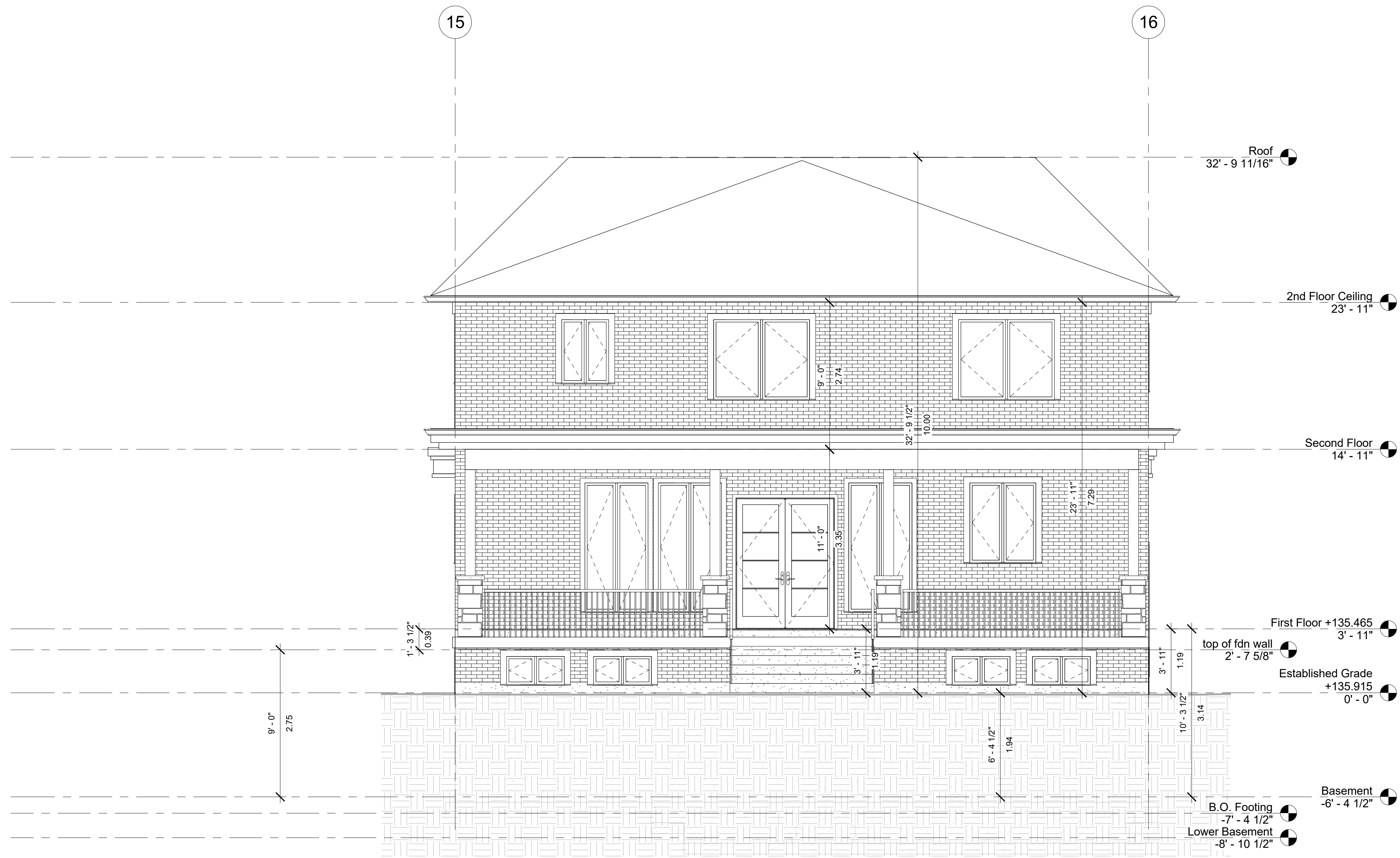
78 AURA LEA BLVD  
TORONTO, ON

**ROOF PLAN**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A5**

Scale



1 North  
1/4" = 1'-0"

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV22/16 |
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 East York, Ontario M4G 3L8  
 647-219-7651  
 st.theodor@bell.net



**PROPOSED 2 STOREY DWELLING**

78 AURA LEA BLVD  
 TORONTO, ON

**Elevations**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A6**

Scale



② West  
1/4" = 1'-0"

| No. | Description                   | Date      |
|-----|-------------------------------|-----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV 22/16 |
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**ST ENGINEERING**  
 23 Southlea Avenue  
 East York, Ontario M4G 3L8  
 647-219-7651  
 st.theodor@bell.net

SEAL MUST BE SIGNED AND DATED TO BE VALID

**PROPOSED 2 STOREY DWELLING**

78 AURA LEA BLVD  
 TORONTO, ON

**Elevations**

|                |             |
|----------------|-------------|
| Project number | 16-053      |
| Date           | AUGUST 2016 |
| Drawn by       | ST          |
| Checked by     | ST          |

**A7**

Scale



① South  
1/4" = 1'-0"

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV22/16 |
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### ST ENGINEERING

23 Southlea Avenue  
East York, Ontario M4G 3L8  
647-219-7651  
st.theodor@bell.net



SEAL MUST BE SIGNED AND DATED TO BE VALID

## PROPOSED 2 STOREY DWELLING

78 AURA LEA BLVD  
TORONTO, ON

### Elevations

Project number 16-053  
Date AUGUST 2016  
Drawn by ST  
Checked by ST

A8

Scale



① East  
1/4" = 1'-0"

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 1   | ISSUED FOR PRELIMINARY REVIEW | NOV22/16 |
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### ST ENGINEERING

23 Southlea Avenue  
East York, Ontario M4G 3L8  
647-219-7651  
st.theodor@bell.net



SEAL MUST BE SIGNED AND DATED TO BE VALID

## PROPOSED 2 STOREY DWELLING

78 AURA LEA BLVD  
TORONTO, ON

### Elevations

Project number 16-053  
Date AUGUST 2016  
Drawn by ST  
Checked by ST

A9

Scale

Thursday, March 23, 2017

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

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0015/17EYK  | Zoning:    | RM & RM1       |
| Owner(s):          | MARIA GONCALVES DIAS<br>MANUEL GONCALVES DIAS  | Ward:      | Davenport (17) |
| Agent:             | EKP DESIGNS INC  | Heritage:  | Not Applicable |
| Property Address:  | <b>29 ALESSIA CRCL</b>   | Community: |                |
| Legal Description: | PLAN 1726 PT BLK A RP 66M2327 S PT LOT 12 RP 66R18038 PT PART 4 RP<br>66R18193 PARTS 13 & 14 |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear addition.

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

- 1. Section 9.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.65 m from the south side lot line.
- 2. 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 17.46 m.

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

**The Minor Variance Application is Approved**

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

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

**SIGNATURE PAGE**

|                    |   |            |                |
|--------------------|---|------------|----------------|
| File Number:       | A0015/17EYK   | Zoning     | RM & RM1       |
| Owner:             | MARIA GONCALVES DIAS<br>MANUEL GONCALVES DIAS   | Ward:      | Davenport (17) |
| Agent:             | EKP DESIGNS INC   | Heritage:  | Not Applicable |
| Property Address:  | <b>29 ALESSIA CRCL</b>  | Community: |                |
| Legal Description: | PLAN 1726 PT BLK A RP 66M2327 S PT LOT 12 RP 66R18038 PT PART 4 RP 66R18193 PARTS 13 & 14 |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0021/17EYK                                | Zoning:    | RM & R2                 |
| Owner(s):          | PATRICIA STEVENSON<br>ROBERT PAUL KRAUCZYK | Ward:      | Parkdale-High Park (13) |
| Agent:             | ROBERT PAUL KRAUCZYK                       | Heritage:  | Not Applicable          |
| Property Address:  | <b>103 WATSON AVE</b>                      | Community: |                         |
| Legal Description: | PLAN 1979 PT LOT 12                        |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To expand the existing detached garage and to convert the attic into habitable space..

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

- Section 10.80.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (95.04 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.71 times the area of the lot (111.88 m<sup>2</sup>).
- 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 (15.84 m<sup>2</sup>).  
The expanded detached garage in the rear yard will cover 29% of the lot area (46 m<sup>2</sup>).
- Section 10.5.60.20.(6)(B), By-law 569-2013**  
The minimum required side yard setback for an ancillary building or structure containing a parking space where it is on a corner lot, and vehicle access is from the street abutting the side lot line is 6 m.  
The expanded detached garage will be located 0.11 m from the north side lot line abutting a street (Page Avenue).
- 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, located 1.8 m or more from the residential building on the lot is 0.3 m.  
The irregular shaped expanded detached garage will have south side yard setbacks of 0.05 m and 0.08 m (L shaped projection), and 0.11 m from the north side lot line.



**5. Section 10.5.60.20.(3)(C)(i), By-law 569-2013**

The minimum side yard setback for an ancillary building or structure in a rear yard, located 1.8 m or more from the residential building on a corner lot, and a residential building on an adjacent lot which fronts onto the street that abuts the side lot line of the corner lot, the ancillary building or structure must be set back from the side lot line that abuts the street 1.92 m.

The expanded detached garage will be located 0.11 m from the north side lot line abutting a street (Page Avenue).

**6. Section 10.5.60.20.(2)(C), By-law 569-2013**

The minimum required rear yard setback for an ancillary building or structure is 0.3 m.

The expanded detached garage will be located 0.1 m from the rear lot line.

**7. Section 3.4.11.(a), By-law 1-83 and By-law 3623-97**

The minimum required rear yard setback for an accessory structure on a corner lot with access across the flank of the lot is 1.26 m.

The expanded detached garage will be located 0.1 m from the rear lot line.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

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

1. The site plan shall be revised to include the following notations:
  - a. "The applicant must obtain all required permits from the City's Right-of-Way Management Section of Transportation Services before excavating and encroaching into the municipal road allowance;" and
  - b. "The applicant must provide a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.
2. The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above condition, at no cost to the City, and no later than April 28, 2018.

**SIGNATURE PAGE**

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0021/17EYK                                | Zoning     | RM & R2                 |
| Owner:             | PATRICIA STEVENSON<br>ROBERT PAUL KRAUCZYK | Ward:      | Parkdale-High Park (13) |
| Agent:             | ROBERT PAUL KRAUCZYK                       | Heritage:  | Not Applicable          |
| Property Address:  | <b>103 WATSON AVE</b>                      | Community: |                         |
| Legal Description: | PLAN 1979 PT LOT 12                        |            |                         |

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Allan Smithies (signed)

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Dominic Gulli (signed)

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Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                      |            |                        |
|--------------------|--------------------------------------|------------|------------------------|
| File Number:       | A0030/17EYK                          | Zoning     | RD & RM2               |
| Owner(s):          | LINA ADDEO                           | Ward:      | York South-Weston (12) |
| Agent:             | LINA ADDEO                           | Heritage:  | Not Applicable         |
| Property Address:  | <b>25 TREELAWN PKWY</b>              | Community: |                        |
| Legal Description: | PLAN 3309 LOT 228 RP 64R10317 PART 6 |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit a front yard parking pad.

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

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

A parking space may not be located in the front yard.  
The proposed parking space will be located in the front yard.

**2. Section 6A (7)(i), By-law 7625**

A personal use vehicle weighing 4000 kilograms or less may be parked, in a garage or carport, in the rear yard or on a driveway in the front or side yard.  
The proposed parking space is not located on a driveway in the front yard.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

The applicant shall submit a landscape plan to the satisfaction of the Director, Community Planning, Etobicoke York District

**SIGNATURE PAGE**

|                    |                                      |            |                        |
|--------------------|--------------------------------------|------------|------------------------|
| File Number:       | A0030/17EYK                          | Zoning     | RD & RM2               |
| Owner:             | LINA ADDEO                           | Ward:      | York South-Weston (12) |
| Agent:             | LINA ADDEO                           | Heritage:  | Not Applicable         |
| Property Address:  | <b>25 TREELAWN PKWY</b>              | Community: |                        |
| Legal Description: | PLAN 3309 LOT 228 RP 64R10317 PART 6 |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                             |            |                        |
|--------------------|-----------------------------|------------|------------------------|
| File Number:       | A0051/17EYK                 | Zoning:    | RM & R2                |
| Owner(s):          | ANDREW CHARLES<br>WALLACE   | Ward:      | York South-Weston (11) |
| Agent:             | BARRY GOLDMAN<br>ARCHITECT  | Heritage:  | Not Applicable         |
| Property Address:  | <b>59 BARTONVILLE AVE W</b> | Community: |                        |
| Legal Description: | PLAN 1510 E PT LOT 4        |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 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, a rear yard deck, a new front porch with a basement walk-out, a new rear detached garage with a deck, and to convert the existing dwelling into a two-unit 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 area of the lot.  
The altered dwelling will have a floor space index of 1.01 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 0.19 m from the west side lot line and 1.18 m from the east side lot line.

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

Exterior stairs providing access to a building or structure may encroach into a required minimum building setback provided that they are not closer to a lot line than 0.6 m.  
The proposed front stairs will be located 0.2 m from the front lot line and 0.25 m from west side lot line.

4. **Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.3.(c)(i)5, By-law 1-83**  
 A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.  
 A total of 7% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.
5. **Section 150.10.40.1.(3)(A), By-law 569-2013**  
 A secondary suite is a permitted use provided that an addition or exterior alteration to a building to accommodate a secondary suite does not alter or add to a main wall or roof that faces a street.  
 The proposed addition will alter a front wall that faces a street.
6. **Section 3.4.1.(2), By-law 1-83**  
 There shall be no addition to nor substantial alteration to the exterior of the front of the dwelling as a result of the introduction of a second suite.  
 The proposed basement walk-out that will provide access to the second suite will be constructed along the front wall of the dwelling.
7. **Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**  
 A minimum of 2 parking spaces are required for the site.  
 A total of 1 parking space will be provided.
8. **Section 10.5.60.70.(1), By-law 569-2013**  
 The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
 The proposed detached garage will cover 11% of the lot area.
9. **Section 10.5.60.50.(2)(B), By-law 569-2013**  
 The maximum permitted floor area of all ancillary buildings or structures is 40 m<sup>2</sup>.  
 The proposed detached garage will have a floor area of 41.07 m<sup>2</sup>.
10. **Section 10.5.60.20.(11)(A), By-law 569-2013**  
 The minimum required rear yard setback and side yard setback for a platform, such as a deck or similar structure, located no closer to the residential building on the lot is 0.3 m.  
 The proposed rear yard deck will be located 0 m from the west side lot line.
11. **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 rear ancillary building (detached garage) will be located 0 m from the west side lot line.
12. **Section 10.5.60.40.(5)(B), By-law 569-2013**  
 A platform, such as a deck or similar structure may not be attached to an ancillary building or structure containing a parking space if the platform is more than 1.2 m above the ground at any point below the platform.  
 The proposed height of the platform attached to the proposed detached garage will have a height of 1.68 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall obtain a TRCA clearance prior to the issuance of a Building Permit.
2. Any use of the detached garage as habitable space is not permitted.
3. No plumbing or sewer connection shall be permitted leading to or within the detached garage.



**SIGNATURE PAGE**

|                    |                             |            |                        |
|--------------------|-----------------------------|------------|------------------------|
| File Number:       | A0051/17EYK                 | Zoning     | RM & R2                |
| Owner:             | ANDREW CHARLES<br>WALLACE   | Ward:      | York South-Weston (11) |
| Agent:             | BARRY GOLDMAN<br>ARCHITECT  | Heritage:  | Not Applicable         |
| Property Address:  | <b>59 BARTONVILLE AVE W</b> | Community: |                        |
| Legal Description: | PLAN 1510 E PT LOT 4        |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                      |            |                         |
|--------------------|--------------------------------------|------------|-------------------------|
| File Number:       | A0077/17EYK                          | Zoning     | RD & R1                 |
| Owner(s):          | SEVANA YAGHOUBIAN<br>RICHARD JANEZKO | Ward:      | Parkdale-High Park (13) |
| Agent:             | JOHN BOONE ARCHITECT                 | Heritage:  | Not Applicable          |
| Property Address:  | <b>26 BRULE CRES</b>                 | Community: |                         |
| Legal Description: | PLAN M539 LOT 68 PT LOT 69           |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey front addition and a partial second storey addition. A previous Committee of Adjustment application (A308/12EYK) approved variances relating to gross floor area, rear yard setback and side yard setback.

**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 0.35 times the area of the lot (176.8 m<sup>2</sup>).  
A previous Committee of Adjustment application (A308/12EYK) approved a floor space index of 0.45 times the lot area (229.2 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.59 times the area of the lot (298.85 m<sup>2</sup>).
- 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 7.45 m.  
The altered dwelling will be located 7.36 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:       | A0077/17EYK                           | Zoning     | RD & R1                 |
| Owner:             | SEVANA YAGHOUBIAN<br>RICHARD JANECHKO | Ward:      | Parkdale-High Park (13) |
| Agent:             | JOHN BOONE ARCHITECT                  | Heritage:  | Not Applicable          |
| Property Address:  | <b>26 BRULE CRES</b>                  | Community: |                         |
| Legal Description: | PLAN M539 LOT 68 PT LOT 69            |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |   |            |                        |
|--------------------|---|------------|------------------------|
| File Number:       | A0098/17EYK                               | Zoning     | RD & R4                |
| Owner(s):          | MARIA ADELAIDE MARQUES<br>JOAQUIM MARQUES | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                           | Heritage:  | Not Applicable         |
| Property Address:  | <b>101 PELMO CRES</b>                     | Community: |                        |
| Legal Description: | PLAN M413 LOT 333                         |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey north side addition which will include a new attached garage. Also to construct a new rear deck.

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

- Section 900.3.10.(A)(5), By-law 569-2013 & Section 13.2.3(b), By-law 7625**  
The minimum required side yard setback is 1.8 m.  
The altered dwelling will be located 0.47 m from the north side lot line and 1.5 m from the south side lot line.
- Section 6(30)a, By-law 7625**  
The maximum permitted first floor height is 1.5 m.  
The first floor height of the altered dwelling will be 2.38 m.
- Section 13.2.6, By-law 7625**  
The maximum permitted dwelling height is 8.8 m.  
The altered dwelling will have a height of 9.05 m.
- Section 10.5.100.1.(1)(C), By-law 569-2013**  
The maximum permitted driveway width is 3.25 m.  
The driveway has a width of 3.82 m.
- Section 6(24), By-law 7625**  
The maximum permitted height of an unexcavated porch or deck is 1 m, the maximum permitted projection is 2.1 m from the rear wall and must be less than 0.5 times the width of the dwelling.  
The proposed rear deck will project 3.05 m from the rear wall.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

The site plan must include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:

- a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
- b. "The applicant must submit a Municipal Road Damage Deposit (MRDD)." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
- c. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services";

**SIGNATURE PAGE**

|                    |   |            |                        |
|--------------------|---|------------|------------------------|
| File Number:       | A0098/17EYK                               | Zoning     | RD & R4                |
| Owner:             | MARIA ADELAIDE MARQUES<br>JOAQUIM MARQUES | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                           | Heritage:  | Not Applicable         |
| Property Address:  | <b>101 PELMO CRES</b>                     | Community: |                        |
| Legal Description: | PLAN M413 LOT 333                         |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |   |            |                |
|--------------------|---|------------|----------------|
| File Number:       | A0099/17EYK                                   | Zoning     | R & R2         |
| Owner(s):          | MARIA MANUELA CABRAL<br>FERNANDO JORGE CABRAL | Ward:      | Davenport (17) |
| Agent:             | EKP DESIGNS INC                               | Heritage:  | Not Applicable |
| Property Address:  | <b>77 BLACKTHORN AVE</b>                      | Community: |                |
| Legal Description: | PLAN 1626 PT LOTS 306 & 307                   |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition, a rear basement walkout and a rear deck.

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

- Section 10.10.40.40.(2)(A), By-law 569-2013 and Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted floor space index is 0.69 times the area of the lot (139.1 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.71 times the area of the lot (143 m<sup>2</sup>).
- 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 (38 m<sup>2</sup>).  
A total of 40% of the rear yard will be maintained as soft landscaping (30.6 m<sup>2</sup>).

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:       | A0099/17EYK                                   | Zoning     | R & R2         |
| Owner:             | MARIA MANUELA CABRAL<br>FERNANDO JORGE CABRAL | Ward:      | Davenport (17) |
| Agent:             | EKP DESIGNS INC                               | Heritage:  | Not Applicable |
| Property Address:  | <b>77 BLACKTHORN AVE</b>                      | Community: |                |
| Legal Description: | PLAN 1626 PT LOTS 306 & 307                   |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0103/17EYK              | Zoning     | RD & R1                |
| Owner(s):          | WAGSON LOPES             | Ward:      | York South-Weston (11) |
| Agent:             | T H DESIGN INC           | Heritage:  | Not Applicable         |
| Property Address:  | <b>209 ROSEMOUNT AVE</b> | Community: |                        |
| Legal Description: | PLAN 1110 S PT LOT 4     |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey deck at the front of the dwelling.

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

**Section 10.5.40.60.(1)(B), By-law 569-2013**

A platform without main walls, attached to or less than 0.3 m from a building, with a floor higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback of 1.2 m.

**Section 3.4.7(a)1, By-law 1-83**

A porch, verandah, deck or balcony shall not project within a required side yard setback of 1.2 m and no more than 2.4 m within the required front yard setback.

**Section 10.5.40.60.(1)(B), By-law 569-2013 and Section 3.4.7(a)1, By-law 1-83**

The proposed second storey balcony will encroach 2.45 m into the required front yard setback and will be located 0.78 m from the west side yard setback.

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

**The Minor Variance Application is Approved**

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

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

**SIGNATURE PAGE**

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0103/17EYK              | Zoning     | RD & R1                |
| Owner:             | WAGSON LOPES             | Ward:      | York South-Weston (11) |
| Agent:             | T H DESIGN INC           | Heritage:  | Not Applicable         |
| Property Address:  | <b>209 ROSEMOUNT AVE</b> | Community: |                        |
| Legal Description: | PLAN 1110 S PT LOT 4     |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0107/17EYK                                      | Zoning:    | RM & R2                 |
| Owner(s):          | 2545740 ONTARIO INC                              | Ward:      | Parkdale-High Park (13) |
| Agent:             | ARCTIC LAWN<br>LANDSCAPING &<br>CONSTRUCTION INC | Heritage:  | Not Applicable          |
| Property Address:  | <b>86 BROOKSIDE AVE</b>                          | Community: |                         |
| Legal Description: | PLAN 878 S PT LOT 81                             |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling.

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

- Section 10.80.40.40.(1)(A); By-Law 569-2013**  
The maximum permitted floor space index is 0.6 times the area of the lot (154.68 m<sup>2</sup>).  
**Section 7.(3)(i) By-Law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (103.12 m<sup>2</sup>).  
**Section 8.3.(a) By-Law 3623-97**  
The maximum permitted floor space index is 0.8 times the area of the lot (206.24 m<sup>2</sup>).  
**Section 10.80.40.40.(1)(A); By-Law 569-2013, Section 7.(3)(i) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97**  
The proposed dwelling will have a floor space index of 1.02 of the lot area (262.5m<sup>2</sup>).
- Section 10.80.40.70.(3)(A); By-Law 569-2013 and Section 7.(3)(g) By-Law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 8.3.(a) By-Law 3623-97**  
The minimum required side yard setback is 0.5 m on one side and 1.2 m on the other side.  
**Section 10.80.40.70.(3)(A); By-Law 569-2013, Section 7.(3)(g) By-Law 1-83 and Section 8.3.(a) By-Law 3623-97**  
The proposed dwelling will be located 0.76 m from the north and south side lot lines.
- Section 10.80.40.10.(2)(B)(ii); By-Law 569-2013.**  
The maximum permitted side exterior main wall height is 8.5 m facing a side lot line.  
The proposed dwelling will have a side exterior main height of 10.6 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 on Condition**

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The following conditions shall be fulfilled to the satisfaction of Traffic Planning / Right of Way Management:
  - 2.1 Revise the site plan to show the provision of two on-site rear yard parking spaces, which have minimum dimensions of 2.6m wide by 5.6m long for the new detached dwelling, and are accessed by the existing rear public lane.
  - 2.2 Revise the survey plan and site plan to illustrate the limits of the existing right-of-way as identified by Instrument No. CY247115. The applicant is also required to provide documentation to confirm the purpose of this right-of-way and whether it will be maintained as a result of the proposal.
  - 2.3 The site plan drawing shall be revised to include the following notations:
    - a. "The applicant must 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."
    - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

**SIGNATURE PAGE**

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0107/17EYK                                      | Zoning     | RM & R2                 |
| Owner:             | 2545740 ONTARIO INC                              | Ward:      | Parkdale-High Park (13) |
| Agent:             | ARCTIC LAWN<br>LANDSCAPING &<br>CONSTRUCTION INC | Heritage:  | Not Applicable          |
| Property Address:  | <b>86 BROOKSIDE AVE</b>                          | Community: |                         |
| Legal Description: | PLAN 878 S PT LOT 81                             |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                     |            |                         |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number:       | A0112/17EYK                         | Zoning:    | RM & R2                 |
| Owner(s):          | JENNIFER YATES<br>MATHEW RUTHERFORD | Ward:      | Parkdale-High Park (13) |
| Agent:             | DESIGN PLAN SERVICES                | Heritage:  | Not Applicable          |
| Property Address:  | <b>85 PRISCILLA AVE</b>             | Community: |                         |
| Legal Description: | PLAN 829 PT LOT 63                  |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To legalize and maintain a second storey rear addition and to enclose the front porch.

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

- Section 10.5.40.70.(1)(B), By-law 569-2013**  
The minimum required front yard setback is 3.96 m.  
**Section 8.(3)(b), By-law 1-83**  
The minimum required front yard setback is 2.96 m.  
**Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 8.(3)(b), By-law 1-83**  
The altered dwelling will be located 2.01 m from the front lot line.
- Section 8.(3)(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 1.04 m from the north 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:       | A0112/17EYK             | Zoning     | RM & R2                 |
| Owner:             | JENNIFER YATES          | Ward:      | Parkdale-High Park (13) |
|                    | MATHEW RUTHERFORD       |            |                         |
| Agent:             | DESIGN PLAN SERVICES    | Heritage:  | Not Applicable          |
| Property Address:  | <b>85 PRISCILLA AVE</b> | Community: |                         |
| Legal Description: | PLAN 829 PT LOT 63      |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

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Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0120/17EYK                            | Zoning:    | R & R2         |
| Owner(s):          | CASEY CABRAL<br>NELSON CABRAL          | Ward:      | Davenport (17) |
| Agent:             | VICTOR HIPOLITO<br>AMBIENT DESIGNS LTD | Heritage:  | Not Applicable |
| Property Address:  | <b>55 BRISTOL AVE</b>                  | Community: |                |
| Legal Description: | PLAN M24 PT LOT 90 R2739 PART 2        |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a rear basement walkout, a rear deck and a second storey rear balcony. The basement of the existing dwelling will be converted into an additional dwelling unit. The altered dwelling will have a total of three dwelling units.

**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 (167.4 m<sup>2</sup>).  
The altered dwelling will have a gross floor area of 0.85 times the area of the lot (237.55 m<sup>2</sup>).
- 2. Section 6(3) Part II 5(II), By-law 438-86**  
The maximum permitted building depth is 17 m.  
The altered dwelling has a depth of 19.17 m.
- 3. Section 200.5.10.1.(1), By-law 569-2013 & Section 4(5)(B), By-law 438-86**  
A minimum of 2 parking spaces are required.  
A total of 1 parking space is being provided.
- 4. 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.  
**Section 6(2).1(iii), By-law 438-86**  
A converted house is a permitted use provided the whole of the building as it stands before conversion is at least 5 years old.  
**Section 150.10.40.1.(1), By-law 569-2013 and Section 6(2).1(iii), By-law 438-86**  
The entire building was not constructed more than 5 years prior to conversion/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:       | A0120/17EYK                            | Zoning     | R & R2         |
| Owner:             | CASEY CABRAL<br>NELSON CABRAL          | Ward:      | Davenport (17) |
| Agent:             | VICTOR HIPOLITO<br>AMBIENT DESIGNS LTD | Heritage:  | Not Applicable |
| Property Address:  | <b>55 BRISTOL AVE</b>                  | Community: |                |
| Legal Description: | PLAN M24 PT LOT 90 R2739 PART 2        |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                              |            |                         |
|--------------------|------------------------------|------------|-------------------------|
| File Number:       | A0133/17EYK                  | Zoning:    | RM & R2                 |
| Owner(s):          | RAYMOND ZABIELIAUSKAS        | Ward:      | Parkdale-High Park (13) |
| Agent:             | HATCH DESIGNS                | Heritage:  | Not Applicable          |
| Property Address:  | <b>560 WILLARD AVE</b>       | Community: |                         |
| Legal Description: | PLAN 615 BLK J PT LOT 9 & 10 |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a third dwelling unit in the basement of the existing dwelling.

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

- Section 10.80.20.10.(1), By-law 569-2013 and Section 8.2.2, By-law 1-83**  
The proposed third dwelling unit (Triplex) is not a permitted use in an RM/R2 Zone.
- Section 10.80.40.1.(2), By-law 569-2013**  
The maximum permitted number of dwelling units on a lot is 2.  
The altered dwelling will contain 3 units.
- Section 200.5.10.1.(1), By-law 569-2013 and Section 3.2.1.D.1, By-law 1-83**  
A total of 3 parking spaces are required for the site.  
A total of 2 parking spaces are 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 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:       | A0133/17EYK                  | Zoning     | RM & R2                 |
| Owner:             | RAYMOND ZABIELIAUSKAS        | Ward:      | Parkdale-High Park (13) |
| Agent:             | HATCH DESIGNS                | Heritage:  | Not Applicable          |
| Property Address:  | <b>560 WILLARD AVE</b>       | Community: |                         |
| Legal Description: | PLAN 615 BLK J PT LOT 9 & 10 |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                    |            |                |
|--------------------|------------------------------------|------------|----------------|
| File Number:       | A0137/17EYK                        | Zoning     | R & R2         |
| Owner(s):          | JANICE GREENSHIELDS<br>NEIL MURRAY | Ward:      | Davenport (17) |
| Agent:             | NEIL MURRAY                        | Heritage:  | Not Applicable |
| Property Address:  | <b>433 WESTMORELAND AVE</b><br>N   | Community: |                |
| Legal Description: | PLAN M24 PT LOT 80                 |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached garage.

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

- Section 10.10.60.70.(1), By-law 569-2013**  
The maximum permitted coverage for an ancillary building or structure is 5% of the lot area (11.13 m<sup>2</sup>).  
The proposed detached garage will cover 20.61% of the lot area (45.89 m<sup>2</sup>).
- Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted total floor area for an ancillary building or structure is 40 m<sup>2</sup>.  
The proposed detached garage will have a total floor area of 68.85 m<sup>2</sup>.  
**Section 6(3) Part I 2, By-law 438-86**  
The maximum permitted floor area for an ancillary building or structure is 5% of the lot area (11.13 m<sup>2</sup>).  
The proposed detached garage will have a floor area 20.61% of the lot area (45.89 m<sup>2</sup>).
- Section 10.10.60.20.(1)(A), By-law 569-2013**  
The minimum required side and rear yard setbacks for an ancillary building or structure is 1 m.  
The proposed detached garage will be located 0.45 m from the rear lot line.
- Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 4(2) (d), By-law 438-86**  
The maximum permitted height for an ancillary structure/ accessory building is 4 m.  
The proposed detached garage will have a height of 5.67 m.
- Section 10.5.60.40.(3), By-law 569-2013 and Section 2(1), By-law 438-86**  
The maximum permitted number of storeys for an ancillary building or structure is 1.  
The proposed detached garage will have 2 storeys.
- Section 200.5.1.10.(2)(A)(i), By-law 569-2013 and Section 4(17), By-law 438-86**  
The minimum required width for two parking spaces is 5.8 m.  
The proposed parking spaces will have a width of 5.18 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:
  - 1.1 The proposal shall be constructed substantially in accordance with the site plan submitted and held on file by the Committee of Adjustment office and date stamped as received on March 17, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
  - 1.2 That the proposed garage not be used as habitable space.
2. The site plan must include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:
  - a. "The applicant must submit a Municipal Road Damage Deposit (MRDD)." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
  - b. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services".

**SIGNATURE PAGE**

|                    |   |            |                |
|--------------------|---|------------|----------------|
| File Number:       | A0137/17EYK                             | Zoning     | R & R2         |
| Owner:             | JANICE GREENSHIELDS<br>NEIL MURRAY      | Ward:      | Davenport (17) |
| Agent:             | NEIL MURRAY                             | Heritage:  | Not Applicable |
| Property Address:  | <b>433 WESTMORELAND AVE</b><br><b>N</b> | Community: |                |
| Legal Description: | PLAN M24 PT LOT 80                      |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

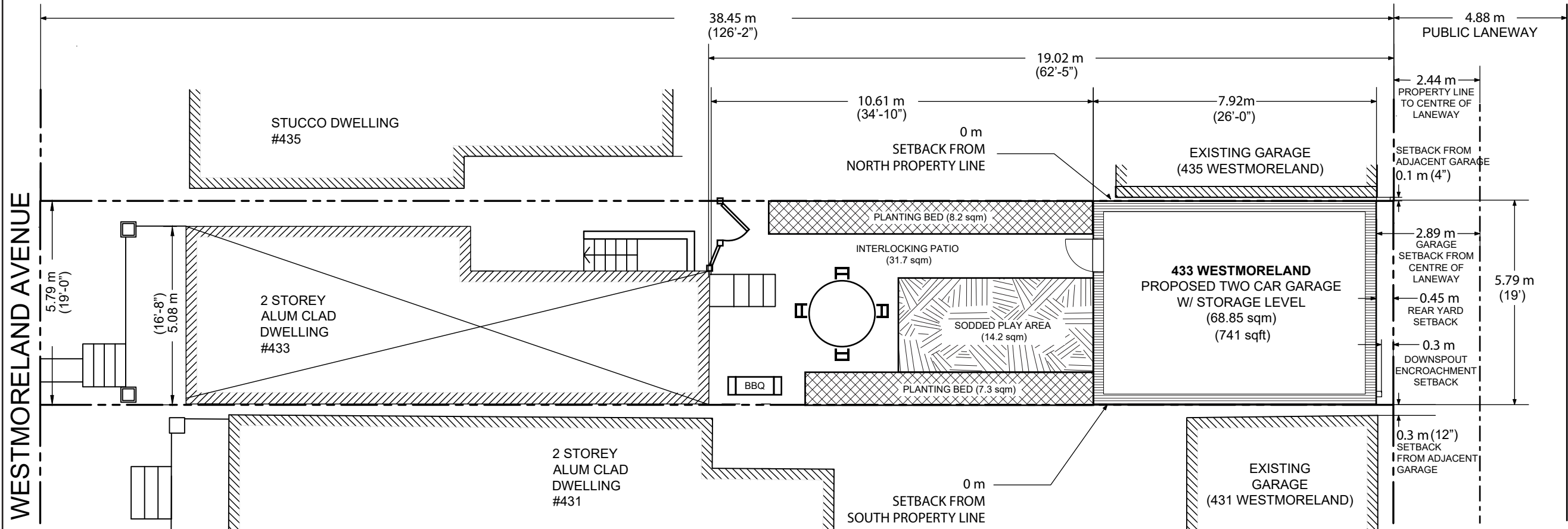
CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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**REVISED**  
7:33 am, Mar 17, 2017



| ITEM | BY-LAW DESCRIPTION  | PERMITTED           | PROPOSED             |
|------|---|---------------------|----------------------|
| 1    | Minimum Rear Lot Line Setback from Property Line [City Wide 569-2013 10.10.60.20 (1) (A)] | 1.0 m               | 0.45 m               |
| 2    | Maximum Permitted Lot Coverage by Ancillary Building [City Wide 569-2013 10.10.60.70 (1)] | 5%                  | 21%                  |
|      | Maximum Permitted Floor Area of Accessory Building [Toronto 438-86 6(3)]                  |                     |                      |
| 3    | Maximum Height of Ancillary Building [City Wide 569-2013 10.5.60.40 (2) (B)]              | 4.0 m               | 5.67 m               |
|      | Maximum Height of Accessory Building [Toronto 438-86 4(2)(d)]                             |                     |                      |
| 4    | Maximum No. Storeys of Ancillary Building [City-wide 569-2013 10.5.60.40 (3)]             | 1                   | 2                    |
|      | Private Garage Limited to One Storey [Toronto 438-86 2(1)]                                |                     |                      |
| 5    | Maximum Floor Area of Ancillary Building [City Wide 569-2013 10.5.60.50 (2) (B)]          | 40.0 m <sup>2</sup> | 68.85 m <sup>2</sup> |
| 6    | Minimum Required Width for 2 Car Parking [City Wide 569-2013 200.5.1.10 (2)]              | 5.80 m              | 5.18 m               |
|      | Minimum Required Width for 2 Parking Spaces [Toronto 438-86 4(17)]                        |                     |                      |

NOTE: THIS SITE PLAN WAS MADE FROM SURVEY CREATED BY RABIDEAU CZERWINSKI ONTARIO LAND SURVEYORS DATED AUGUST, 2008

- 1 Dec 30, 2016 - Zoning Review
- 2 Jan 3, 2017 - Zoning Review
- 3 Feb 12, 2017 - COA Review
- 4 Mar 14, 2017 - Rev. for COA
- 5

433 Westmoreland Avenue North  
Toronto Ontario M6H 3A6  
647-997-3917

Title: Site Plan

Project: Garage Rebuild

Owner: Neil Murray & Janice Green.

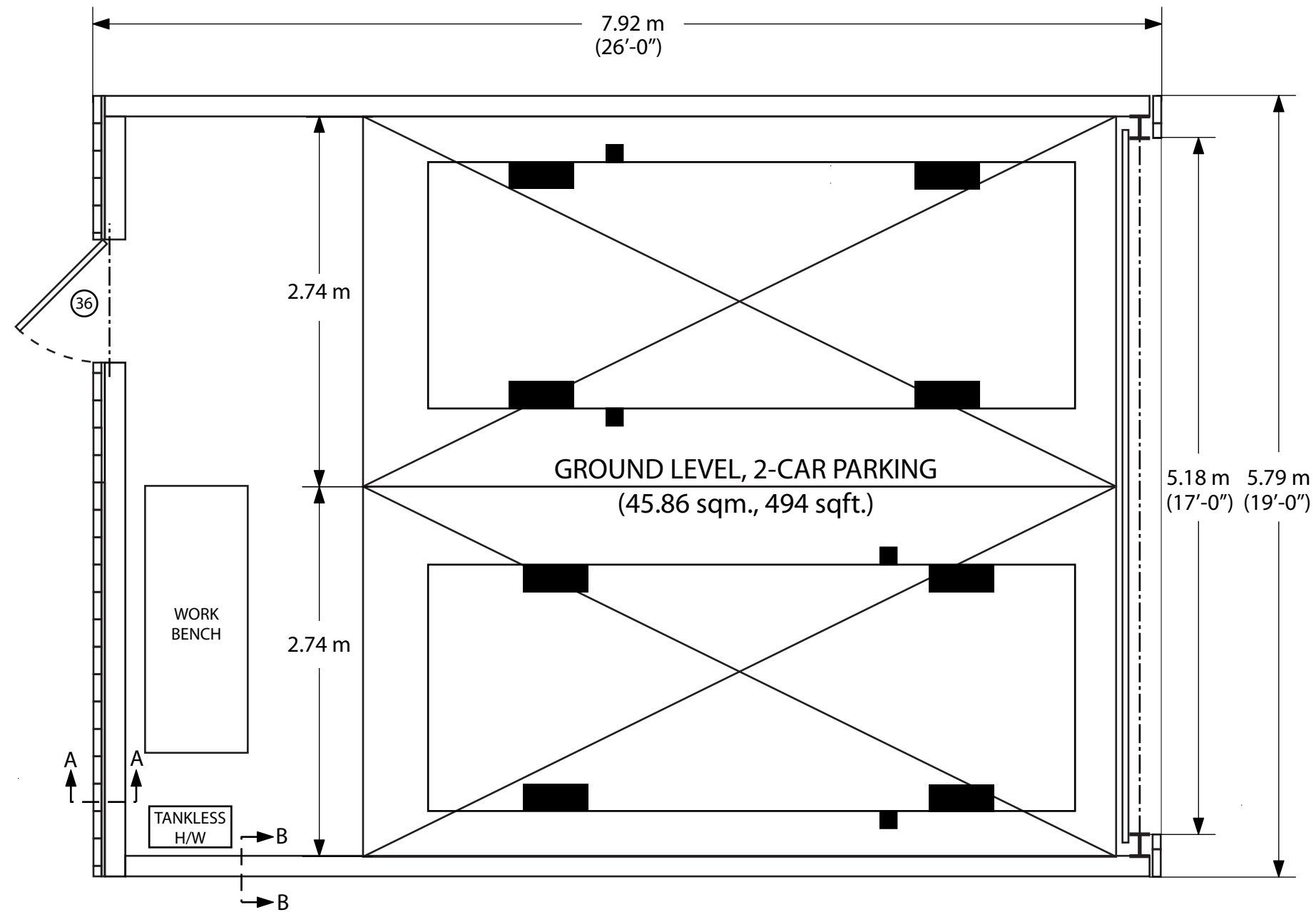
Construction Manager:  
Neil Murray

Drawn By: NM

Scale: 1:125

Drawing No: SP-1

- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5



433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: Ground Floor Plan

Project: Garage Rebuild

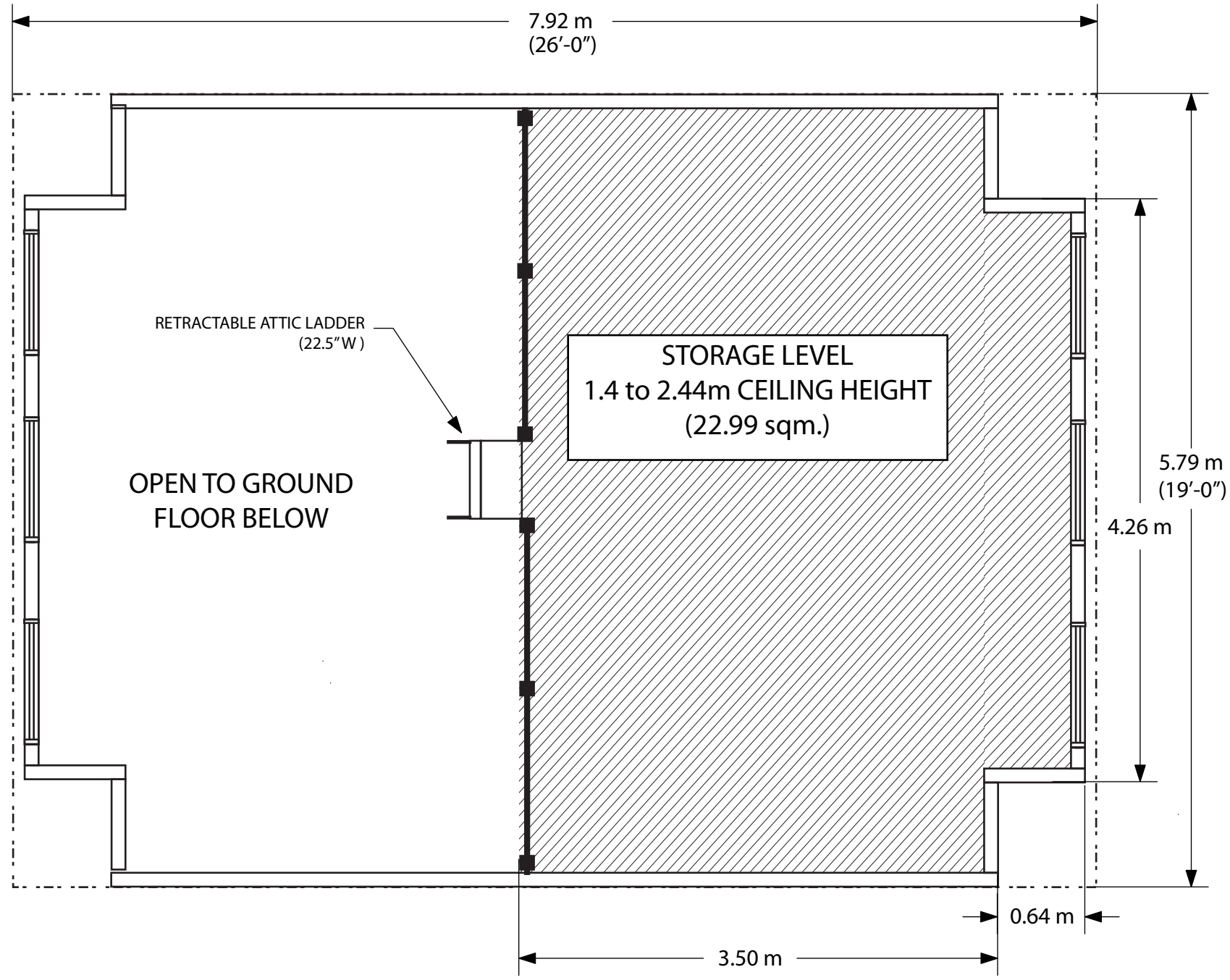
Owner: Neil Murray & Janice Green.

Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-01



- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5

433 Westmoreland Avenue North  
Toronto Ontario M6H 3A6  
647-997-3917

Title: Second Floor Plan

Project: Garage Rebuild

Owner: Neil Murray & Janice Green.

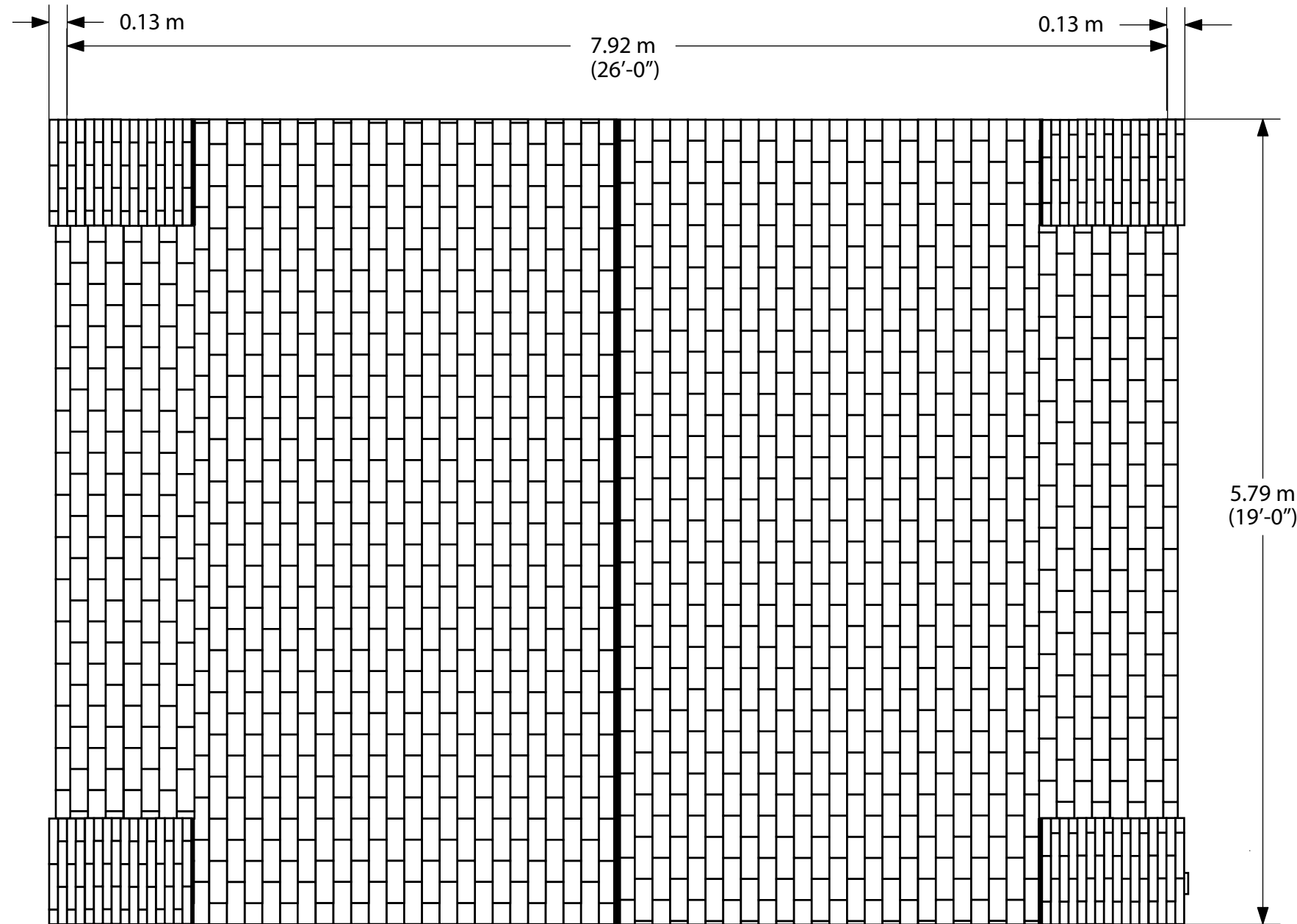
Construction Manager:  
Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-02

- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5



433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: Roof Plan

Project: Garage Rebuild

Owner: Neil Murray & Janice Green.

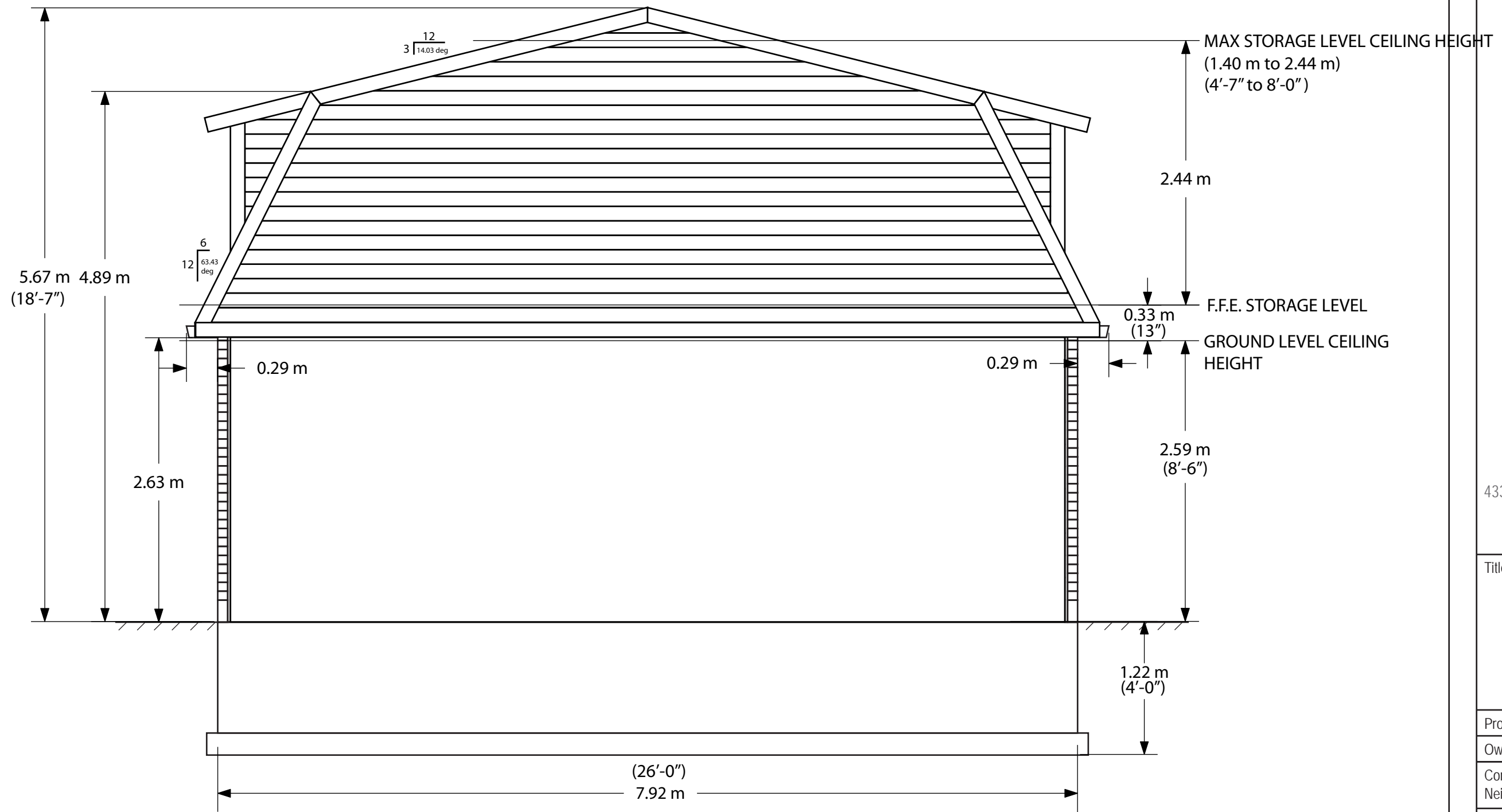
Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-03

- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5



433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: South Elevation

Project: Garage Rebuild

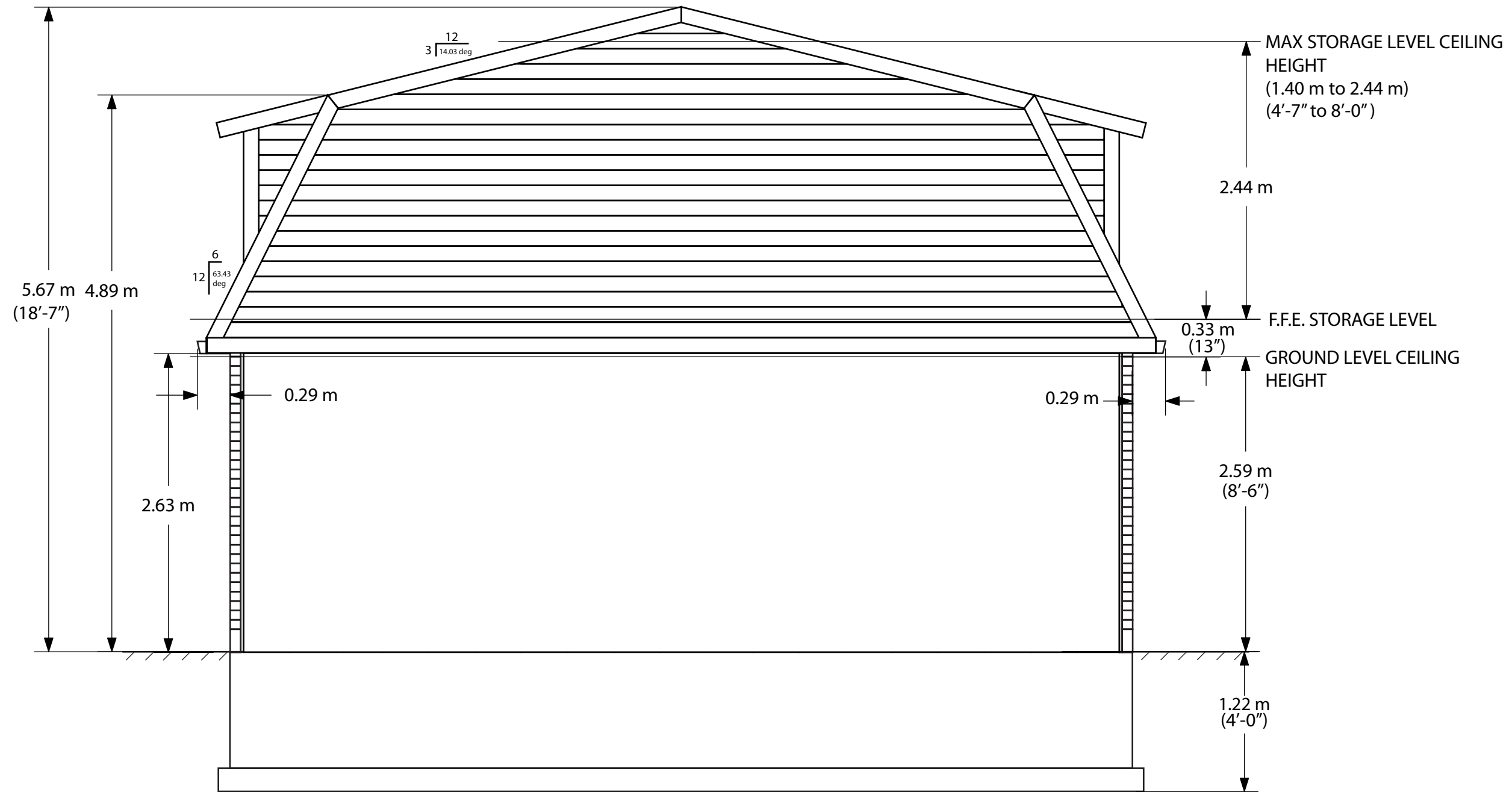
Owner: Neil Murray & Janice Green.

Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-04



- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5

433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: North Elevation

Project: Garage Rebuild

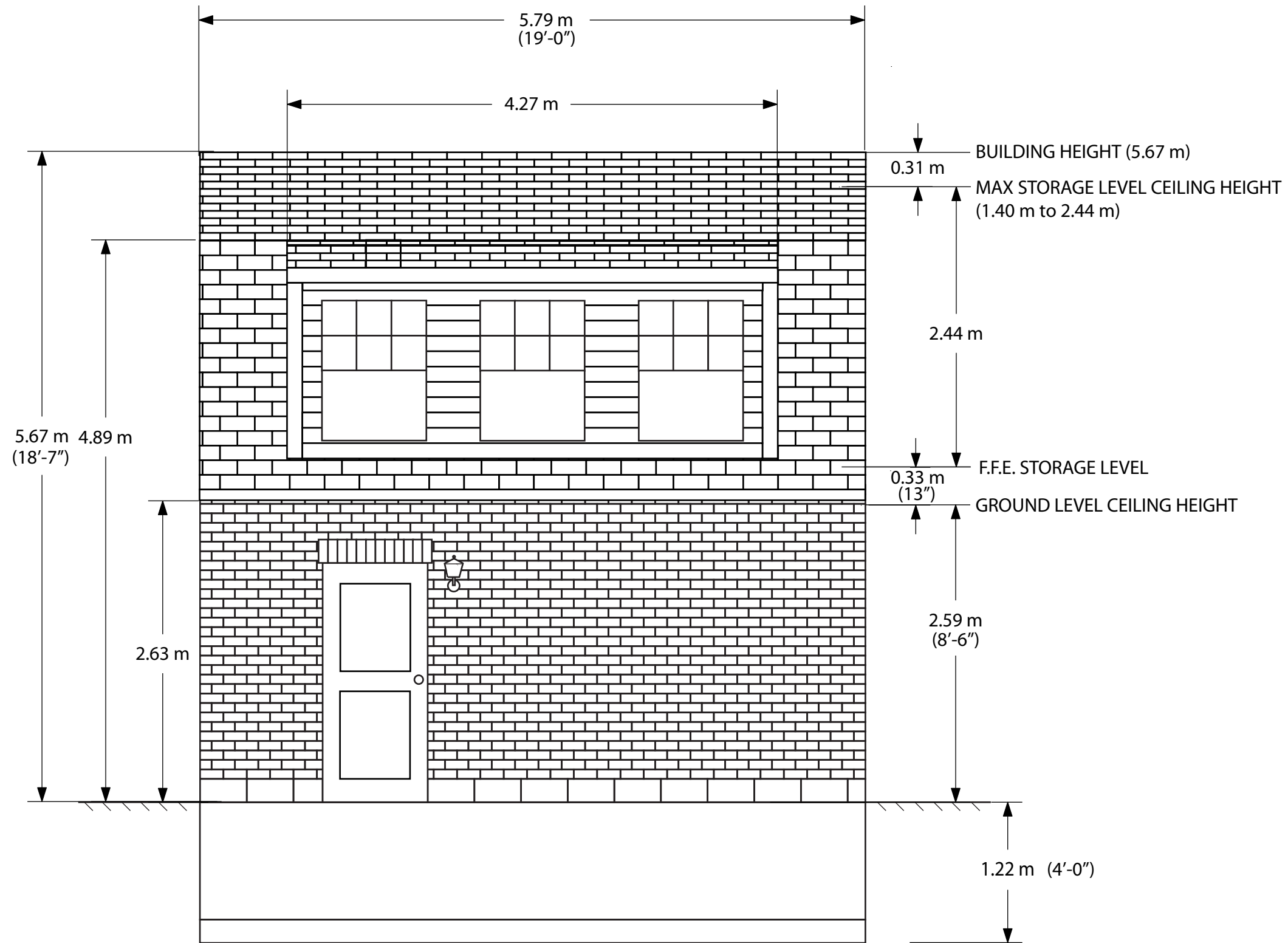
Owner: Neil Murray & Janice Green.

Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-05



- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5

433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: West Elevation

Project: Garage Rebuild

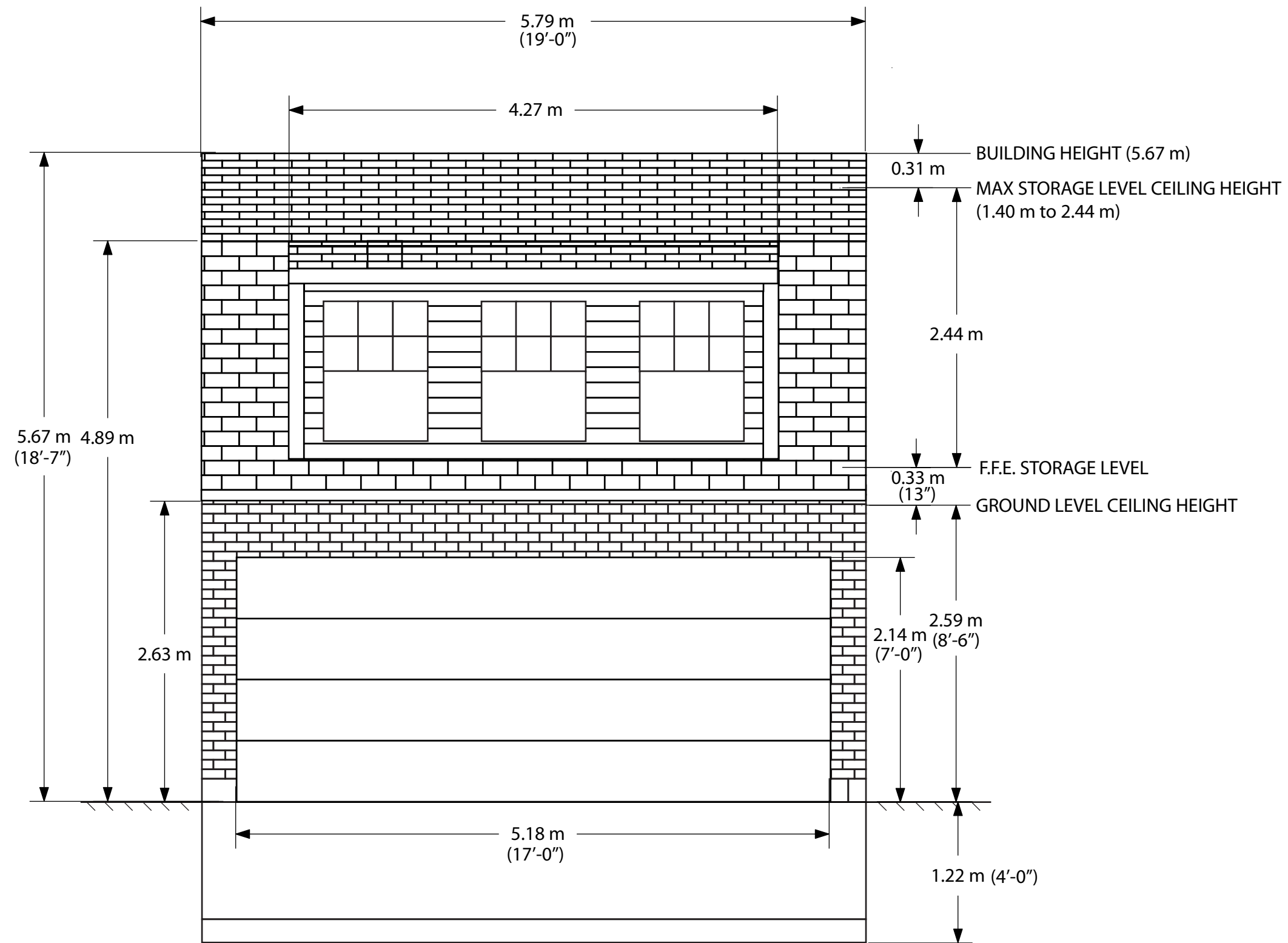
Owner: Neil Murray & Janice Green.

Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-06



- 1 Dec 30, 2016 - Zoning Review
- 2 Feb 5, 2017 - COA
- 3 Mar 14, 2017 - Rev. for COA
- 4
- 5

433 Westmoreland Avenue North  
 Toronto Ontario M6H 3A6  
 647-997-3917

Title: East Elevation

Project: Garage Rebuild

Owner: Neil Murray & Janice Green.

Construction Manager:  
 Neil Murray

Drawn By: NM

Scale: 1:40

Drawing No: A-07



Thursday, March 23, 2017

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

|                    |                               |            |                        |
|--------------------|-------------------------------|------------|------------------------|
| File Number:       | A0060/17EYK                   | Zoning     | RD & R4                |
| Owner(s):          | YVONNE ALVES<br>MANUL MARINHO | Ward:      | York South-Weston (12) |
| Agent:             | EPIC DESIGNS INC              | Heritage:  | Not Applicable         |
| Property Address:  | <b>77 GEORGE ANDERSON DR</b>  | Community: |                        |
| Legal Description: | PLAN 4398 LOT 169             |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.40.(1), By-Law 569-2013**  
The maximum permitted coverage is 30% of the lot area (233.52 m<sup>2</sup>).  
The proposed dwelling covers 37.17% of the lot area (289.34 m<sup>2</sup>).

**Section 13.2.4, By-Law 7625**  
The maximum permitted coverage is 30% of the lot area (233.52 m<sup>2</sup>).  
The proposed dwelling covers 37.5% of the lot area (291.96 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-Law 569-2013**  
The minimum required front yard setback is 7.64 m.  
The proposed dwelling will be located 7.11 m from the front lot line.
- 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 proposed dwelling will be located 0.91 m from the west side lot line and 1.26 m from the east side lot line.
- Section 10.20.40.20(1), By-Law 569-2013**  
The maximum permitted dwelling length is 17 m.

**Section 13.2.5A, By-Law 7625**  
The maximum permitted dwelling length is 16.8 m.  
The proposed dwelling will have a length of 19.2 m.

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

The maximum permitted area of a platform at or above the second storey of a detached house is 4 m<sup>2</sup>.

**Section 13.2.6A, By-Law 7625**

The maximum permitted area of a platform at or above the second storey of a detached house is 3.8 m<sup>2</sup>.

The proposed second storey rear platform will have an area of 10.40 m<sup>2</sup>.

**6. Section 7.4B(a), By-law 7625**

A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (56.32 m<sup>2</sup>).

A total of 69.4% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (52.12 m<sup>2</sup>).

**7. Section 6(24)(a)(i), By-law 7625**

Decks located in the side and rear yard, shall not occupy more than 5% of the lot area (38.92 m<sup>2</sup>) or 56 m<sup>2</sup>, whichever is the lesser.

The proposed deck will have an area of 47.58 m<sup>2</sup>.

**8. Section 6(9)(f), By-law 7625**

The maximum permitted projection for a canopy into the rear yard is 2.1 m but no closer to the side lot line than the minimum side yard setback for the main building (1.8 m).

The proposed porch/deck will be located 1.26 m from the east side lot line.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The applicant shall submit an application for permit to injure or remove City trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article II.
3. The proposal shall be constructed substantially in accordance with the site plan submitted and held on file by the Committee of Adjustment office and date stamped as received on January 20, 2017, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

**SIGNATURE PAGE**

|                    |                               |            |                        |
|--------------------|-------------------------------|------------|------------------------|
| File Number:       | A0060/17EYK                   | Zoning     | RD & R4                |
| Owner:             | YVONNE ALVES<br>MANUL MARINHO | Ward:      | York South-Weston (12) |
| Agent:             | EPIC DESIGNS INC              | Heritage:  | Not Applicable         |
| Property Address:  | <b>77 GEORGE ANDERSON DR</b>  | Community: |                        |
| Legal Description: | PLAN 4398 LOT 169             |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).



# 77 GEORGE ANDERSON DR. TORONTO, ONTARIO

## PROPOSED NEW DWELLING

| 77 GEORGE ANDERSON DR. TORONTO, ONTARIO - AREA & ZONING INFORMATION |                             |  |                   |              |   |
|---|-----------------------------|--|-------------------|--------------|---|
| ZONING - RD (f15.0, a550) (x5)                                      |                             | LOT 169 REGISTERED PLAN 4398 - CITY OF TORONTO (FORMERLY CITY OF NORTH YORK) |                   |              |   |
| ZONING  | EXISTING                    | PROPOSED   |                   | REQUIRED     |   |
| <b>LOT AREA</b>   | 778.42 M <sup>2</sup>       | 8378.84 SQ FT  |                   |              |   |
| <b>SETBACKS</b>   |                             |  |                   |              |   |
| FRONT YARD SETBACK (NORTH SIDE)                                     | 7.06 M                      | 23.16 FT   | 7.11 M            | 23.33 FT     | MIN 7.10 M (10.80.40.70 (1) (A))  |
| SIDE YARD SETBACK (WEST SIDE)                                       | 1.87 M                      | 6.14 FT  | <b>0.91 M</b>     | 3.00 FT      | MIN 1.80 M (900.3.10 (5))   |
| SIDE YARD SETBACK (EAST SIDE)                                       | 1.77 M                      | 5.81 FT  | <b>1.27 M</b>     | 4.17 FT      | MIN 1.80 M (900.3.10 (5))   |
| REAR YARD SETBACK (SOUTH SIDE)                                      | 31.10 M                     | 102.03 FT  | 24.53 M           | 80.48 FT     | MIN 7.50 M OR 25% OF LOT DEPTH (GREATER OF) 12.75 M                             |
| LOT FRONTAGE  | 15.28 M                     | 50.13 FT   |                   |              |   |
| LOT DEPTH   | 51.00 M                     | 167.32 FT  |                   |              |   |
| BUILDING LENGTH   | 12.80 M                     | 42.00 FT   | <b>19.20 M</b>    | 63.00 FT     | MAX 17.00 M (10.20.40.20 (1))<br>MAX 19.00 M (10.20.40.20 (2)) FOR GROUND FLOOR |
| BUILDING DEPTH  |                             |  | <b>19.27 M</b>    | 63.22 FT     | MAX 19.00 M (10.20.40.30 (1))   |
| <b>BUILDING HEIGHTS CALC.</b>                                       |                             |  |                   |              |   |
| AVG. GRADE  | 141.13 M                    |  |                   |              |   |
| FIN. FL. ELEVATION  | 142.04 M                    |  |                   |              |   |
| TOP OF ROOF   | 150.63 M                    |  |                   |              |   |
| DWELLING HEIGHT   |                             |  | 9.50 M            | 31.17 FT     | MAX 10.00 M (SEE ZONING MAP)  |
| <b>SITE AREAS</b>   |                             |  | <b>PERCENTAGE</b> |              |   |
| LOT AREA  | 778.42 M <sup>2</sup>       | 8378.84 SQ FT  | 100%              |              |   |
| TO BE DEMOLISHED AREA   | 119.32 M <sup>2</sup>       | 1284.31 SQ FT  |                   |              |   |
| PROP. BUILDING AREA   | 186.96 M <sup>2</sup>       | 2012.41 SQ FT  |                   |              |   |
| PROP. GARAGE AREA   | 44.32 M <sup>2</sup>        | 477.02 SQ FT   |                   |              |   |
| TOTAL PROP. BUILDING AREA   | 232.72 M <sup>2</sup>       | 2504.97 SQ FT  | 29.7%             |              | MAX 30%   |
| FRONT YARD AREA   | 111.14 M <sup>2</sup>       | 1196.30 SQ FT  | 100%              |              |   |
| FRONT YARD LANDSCAPING AREA   | 71.91 M <sup>2</sup>        | 774.03 SQ FT   | 64.7%             | 100%         | MIN 60%   |
| FRONT YARD SOFT LANDSCAPING   | 49.89 M <sup>2</sup>        | 537.01 SQ FT   |                   | <b>69.4%</b> | MIN 75% OF FRONT LANDSCAPING  |
| REAR YARD AREA  | 382.80 M <sup>2</sup>       | 4120.42 SQ FT  | 100%              |              |   |
| REAR YARD LANDSCAPING AREA  | 304.04 M <sup>2</sup>       | 3272.66 SQ FT  | 79.4%             |              | MIN 75% OF REAR YARD  |
| <b>GROSS FLOOR AREAS</b>  |                             |  |                   |              |   |
| PROP. GROUND FLOOR  | 186.96 M <sup>2</sup>       | 2012.42 SQ FT  |                   |              |   |
| PROP. GARAGE  | 44.32 M <sup>2</sup>        | 477.06 SQ FT   |                   |              |   |
| PROP. SECOND FLOOR  | 183.10 M <sup>2</sup>       | 1970.87 SQ FT  |                   |              |   |
| <b>TOTAL GFA (GARAGE EXCLUDED)</b>                                  | <b>370.06 M<sup>2</sup></b> | <b>3983.29 SQ FT</b>   |                   |              |   |
| LOT AREA  | 778.42 M <sup>2</sup>       | 8378.84 SQ FT  |                   |              |   |
| FLOOR SPACE INDEX   | 0.48                        |  |                   |              |   |

### SHEET INDEX

| Layout ID | Layout Name       |
|-----------|-------------------|
| A1.0      | SITE STATS        |
| A1.1      | SITE PLAN         |
| A2.1      | BASEMENT PLAN     |
| A2.2      | GROUND FLOOR PLAN |
| A2.3      | SECOND FLOOR PLAN |
| A2.4      | ROOF PLAN         |
| A3.1      | NORTH ELEVATION   |
| A3.2      | WEST ELEVATION    |
| A3.3      | SOUTH ELEVATION   |
| A3.4      | EAST ELEVATION    |



REGISTERED

PLAN

M-861

LOT 9

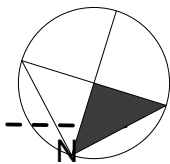
LOT 8

PIN. 10279-0028 (LT)

PIN. 10279-0029 (LT)

SUBJECT TO AN EASEMENT AS SET OUT IN B56022

SUBJECT TO AN EASEMENT AS SET OUT IN NY160042



REGISTERED

PLAN

4398

LOT 170

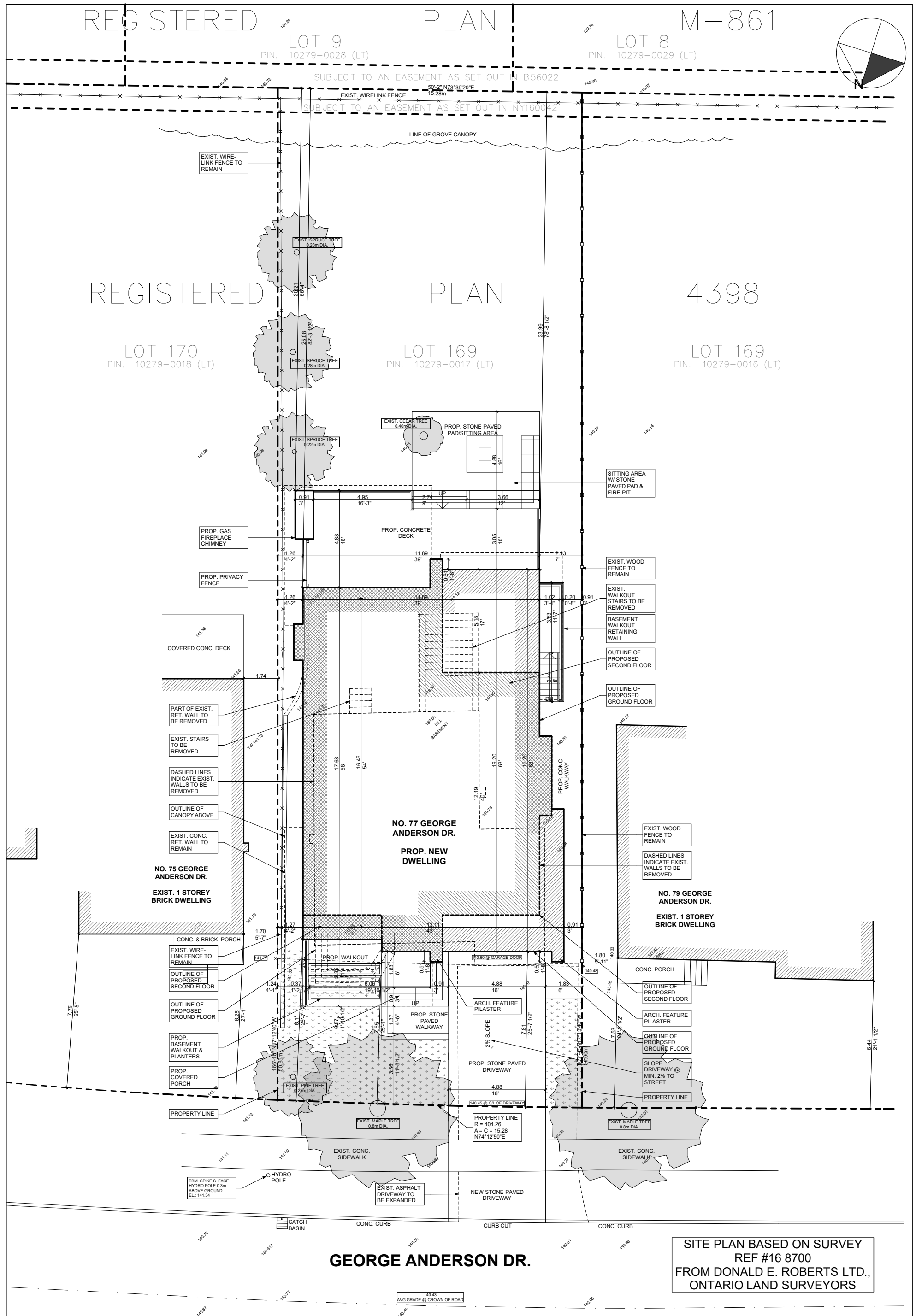
LOT 169

LOT 169

PIN. 10279-0018 (LT)

PIN. 10279-0017 (LT)

PIN. 10279-0016 (LT)



GEORGE ANDERSON DR.

SITE PLAN BASED ON SURVEY  
REF #16 8700  
FROM DONALD E. ROBERTS LTD.,  
ONTARIO LAND SURVEYORS

1 SITE PLAN  
A1.1 SCALE: 1:175



A: 257 Dunraven Drive  
Toronto, Ontario M6M 1H8  
T: 416-564-2435  
F: 647-351-3742  
E: mail@epicdesignsinc.ca  
LJ: www.epicdesignsinc.ca

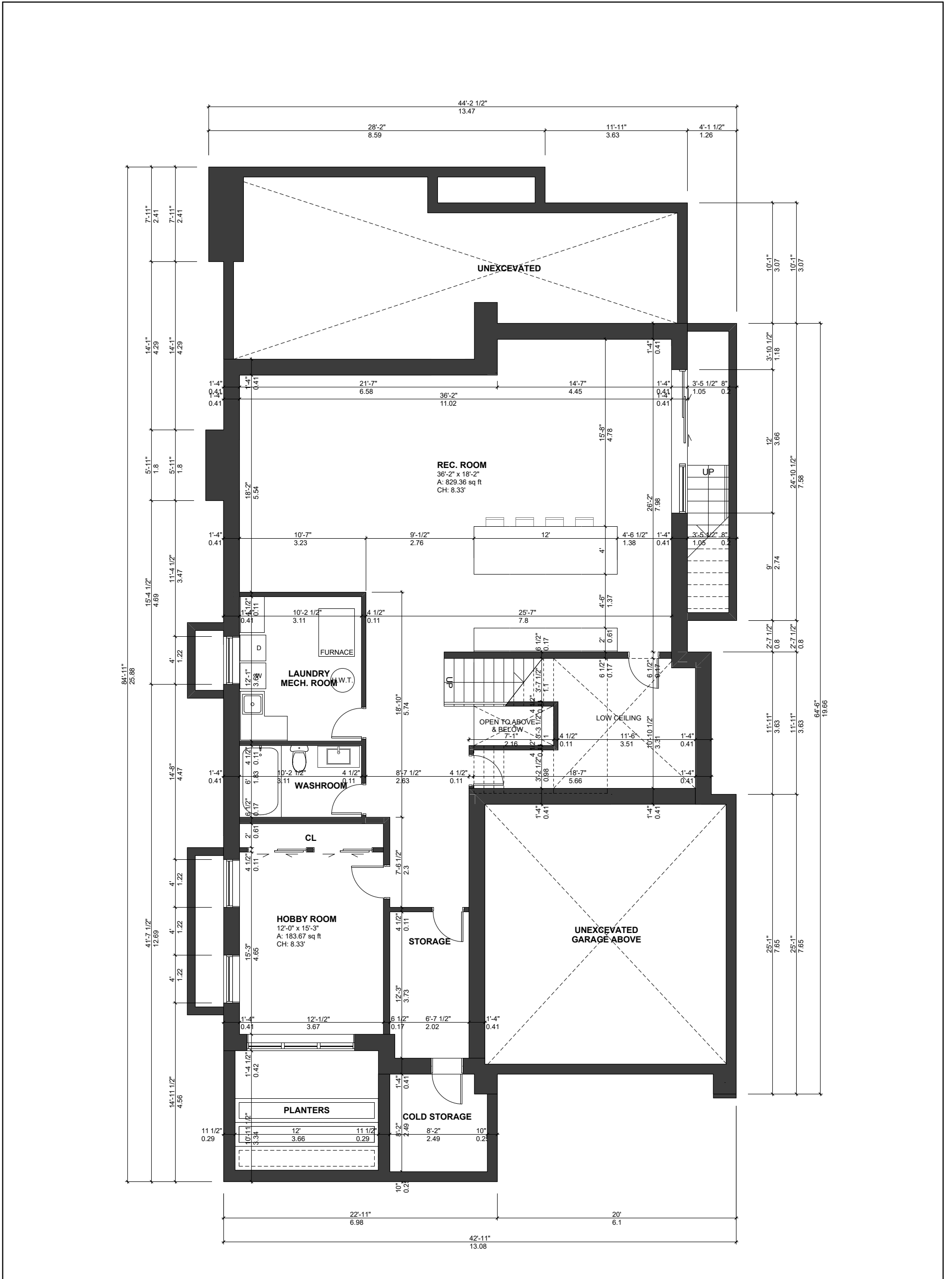
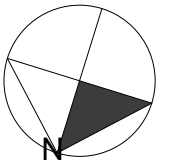


PROJECT NAME  
**77 GEORGE ANDERSON DR. TORONTO, ONTARIO  
PROPOSED NEW DWELLING**

DRAWING NAME  
**SITE PLAN**

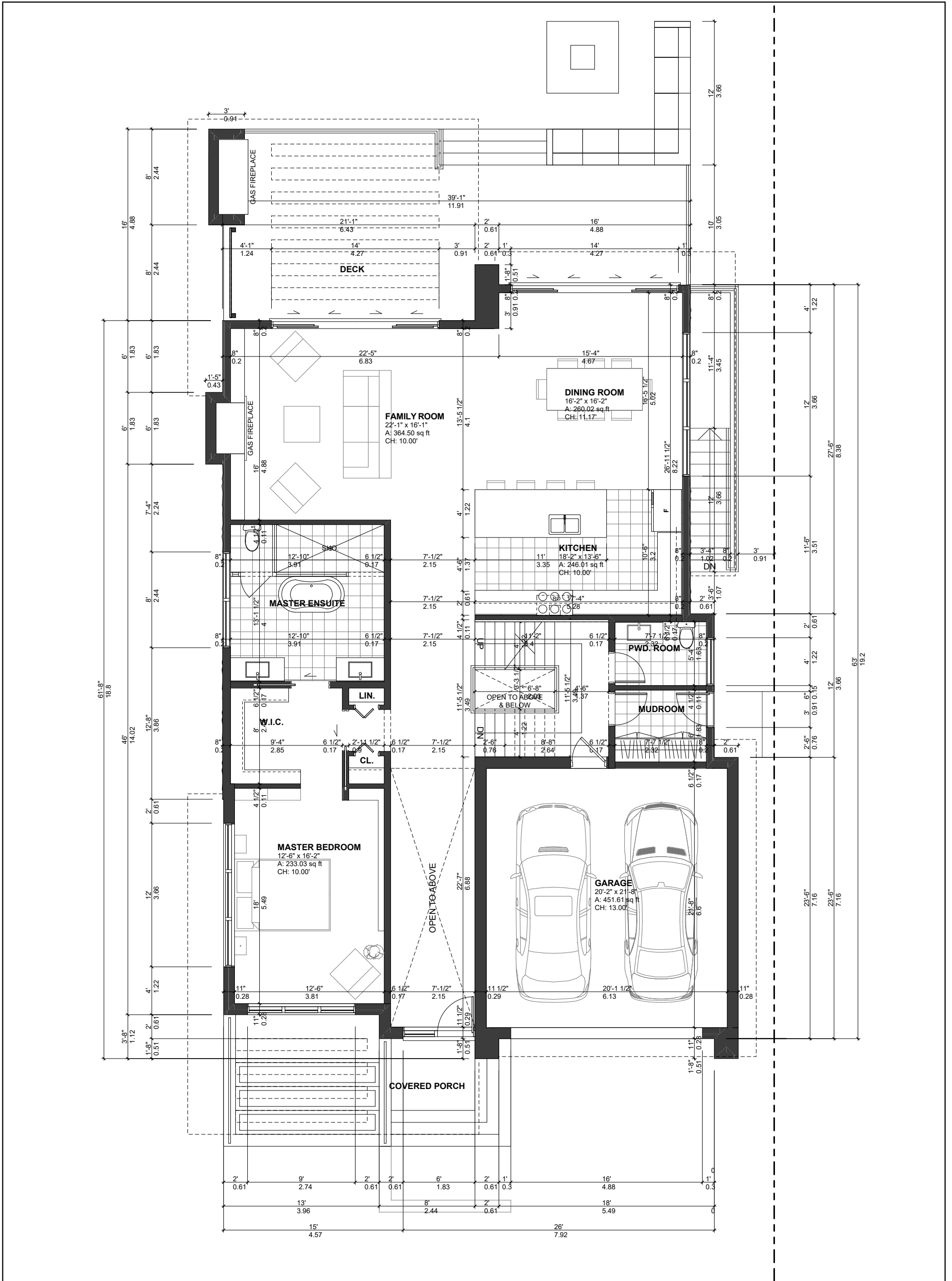
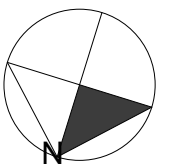
PROJECT DATE  
13/01/17  
PREPARED BY  
Stepan Sukiasyan  
CHECKED BY  
Marco V

PROJECT NUMBER  
1.35 (2016-12)  
REVISION NUMBER  
4.1-1.8  
DOCUMENT NUMBER  
A1.1



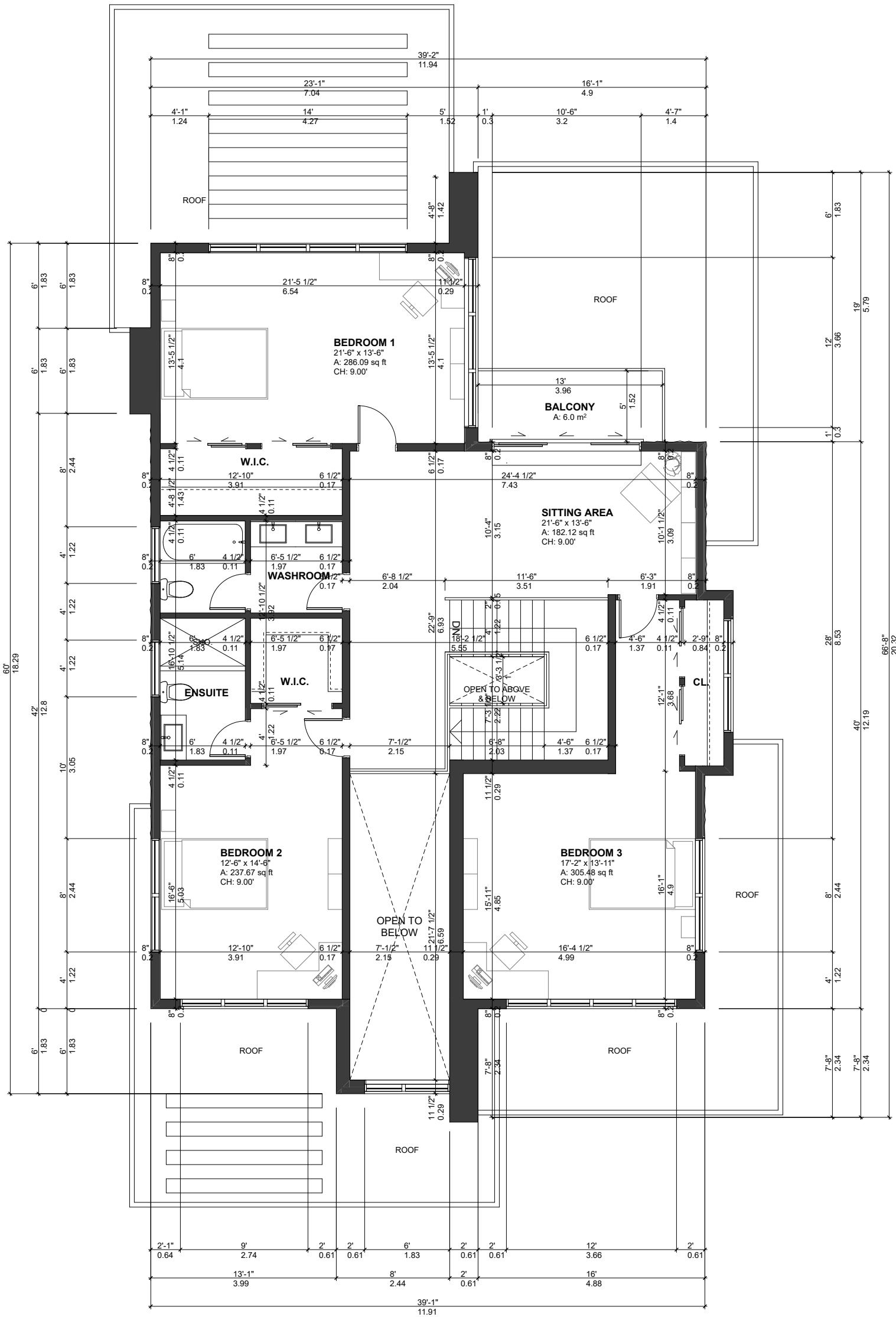
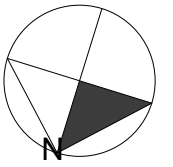
1 BASEMENT FLOOR PLAN  
 A2.1 SCALE: 1/8" = 1'-0"





1 GROUND FLOOR PLAN  
 A2.2 SCALE: 1/8" = 1'-0"

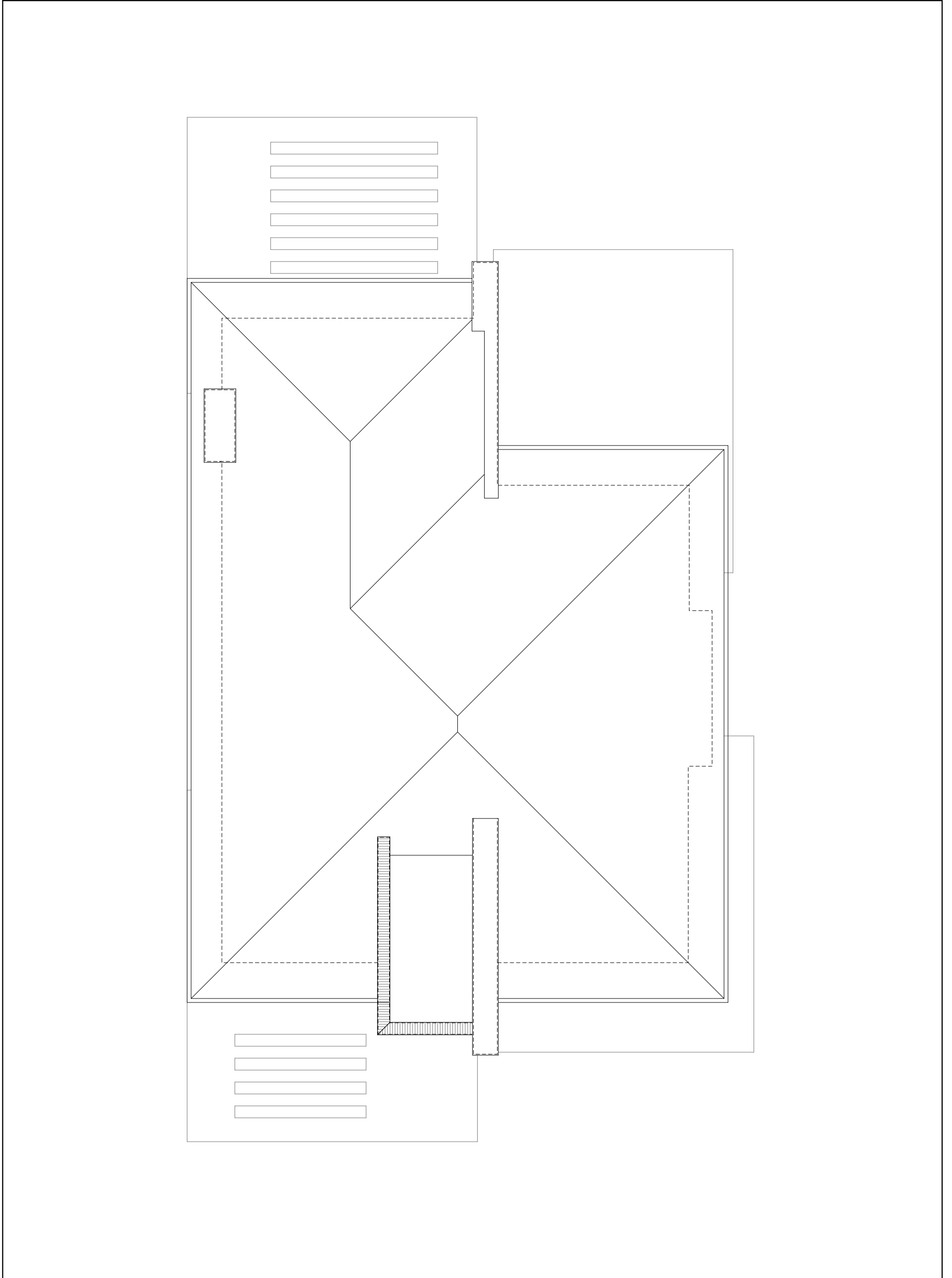
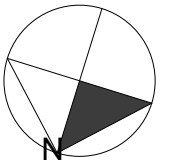




1 SECOND FLOOR PLAN  
A2.3 SCALE: 1/8" = 1'-0"







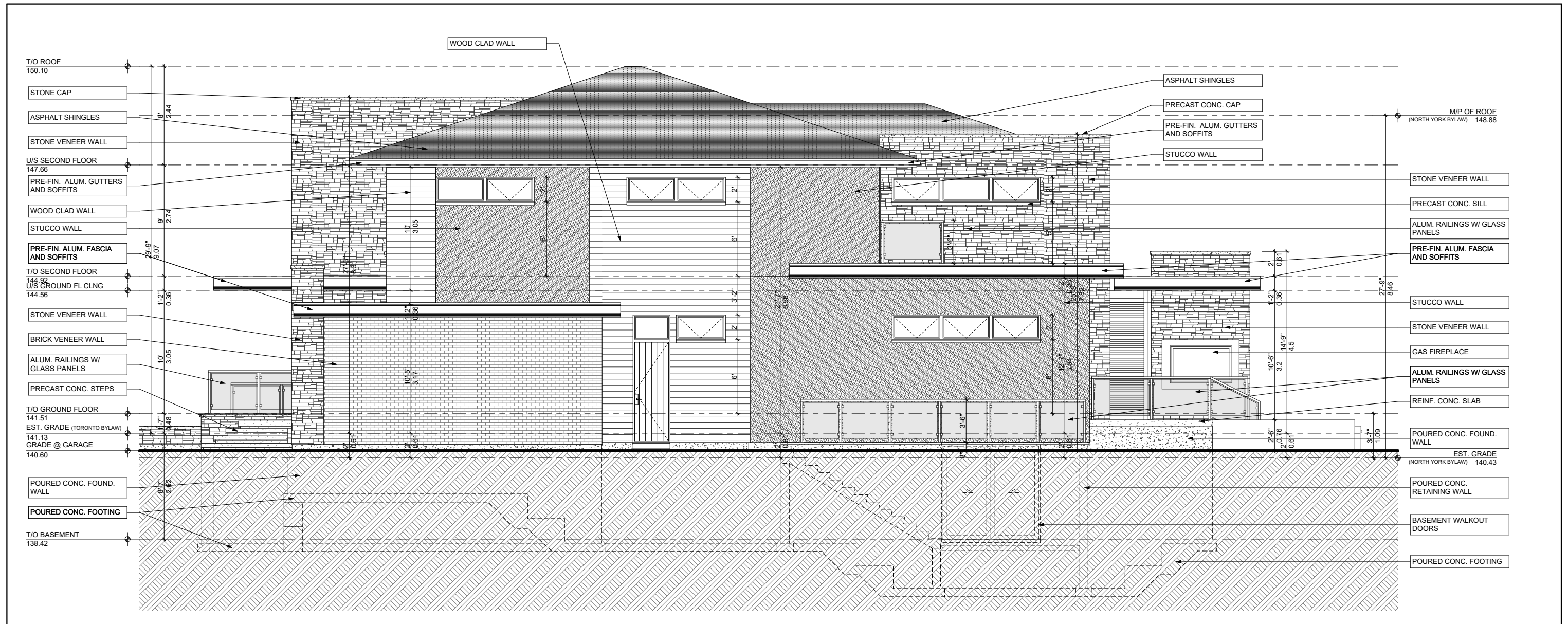
1 ROOF PLAN  
A2.4 SCALE: 1/8" = 1'-0"





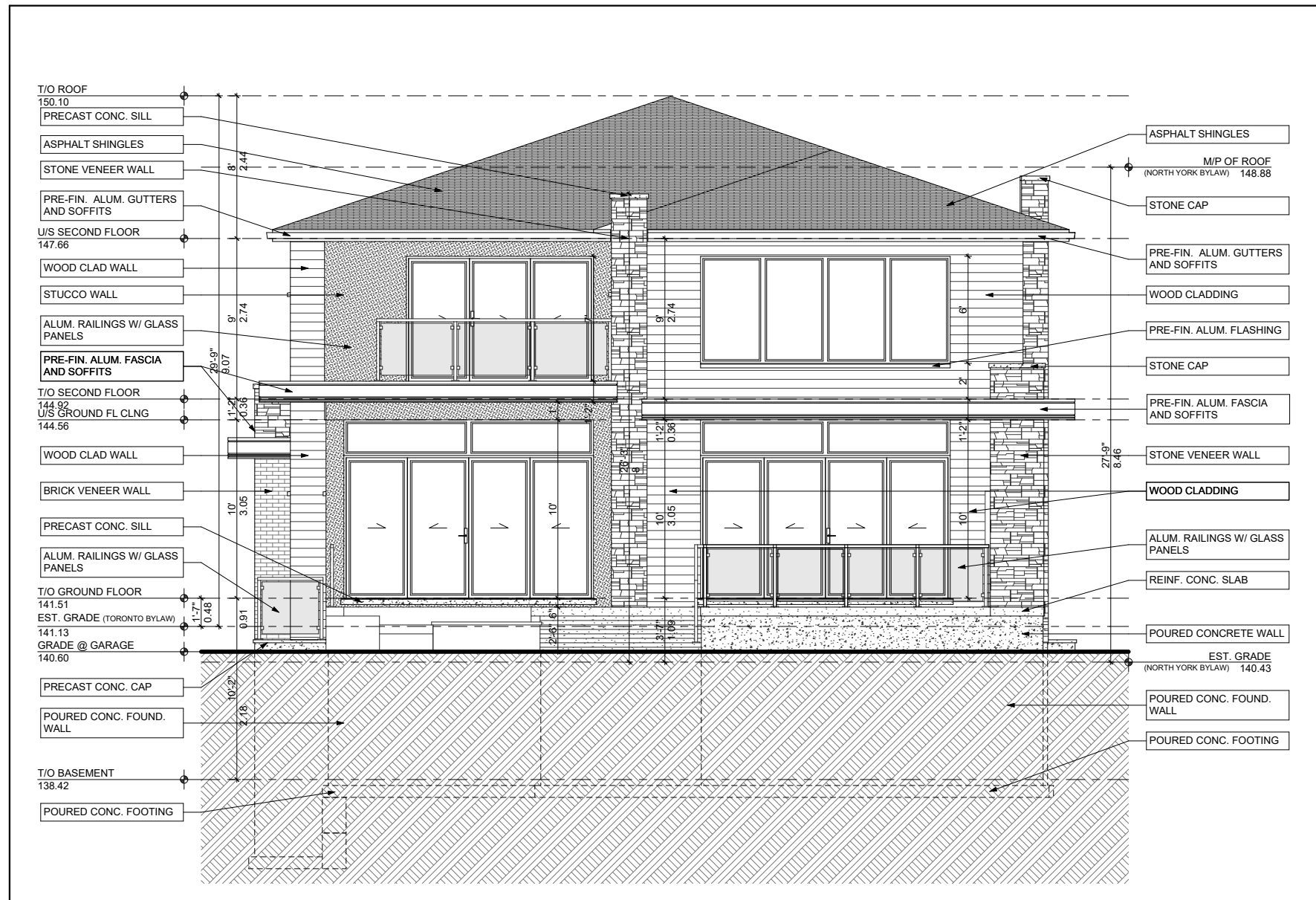
1 NORTH ELEVATION  
 A3.1 SCALE: 1/8" = 1'-0"





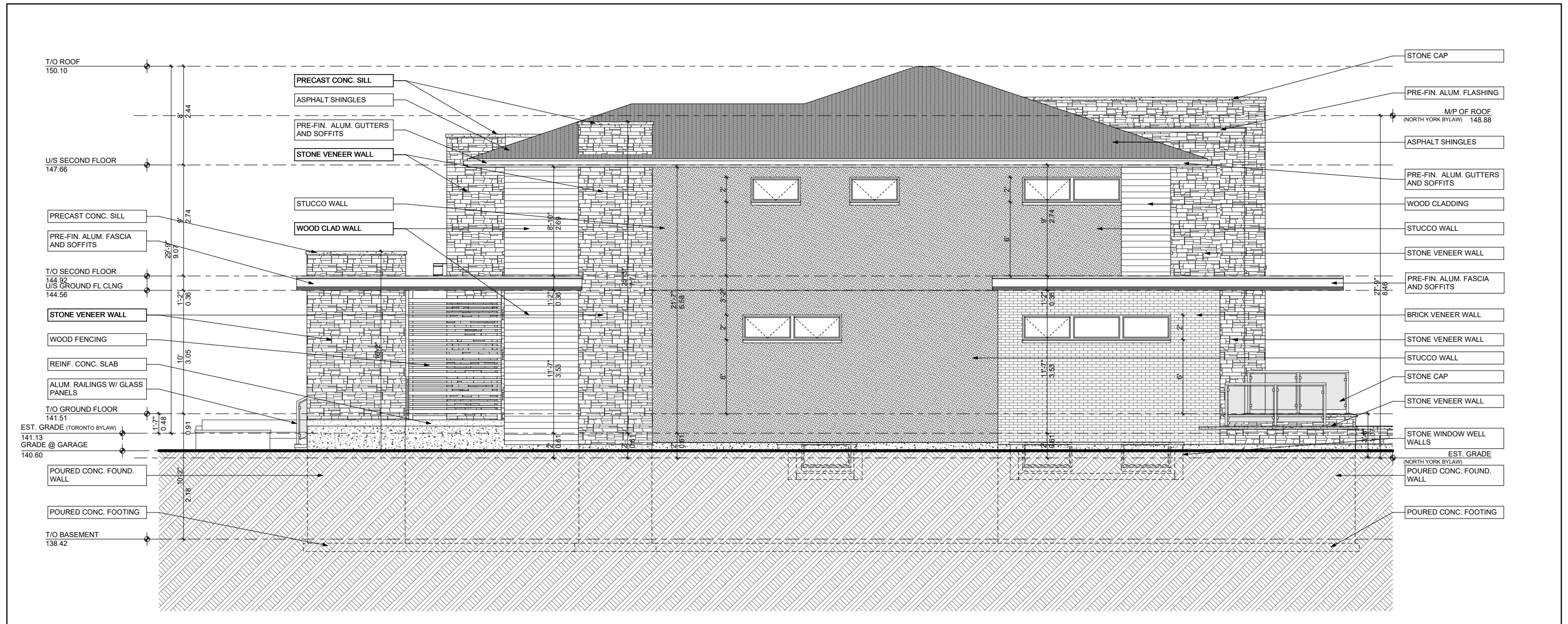
1 WEST ELEVATION  
 A3.2 SCALE: 1/8" = 1'-0"





**1** SOUTH ELEVATION  
**A3.3** SCALE: 1/8" = 1'-0"





1 EAST ELEVATION  
 A3.4 SCALE: 1/8" = 1'-0"



Thursday, March 23, 2017

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

|                    |   |            |                |
|--------------------|---|------------|----------------|
| File Number:       | A0085/17EYK                                   | Zoning:    | RM & R2        |
| Owner(s):          | TANIA ALMOSTER-<br>CARREIRAS<br>JOE CARREIRAS | Ward:      | Davenport (17) |
| Agent:             | EPIC DESIGNS INC                              | Heritage:  | Not Applicable |
| Property Address:  | <b>291 GILBERT AVE</b>                        | Community: |                |
| Legal Description: | PLAN 1726 PT LOTS 75 & 76                     |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey cantilevered addition, a new front porch with a basement walk-out, a rear yard deck, and a detached garage in the rear yard.

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

- 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 0.93 times the area of the lot.
- 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 0.36 m from the north side lot line and 0.64 m from the south side lot line.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 8.3.(c), By-law 1-83**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping.  
A total of 44.44% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping.
- 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 m<sup>2</sup>.  
The proposed front platform at or above the second storey will have an area of 8 m<sup>2</sup> and the proposed rear platform at or above the second storey will have an area of 22.57 m<sup>2</sup>.
- Section 10.5.60.50.(2)(B), By-law 569-2013**  
The maximum permitted floor area of all ancillary buildings or structures is 40 m<sup>2</sup>.  
The proposed detached garage will have a floor area of 40.93 m<sup>2</sup>.

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

The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
The proposed detached garage will cover 14.83% of the lot area.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. Submission of a complete application for permit to injure or destroy privately owned trees.
2. An opaque privacy screening of 1.5 m shall be provided along the North and South sides of the rear deck.

**SIGNATURE PAGE**

|                    |                              |            |                |
|--------------------|------------------------------|------------|----------------|
| File Number:       | A0085/17EYK                  | Zoning     | RM & R2        |
| Owner:             | TANIA ALMOSTER-<br>CARREIRAS | Ward:      | Davenport (17) |
| Agent:             | JOE CARREIRAS                | Heritage:  | Not Applicable |
| Property Address:  | <b>291 GILBERT AVE</b>       | Community: |                |
| Legal Description: | PLAN 1726 PT LOTS 75 & 76    |            |                |

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Allan Smithies (signed)

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Dominic Gulli (signed)

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Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).



Thursday, March 23, 2017

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

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0983/16EYK  | Zoning     | CR & C1        |
| Owner(s):          | ANTONIO GAGLIARDI<br>ITALIA GAGLIARDI  | Ward:      | York West (07) |
| Agent:             | LE VAN VUONG   | Heritage:  | Not Applicable |
| Property Address:  | <b>187 MILLWICK DR</b>   | Community: |                |
| Legal Description: | PLAN 3866 PT LOT 2 PT LOT 3 CON 7 WY PT LOT 24 RP 64R6497 PART 8<br>PART 9 PART 10 |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To maintain the existing restaurant on the ground floor and the dwelling unit on the second floor of the existing building. A previous Committee of Adjustment application (A623/11EYK) approved the existing restaurant and dwelling unit for a period of 5 years which expired December 8, 2016.

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

- Section 900.11.10.(231), By-law 569-2013 and Section 2, By-law 27089**  
The existing restaurant is not a permitted use in a CR and C1 zone.
- Section 6A(2)a, By-law 7625**  
A minimum of 61 parking spaces are required for the site.  
A total of 40 parking spaces are provided.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

That the existing restaurant use be permitted for a period of five years, expiring March 23, 2022, to the satisfaction of the Director, Community Planning, Etobicoke York District.

**SIGNATURE PAGE**

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0983/16EYK  | Zoning     | CR & C1        |
| Owner:             | ANTONIO GAGLIARDI<br>ITALIA GAGLIARDI  | Ward:      | York West (07) |
| Agent:             | LE VAN VUONG   | Heritage:  | Not Applicable |
| Property Address:  | <b>187 MILLWICK DR</b>   | Community: |                |
| Legal Description: | PLAN 3866 PT LOT 2 PT LOT 3 CON 7 WY PT LOT 24 RP 64R6497 PART 8<br>PART 9 PART 10 |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0161/17EYK                            | Zoning     | RD & R4        |
| Owner(s):          | SILVANO MARCOLINI<br>SILVANO MARCOLINI | Ward:      | York West (07) |
| Agent:             | FRANK BELLINI                          | Heritage:  | Not Applicable |
| Property Address:  | <b>45 WHITFIELD AVE</b>                | Community: |                |
| Legal Description: | PLAN 2388 PT LOT 65                    |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 13.2.2, By-law 7625**  
The minimum required lot area is 550 m<sup>2</sup>.  
The existing lot area is 504.47 m<sup>2</sup>.
- Section 10.20.30.40.(1)(A), By-law 569-2013 and Section 13.2.4, By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area (176.56 m<sup>2</sup>).  
The new dwelling will cover 38.22% of the lot area (192.82 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013**  
The minimum required front yard setback is 7.07 m.  
**Section 13.2.3.(a), By-law 7625**  
The minimum required front yard setback is 6.5 m.  
**Section 10.20.40.70.(1), By-law 569-2013 and Section 13.2.3.(a), By-law 7625**  
The new dwelling will be located 6.36 m from the front lot line.
- 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 new dwelling will be located 1.5 m from the west side lot line and 1.51 m from the east side lot line.
- Section 10.20.40.70.(2)(A), By-law 569-2013**  
The minimum required rear yard setback is 8.38 m.  
**Section 13.2.3.c, By-law 7625**  
The minimum required rear yard setback is 9.5 m.  
**Section 10.20.40.70.(2)(A), By-law 569-2013 and Section 13.2.3.c, By-law 7625**  
The new dwelling will be located 8.19 m from the rear lot line.

6. **Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 20.19 m.  
**Section 13.2.5A, By-law 7625**  
The maximum permitted building length is 16.8 m.  
The new dwelling will have a length of 18.4 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
3. The proposal shall be constructed substantially in accordance with the site plan submitted and held on file by the Committee of Adjustment office and date stamped as received on February 22, 2017, to the satisfaction of the Director, Community Planning, Etobicoke York District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

**SIGNATURE PAGE**

|                    |  |            |                |
|--------------------|--|------------|----------------|
| File Number:       | A0161/17EYK                            | Zoning     | RD & R4        |
| Owner:             | SILVANO MARCOLINI<br>SILVANO MARCOLINI | Ward:      | York West (07) |
| Agent:             | FRANK BELLINI                          | Heritage:  | Not Applicable |
| Property Address:  | <b>45 WHITFIELD AVE</b>                | Community: |                |
| Legal Description: | PLAN 2388 PT LOT 65                    |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

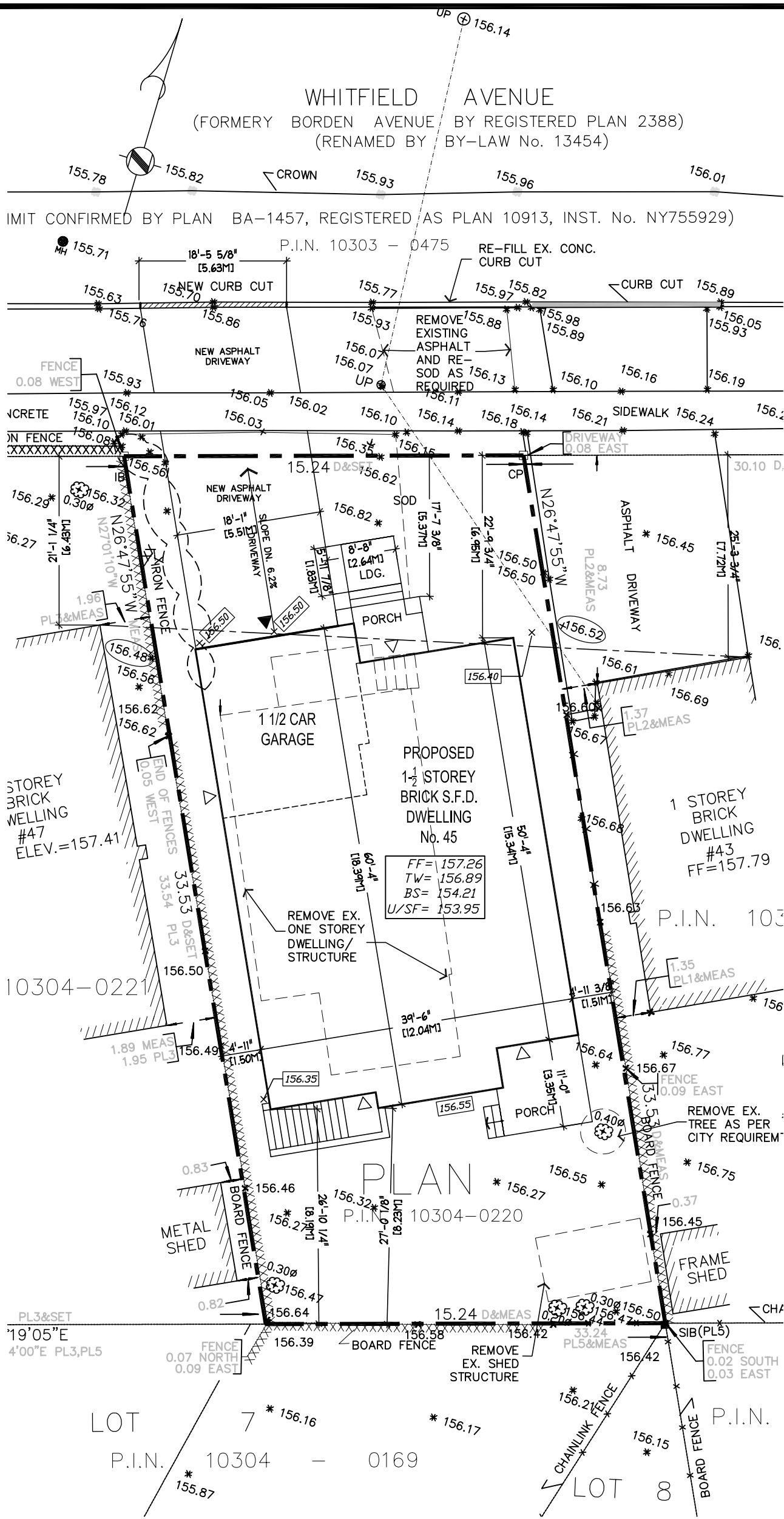
Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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WHITFIELD AVENUE  
(FORMERLY BORDEN AVENUE BY REGISTERED PLAN 2388)  
(RENAMED BY BY-LAW No. 13454)

**PART 1  
PLAN OF PART OF LOT 65  
REGISTERED PLAN 2388  
CITY OF TORONTO  
(FORMERLY CITY OF NORTH YORK)**

SURVEY INFORMATION TAKEN FROM REAL PROPERTY REPORT PREPARED BY RADY-PANTEK&EDWARD SURVEYING LTD. O.L.S.



**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- IT DENOTES IRON TUBE
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- D DENOTES INST. No. NY344023
- PL1 DENOTES PLAN BA-1457
- PL2 DENOTES PLAN OF SURVEY BY P.SALNA O.L.S. DATED FEBRUARY 12, 1969.
- PL3 DENOTES PLAN OF SURVEY BY WHEELER ASSOCIATES ROBERT BASIL LEE LIMITED O.L.S. DATED MARCH 5, 1981.
- PL4 DENOTES PLAN OF SURVEY E.W. PETZOLD O.L.S. DATED OCTOBER 11, 19
- PL5 DENOTES REGISTERED PLAN 7780
- PL6 DENOTES REGISTERED PLAN 2388
- (NI) DENOTES NOT IDENTIFIED
- UP DENOTES UTILITY POLE
- MH DENOTES MANHOLE
- OHW- DENOTES OVERHEAD WIRE
- Ø DENOTES DIAMETER
- ⊗ DENOTES DECIDUOUS TREE
- \* DENOTES CONIFEROUS TREE
- X- DENOTES FENCE LINE

**SITE DATA**

|                               |                                    |
|-------------------------------|------------------------------------|
| Zoning                        | RD(f.15.0;a550)(x5)                |
| Lot Area                      | 504.47 Sq.m                        |
| Building area                 |                                    |
| Ground floor area             | 166.69 Sq.m                        |
| Garage area                   | 38.41 Sq.m                         |
| Conc. porch area              | 6.0 Sq.m                           |
| Rear Conc. porch              | 11.02 Sq.m                         |
| Second floor area             | 56.45 Sq.m                         |
| <b>TOTAL GROSS FLOOR AREA</b> | <b>223.14 Sq.m</b>                 |
|                               | (61.44 %)                          |
| Ground Floor Area coverage    | 211.10 Sq.m                        |
| (35% max.)                    | (41.84 %)                          |
| Max. Height                   | 10.0m (32'-9.5") to top of roof    |
| Max. Height                   | 8.8m (28'-9") to mid point of roof |

**LEGEND**

- ×100.56 Denotes existing Grades (By Others)
- ×100.56 Denotes proposed Grade
- F.F. Finished First Floor
- T.W. Top Of Foundation Wall
- B.S. Top Of Basement Slab
- U/SF Underside Of Footing
- SW Swale Elevation
- ← Direction Of Drainage
- ▽ Man Door Location
- ▼ Drive-In Overhead Door
- R. Riser
- W/B Walkout Basement

TOTAL FRONT YARD LANDSCAPE AREA – PRINCIPLE DRIVEWAY  
= 101.60 SQ.M.(100%) minus 39.49 sq.m.(7.54mx5.5m)  
= 63.10 sq.m.(62.11%) MIN. REQUIRED 60%

TOTAL SOFT LANDSCAPE AREA –HARD (WALKWAY,STEPS,PORCH)  
63.11 SQ.M. minus 4.80 sq.m. = 58.30 SQ.M  
HARD LANDSCAPING= (2.64mx1.83m)+(1.8mx0.6m)  
TOTAL SOFT=58.30 SQ.M (92.39%) 75% MIN.REQUIRED.

**ARCA**  
202-A Oakdale Road, Suite 2  
North York, Ontario. M3N 2S5  
(416) 745-2940

**GENERAL NOTES:**  
This drawing, as an instrument of service, is provided by and is the property of the DESIGNER. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the DESIGNER of any variations from the supplied information. The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriated engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirement of authorities having jurisdiction. This drawing is not to be scaled.

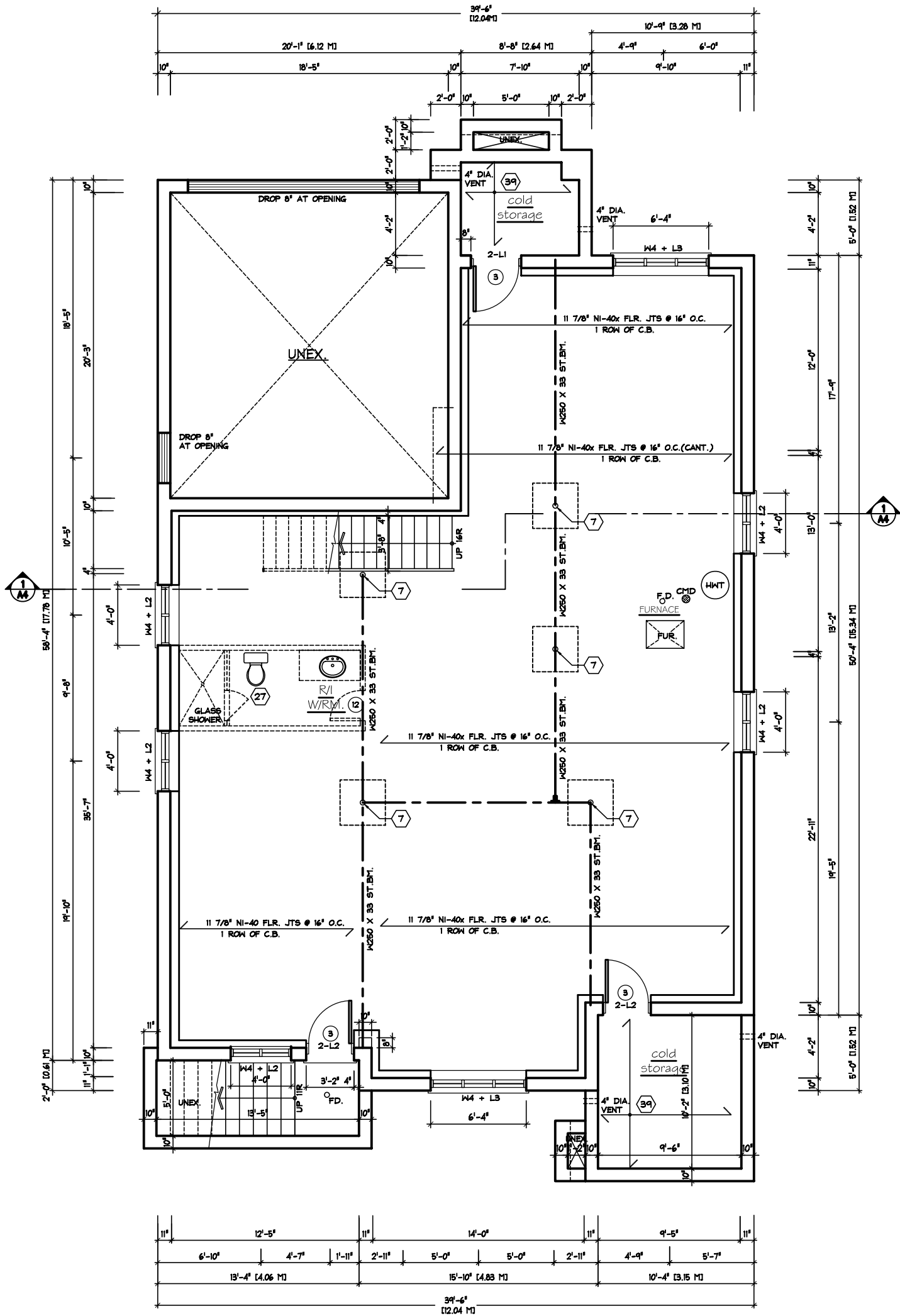
| No. | DESCRIPTION | DATE | BY   |
|-----|-------------|------|------|
| 1   | REVIEW      |      | F.B. |

PROJECT  
**PROPOSED S.F.DETACHED RESIDENCE**  
45 WHITFIELD AVE.  
TORONTO, ON

DRAWING TITLE  
**SITE/GRADING PLAN**

|                |            |
|----------------|------------|
| DRAWN BY       | F.B.       |
| CHECKED BY     | F.B.       |
| SCALE          | 1:175      |
| DATE           | NOV., 2016 |
| PROJECT NUMBER |            |

DRAWING NUMBER  
**A-1**

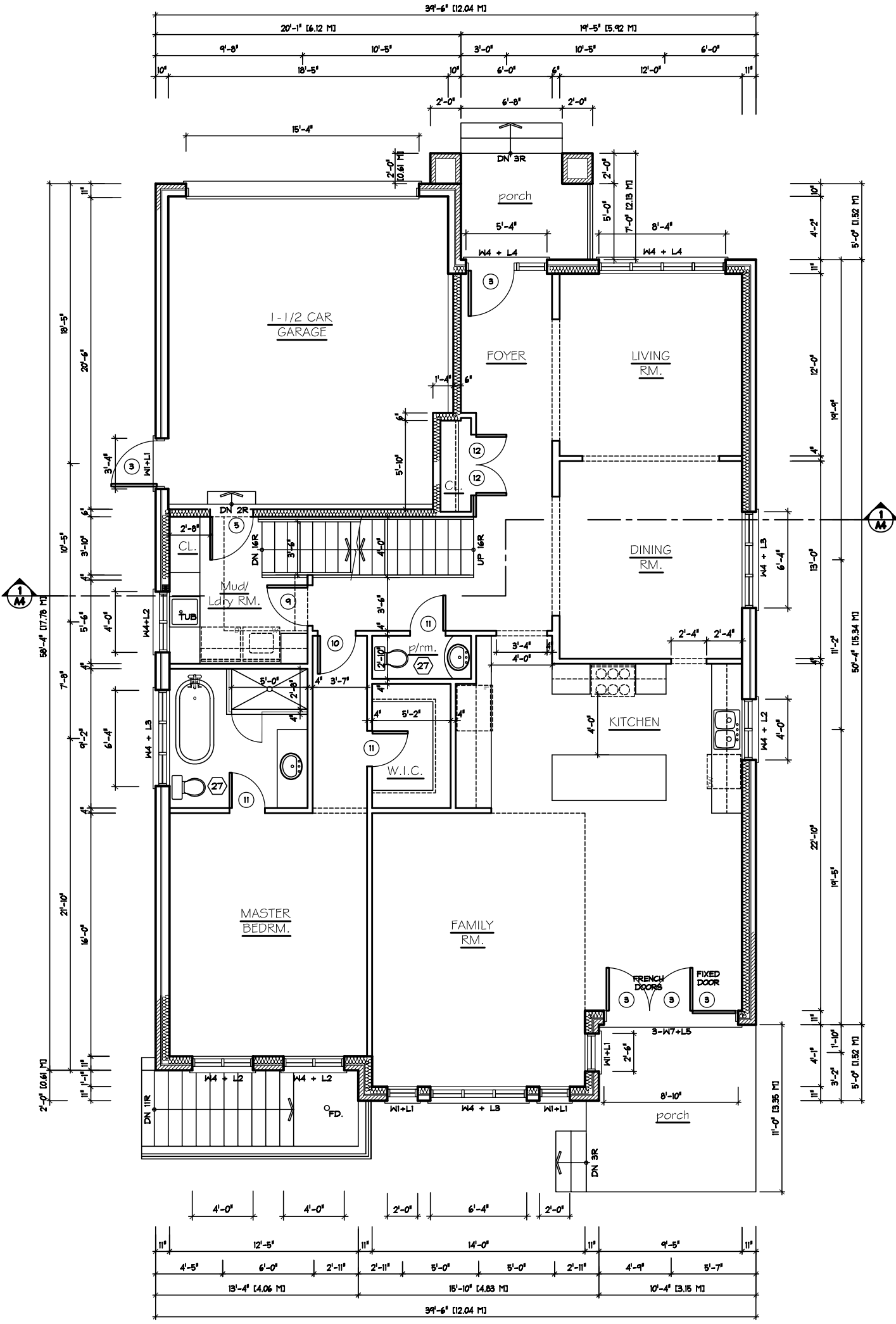


1 BASEMENT FLOOR PLAN  
 A2 SCALE: 1/8" = 1'-0"

45 Whitfield Ave, Toronto



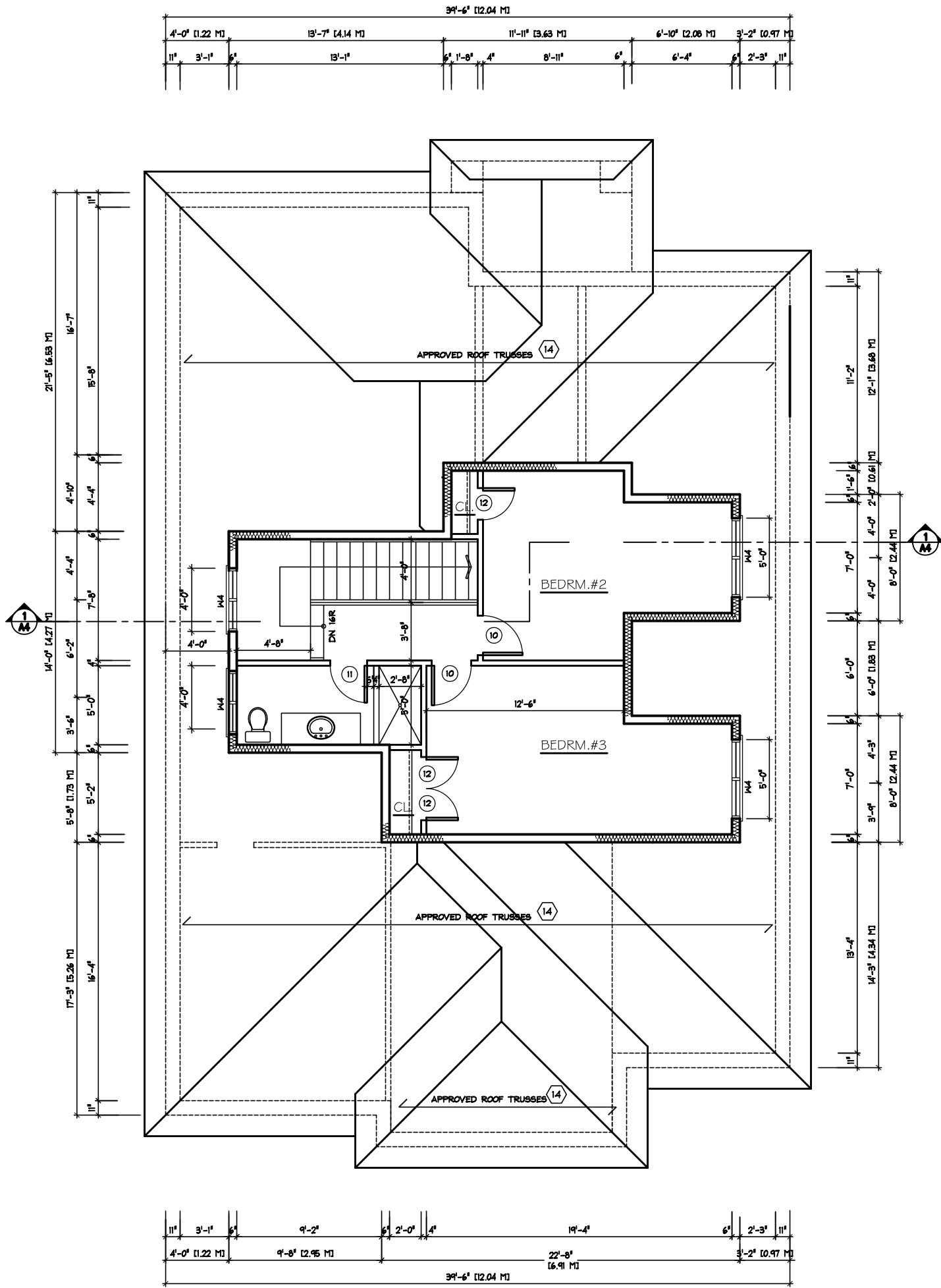




**2** **A2** **GROUND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

45 Whitfield Ave, Toronto





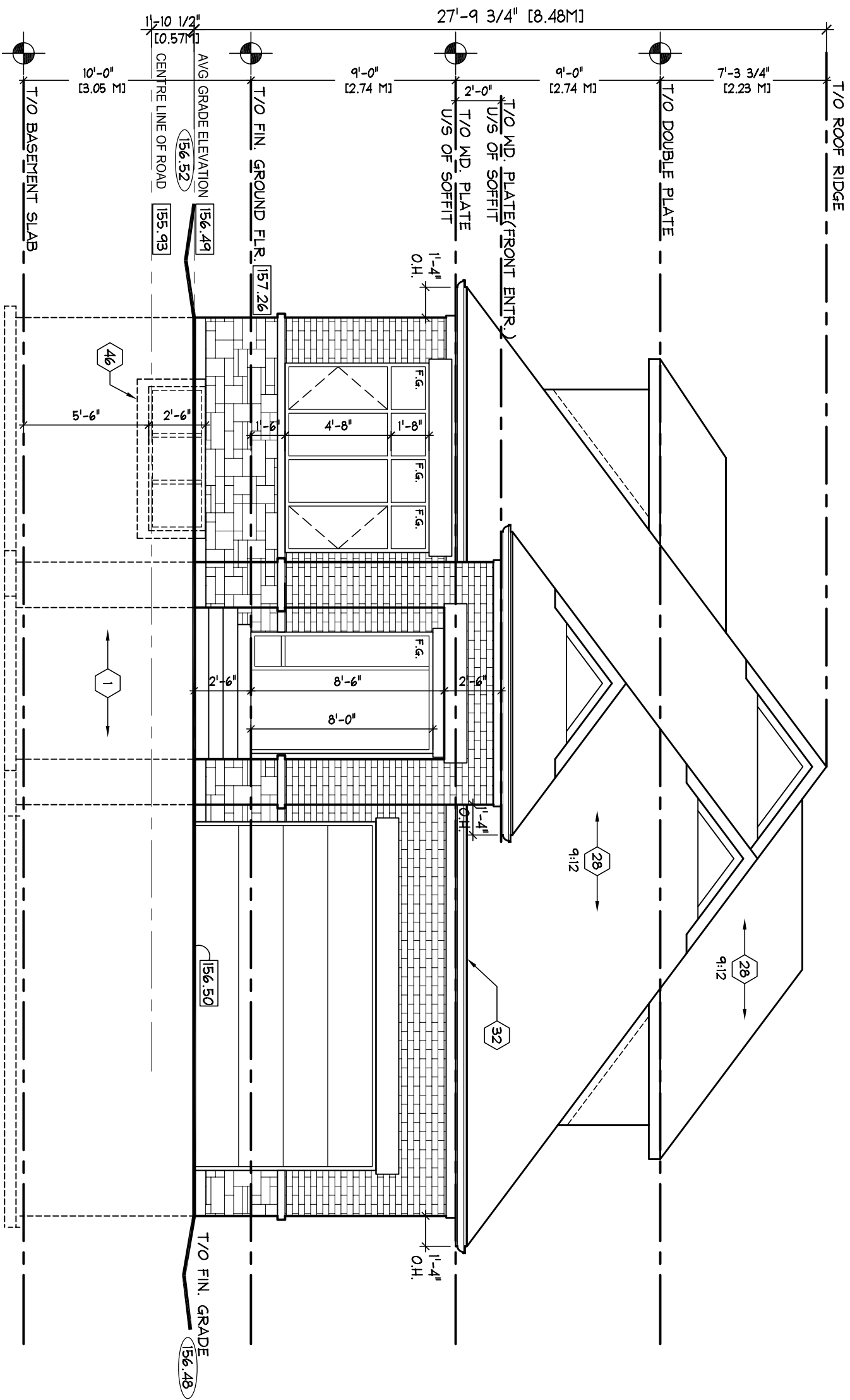
**3** SECOND FLOOR PLAN  
**A2** SCALE: 3/16"=1'-0"

45 Whitfield Ave, Toronto



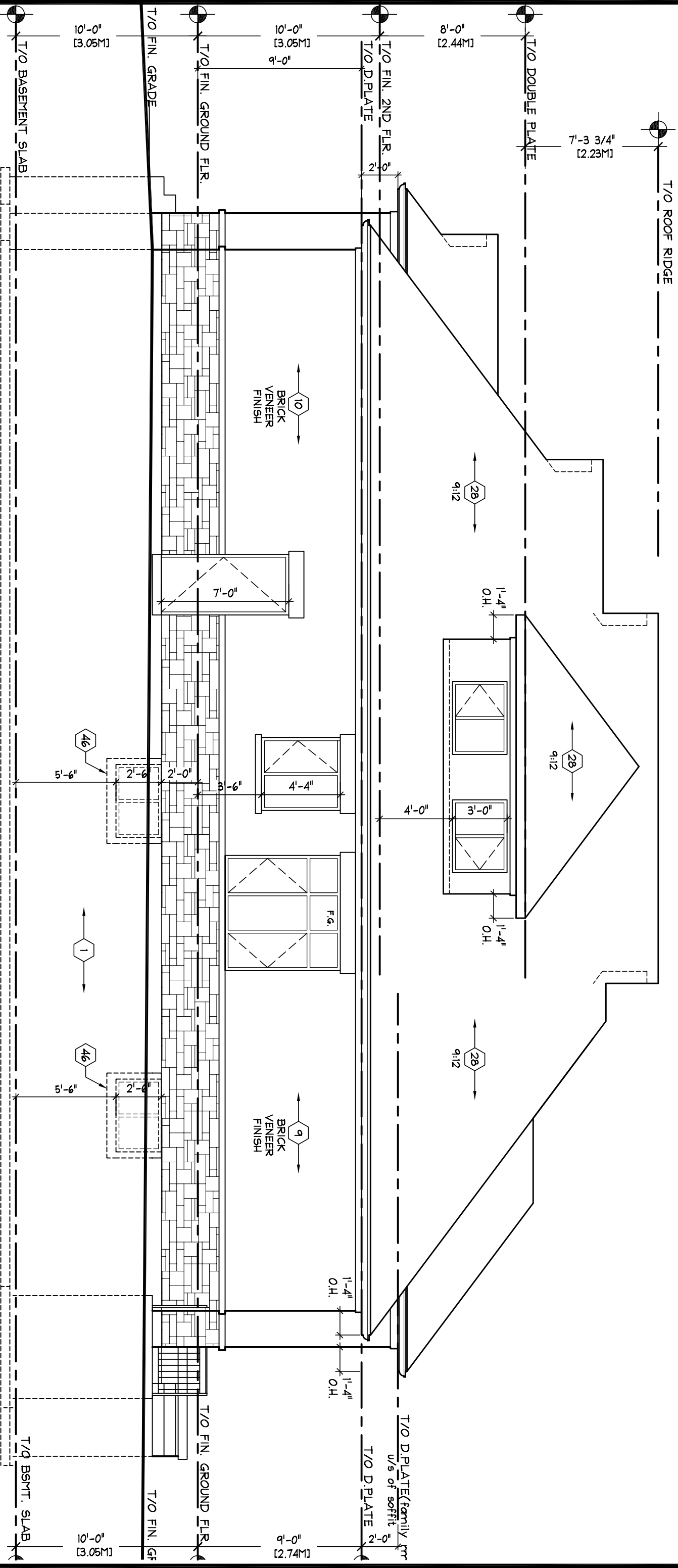


ARCA  
Planning & Design



1 NORTH SIDE ELEVATION  
A3 SCALE: 3/16"=1'-0"

45 Whitfield Ave, Toronto



2 WEST SIDE ELEVATION

A3 SCALE: 3/16"=1'-0"



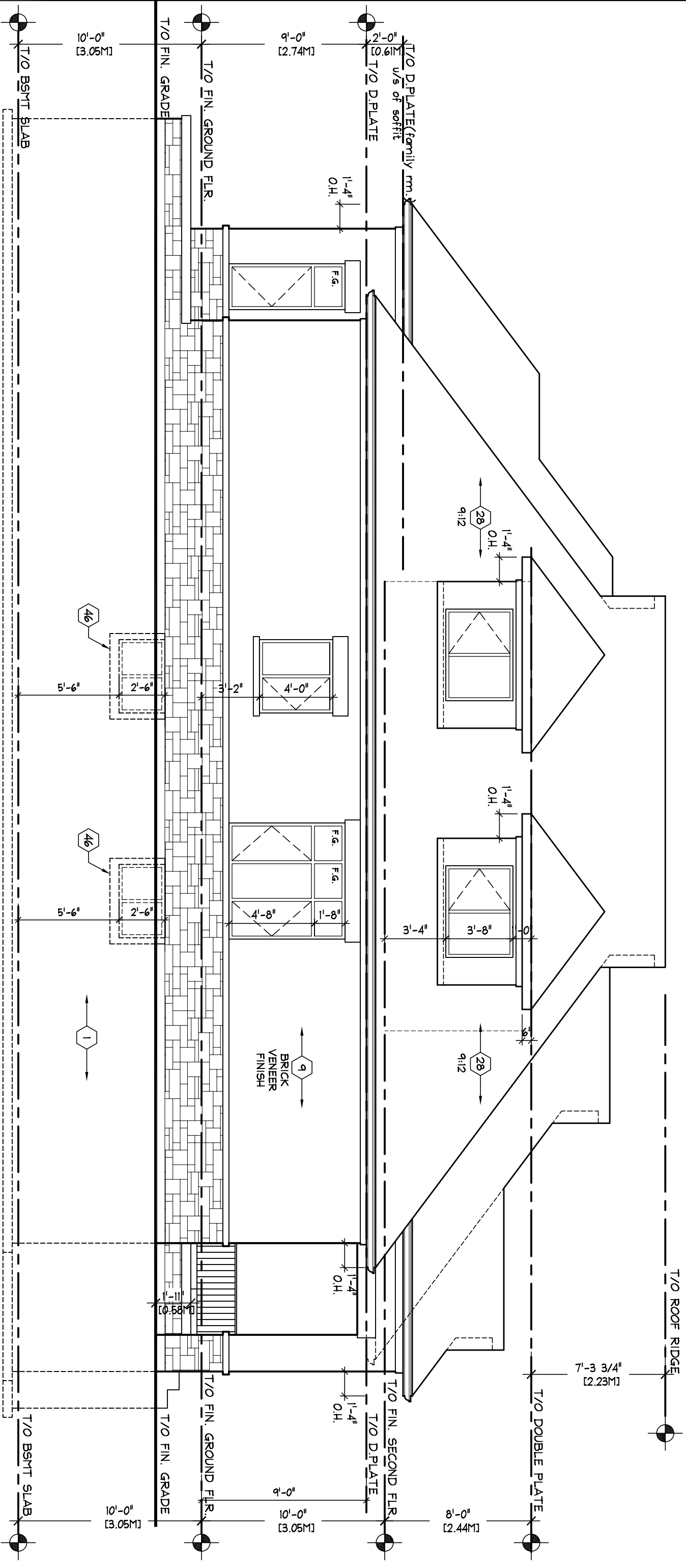
45 Whitfield Ave, Toronto

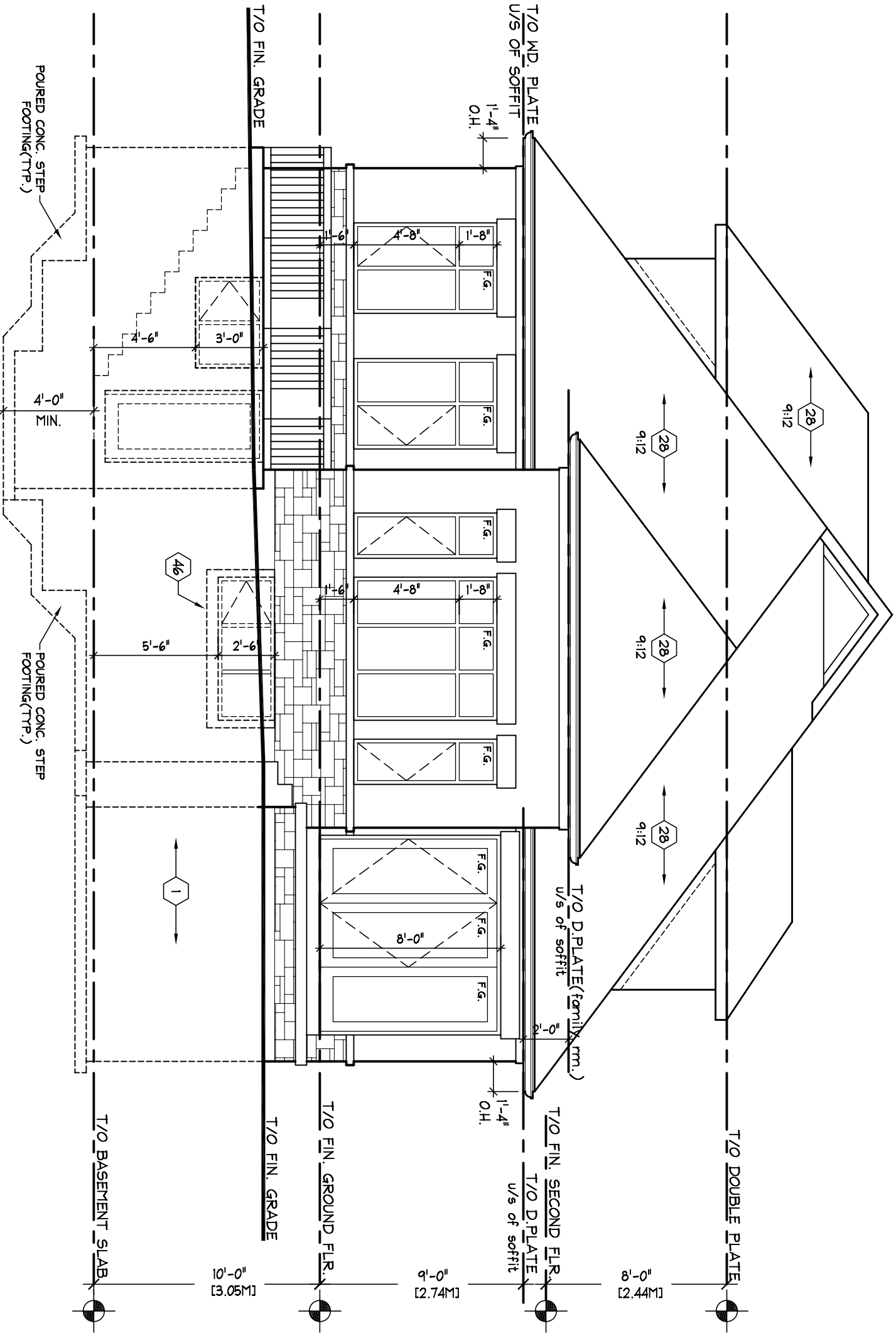
**4 EAST SIDE ELEVATION**

A3

SCALE: 3/16"=1'-0"

45 Whitfield Ave, Toronto





### 3 SOUTH SIDE ELEVATION

A3 SCALE: 3/16"=1'-0"

Thursday, March 23, 2017

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

|                    |  |            |                        |
|--------------------|--|------------|------------------------|
| File Number:       | A0136/17EYK                            | Zoning:    | RD & R6                |
| Owner(s):          | SANDY DA PONTE FERREIRA<br>RUI ALMEIDA | Ward:      | York South-Weston (12) |
| Agent:             | EPIC DESIGNS INC                       | Heritage:  | Not Applicable         |
| Property Address:  | <b>15 MONARCHDALE AVE</b>              | Community: |                        |
| Legal Description: | PLAN 3578 LOT 26                       |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing rear detached garage and shed.

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

- Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 14-A(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The existing dwelling and accessory structure cover 39.8% of the lot area.
- Section 10.5.60.70.(1), By-law 569-2013**  
The maximum permitted lot coverage for an ancillary structure is 10% of the lot area.  
**Section 6(23)(ii)(B), By-law 7325**  
The maximum permitted lot coverage for an accessory structure is 10% of the lot area or 56 m<sup>2</sup> whichever is lesser.  
**Section 10.5.60.70.(1), By-law 569-2013 & Section 6(23)(ii)(B), By-law 7325**  
The existing detached garage and shed have a lot coverage of 15% of the lot area (61.4 m<sup>2</sup>).
- Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted floor area for an ancillary structure is 60 m<sup>2</sup>.  
The existing detached garage and shed have a floor area of 61.4 m<sup>2</sup>.
- Section 10.5.60.20.(3)(C)(iii), By-law 569-2013**  
The minimum required side yard setback is 0.3 m.  
The existing shed is located 0.26 m from the west side lot line.
- Section 10.5.60.20.(2)(C), By-law 569-2013**  
The minimum required rear yard setback is 0.3 m.  
The existing shed is located 0.16 m from the rear lot line.
- 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.  
A total of 45.94% 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:       | A0136/17EYK                            | Zoning     | RD & R6                |
| Owner:             | SANDY DA PONTE FERREIRA<br>RUI ALMEIDA | Ward:      | York South-Weston (12) |
| Agent:             | EPIC DESIGNS INC                       | Heritage:  | Not Applicable         |
| Property Address:  | <b>15 MONARCHDALE AVE</b>              | Community: |                        |
| Legal Description: | PLAN 3578 LOT 26                       |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                    |            |                        |
|--------------------|------------------------------------|------------|------------------------|
| File Number:       | A0146/17EYK                        | Zoning:    | RD & R1                |
| Owner(s):          | CARLOS SAPAGE<br>GRACIETE ANACLETO | Ward:      | York South-Weston (12) |
| Agent:             | EDDIE PERES                        | Heritage:  | Not Applicable         |
| Property Address:  | <b>61 CLAYBROOKE ST</b>            | Community: |                        |
| Legal Description: | PLAN 1917 LOT 332                  |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one storey front addition, a rear deck and a new second storey cantilevered addition above the existing dwelling.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 7.(3)(i), By-law 1-83**  
The maximum permitted floor space index is 0.4 times the area of the lot (141.46 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.5 times the area of the lot (176.96 m<sup>2</sup>).
- Section 10.20.40.70.(1), By-law 569-2013 & Section 7.(3)(f), By-law 1-83 and Section 7.3.(c), By-law 3623-97**  
The minimum required front yard setback is 4.62 m.  
The altered dwelling will be located 3.06 m from the front lot line.
- Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 7.(3)(g), By-law 1-83 and Section 7.3.(a), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.33 m from the north side lot line.
- 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.

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:       | A0146/17EYK                        | Zoning     | RD & R1                |
| Owner:             | CARLOS SAPAGE<br>GRACIETE ANACLETO | Ward:      | York South-Weston (12) |
| Agent:             | EDDIE PERES                        | Heritage:  | Not Applicable         |
| Property Address:  | <b>61 CLAYBROOKE ST</b>            | Community: |                        |
| Legal Description: | PLAN 1917 LOT 332                  |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

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Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                     |            |                         |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number:       | A0154/17EYK                         | Zoning:    | RM & R2                 |
| Owner(s):          | DEBORAH PINCHEV<br>ANDREW MC HARDY  | Ward:      | Parkdale-High Park (13) |
| Agent:             | LYNCH AND COMISSO<br>ARCHITECTS INC | Heritage:  | Not Applicable          |
| Property Address:  | <b>89 BROOKSIDE AVE</b>             | Community: |                         |
| Legal Description: | PLAN 878 S PT LOT 110               |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a new rear deck. The existing one-storey addition will be demolished.

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

- Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 8.(3)(i), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the lot area.

**Section 10.80.40.40.(1)(A), By-law 569-2013**  
The altered dwelling will have a floor space index of 0.69 times the lot area.

**Section 8.(3)(i), By-law 3623-97**  
The altered dwelling will have a floor space index of 0.72 times the lot area.
- Section 8.(3)(g), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
The altered dwelling will be located 0.51 m from the south side lot line.
- Section 10.80.40.20.(1), By-law 569-2013**  
The maximum permitted dwelling length is 17 m.  
The altered dwelling will have a length of 17.26 m.

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

**The Minor Variance Application is Approved**

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

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

**SIGNATURE PAGE**

|                    |                                     |            |                         |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number:       | A0154/17EYK                         | Zoning     | RM & R2                 |
| Owner:             | DEBORAH PINCHEV<br>ANDREW MC HARDY  | Ward:      | Parkdale-High Park (13) |
| Agent:             | LYNCH AND COMISSO<br>ARCHITECTS INC | Heritage:  | Not Applicable          |
| Property Address:  | <b>89 BROOKSIDE AVE</b>             | Community: |                         |
| Legal Description: | PLAN 878 S PT LOT 110               |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |                                   |            |                        |
|--------------------|-----------------------------------|------------|------------------------|
| File Number:       | A0157/17EYK                       | Zoning:    | RM & R2                |
| Owner(s):          | ARACELI ALMERIA<br>MELVIN ALMERIA | Ward:      | York South-Weston (11) |
| Agent:             | EDWARD HOFSTEDE                   | Heritage:  | Not Applicable         |
| Property Address:  | <b>24 LAPP ST</b>                 | Community: |                        |
| Legal Description: | PLAN 1249 PT LOT 84               |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a rear basement walkout. The existing rear detached garage will be maintained.

**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.  
**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.  
**Section 10.80.40.70.(3)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The proposed dwelling will be located 0.72 m from the north side lot line and 0.81 m from the south side lot line.
- 2. 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 (25.66 m<sup>2</sup>).  
The existing rear detached garage covers 13.08% of the lot area (33.57 m<sup>2</sup>).
- 3. Section 10.5.60.40.(2)(B), By-law 569-2013**  
The maximum permitted height of an ancillary structure is 4 m.  
The existing rear detached garage has a height of 4.14 m.
- 4. Section 3.1.4, By-law 1-83**  
The minimum required rear yard setback for an accessory structure, where it adjoins a public lane or other established right-of-way (other than a street), is 1.5 m on each side in which vehicle access doors are located.  
The existing rear detached garage and the rear wall in which the vehicle access doors are located, has a rear yard setback of 1.33 m from the rear lot line (to an existing public lane).
- 5. Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 8.(3)(c)(i)5, By-law 1-83**  
A minimum of 75% of the front yard shall be maintained as soft landscaping (31.34 m<sup>2</sup>).  
A total of 52.75% of the front yard will be maintained as soft landscaping (22.04 m<sup>2</sup>).



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

A minimum of 50% of the rear yard must be maintained as soft landscaping (46.7 m<sup>2</sup>).

A total of 0% of the rear yard will be maintained as soft landscaping (0 m<sup>2</sup>).

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583, subject to changes.
2. The site plan drawing must be revised to include the following notation, to the satisfaction of Traffic Planning / Right of Way Management. :

“The applicant must submit a Municipal Road Damage Deposit (MRDD) for the proposed new driveways and sidewalk/curb construction within the municipal boulevard.” The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD.

**SIGNATURE PAGE**

|                    |                                   |            |                        |
|--------------------|-----------------------------------|------------|------------------------|
| File Number:       | A0157/17EYK                       | Zoning     | RM & R2                |
| Owner:             | ARACELI ALMERIA<br>MELVIN ALMERIA | Ward:      | York South-Weston (11) |
| Agent:             | EDWARD HOFSTEDE                   | Heritage:  | Not Applicable         |
| Property Address:  | <b>24 LAPP ST</b>                 | Community: |                        |
| Legal Description: | PLAN 1249 PT LOT 84               |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                             |            |                         |
|--------------------|-----------------------------|------------|-------------------------|
| File Number:       | A0164/17EYK                 | Zoning:    | R & R2 Z0.6             |
| Owner(s):          | STEPHANIE SHUM<br>SIMON LYN | Ward:      | Parkdale-High Park (13) |
| Agent:             | LIMA ARCHITECTS INC         | Heritage:  | Not Applicable          |
| Property Address:  | <b>402 ARMADALE AVE</b>     | Community: |                         |
| Legal Description: | PLAN 1119 PT LOTS 40 & 41   |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 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:**

- Section 10.10.40.40.(2)(A) By-law 569-2013 & Section 6(3) Part VI 1(I), By-law 438-86**  
The maximum permitted floor space index/ gross floor area is 0.69 times the lot area (181.4 m<sup>2</sup>).  
The altered dwelling will have a floor space index/ gross floor area of 0.73 times the lot area (193.2 m<sup>2</sup>).
- Section 10.10.40.70.(3)(A)(i), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
The proposed rear deck will be located 0.45 m from the south side lot line.
- 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 (52.3 m<sup>2</sup>).  
A total of 20.2% of the rear yard will be maintained as soft landscaping (21.1 m<sup>2</sup>).

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:       | A0164/17EYK                 | Zoning     | R & R2 Z0.6             |
| Owner:             | STEPHANIE SHUM<br>SIMON LYN | Ward:      | Parkdale-High Park (13) |
| Agent:             | LIMA ARCHITECTS INC         | Heritage:  | Not Applicable          |
| Property Address:  | <b>402 ARMADALE AVE</b>     | Community: |                         |
| Legal Description: | PLAN 1119 PT LOTS 40 & 41   |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

**NOTICE OF DECISION**  
**CONSENT**  
**(Section 53 of the Planning Act)**

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | B0068/16EYK                         | Zoning     | RM & R2        |
| Owner(s):          | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUDELLE                       | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE</b>                | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

Notice was given and the application considered on Thursday, March 23, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 5.56 m and the lot area is 211.83 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the south half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0743/16EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 5.56 m and the lot area is 211.83 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the north half of a pair of semi-detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0742/16EYK.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**

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

**The Consent Application is Approved on Condition**

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

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

## SIGNATURE PAGE

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | B0068/16EYK                         | Zoning     | RM & R2        |
| Owner(s):          | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUELLE                        | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE</b>                | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, April 20, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

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

Thursday, March 23, 2017

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

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | A0742/16EYK                         | Zoning     | RM & R2        |
| Owner(s):          | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUELLE                        | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE - PART 1</b>       | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 10.80.30.20.(1)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 15 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required lot frontage is 6 m.  
**Section 10.80.30.20.(1)(B)(ii), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new lot frontage will be 5.56 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot (169.47 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.89 times the area of the lot (188.48 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 10.80.40.70.(3)(B), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new dwelling will be located 0.82 m from the north side lot line.
- Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 11 m.  
The new dwelling will have a height of 11.57 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The new dwelling will have a side exterior main wall height of 8.74 m facing a side lot line.
- Section 10.80.40.50.(2)(C), By-law 569-2013**  
The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 1.09 m from the south side lot line.



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

A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 1.8 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0068/16EYK.**
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).

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

3. 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.
4. 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.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

Submit a revised Site Plan with the following conditions and notations:

- 5.1 Show the proposed driveway width of 3.33m, as illustrated in the submitted site plan, within the Nairn Avenue municipal boulevard for each of the proposed dwellings;
- 5.2 Show each of the proposed driveways, on Parts 1 and 2, for the semi-detached dwellings maintaining a slope of 2% to 4% between the garage floor plan and the curblineline of Nairn Avenue according to the City of Toronto Design Standard No. T-310.050-1;

5.3 Add the following notations on the Site Plan:

- a. The applicant is required to reinstate the unused depressed curb along the Nairn Avenue frontage with combined concrete curb and municipal curbside sidewalk according to the City of Toronto Design Standard No. T-310.010-4. The redundant portion of the driveway that is being removed within the Nairn Avenue municipal boulevard must be restored with sod;
- b. 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. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit.

**SIGNATURE PAGE**

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | A0742/16EYK                         | Zoning     | RM & R2        |
| Owner:             | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUELLE                        | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE - PART 1</b>       | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | A0743/16EYK                         | Zoning     | RM & R2        |
| Owner(s):          | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUDELLE                       | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE - PART 2</b>       | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an attached garage.

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

- Section 10.80.30.20.(1)(B)(ii), By-law 569-2013**  
The minimum required lot frontage is 15 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required lot frontage is 6 m.  
**Section 10.80.30.20.(1)(B)(ii), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new lot frontage will be 5.56 m.
- Section 10.80.40.40.(1)(A), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot (169.47 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.87 times the area of the lot (184.85 m<sup>2</sup>).
- Section 10.80.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 1.5 m.  
**Section 8.3.(a), By-law 1-83**  
The minimum required side yard setback is 1.2 m.  
**Section 10.80.40.70.(3)(B), By-law 569-2013 and Section 8.3.(a), By-law 1-83**  
The new dwelling will be located 0.82 m from the south side lot line.
- Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted building height is 11 m.  
The new dwelling will have a height of 11.78 m.
- Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The new dwelling will have a side exterior main wall height of 8.94 m facing a side lot line.
- Section 10.80.40.50.(2)(C), By-law 569-2013**  
The minimum required setback for a rear platform/balcony at or above the second storey of a semi-detached dwelling is 1.8 m from the common wall dividing the dwelling units.  
The proposed rear balcony at or above the second storey will be located 1.09 m from the north side lot line.

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

A minimum of 10 m<sup>2</sup> of the first floor must be within 4 m of the front main wall.  
A total of 1.8 m<sup>2</sup> of the first floor will be located within 4 m of the front main wall.

**File Numbers B0068/16EYK, A0742/16EYK AND A0743/16EYK will be considered jointly.**

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0068/16EYK.**
2. Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A *Contractor's Agreement to Perform Work on City-owned Trees* will be required prior to the removal/injure of the subject tree(s). Form located at [www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).

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

3. 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.
4. 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.
5. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

Submit a revised Site Plan with the following conditions and notations:

- 5.1 Show the proposed driveway width of 3.33m, as illustrated in the submitted site plan, within the Nairn Avenue municipal boulevard for each of the proposed dwellings;
- 5.2 Show each of the proposed driveways, on Parts 1 and 2, for the semi-detached dwellings maintaining a slope of 2% to 4% between the garage floor plan and the curblineline of Nairn Avenue according to the City of Toronto Design Standard No. T-310.050-1;

5.3 Add the following notations on the Site Plan:

- a. The applicant is required to reinstate the unused depressed curb along the Nairn Avenue frontage with combined concrete curb and municipal curbside sidewalk according to the City of Toronto Design Standard No. T-310.010-4. The redundant portion of the driveway that is being removed within the Nairn Avenue municipal boulevard must be restored with sod;
- b. 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. The applicant shall also submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit.

**SIGNATURE PAGE**

|                    |                                     |            |                |
|--------------------|-------------------------------------|------------|----------------|
| File Number:       | A0743/16EYK                         | Zoning     | RM & R2        |
| Owner:             | FRANTON HOMES INC                   | Ward:      | Davenport (17) |
| Agent:             | TODD TRUELLE                        | Heritage:  | Not Applicable |
| Property Address:  | <b>509 NAIRN AVE - PART 2</b>       | Community: |                |
| Legal Description: | PLAN 1530 N PT LOT 285 S PT LOT 286 |            |                |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

|                    |                        |            |                        |
|--------------------|------------------------|------------|------------------------|
| File Number:       | B0001/17EYK            | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.   | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC        | Heritage:  | Not Applicable         |
| Property Address:  | <b>48 DENISON RD E</b> | Community: |                        |
| Legal Description: | CON 5WY PT LOT 4       |            |                        |

Notice was given and the application considered on Thursday, March 23, 2017, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots and to create reciprocal easement/right-of-ways for the purpose of pedestrian and vehicular access over a shared private driveway.

#### **Retained - Parts 1 & 5 on Plan 66R-28034**

##### **56 Denison Road East**

Parts 1 and 5 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 374 m<sup>2</sup>. The existing site will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0006/17EYK.

Part 5 on Plan 66R-28034 has an area of 14 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the east (Parts 2 & 6).

#### **Conveyed - Parts 2 & 6 on Plan 66R-28034**

##### **58 Denison Road East**

Parts 2 and 6 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 369 m<sup>2</sup>. The existing site will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0007/17EYK.

Part 6 on Plan 66R-28034 has an area of 14 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the west (Parts 1 & 5).

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**



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

**The Consent Application is Approved on Condition**

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

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

**SIGNATURE PAGE**

|                    |                        |            |                        |
|--------------------|------------------------|------------|------------------------|
| File Number:       | B0001/17EYK            | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.   | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC        | Heritage:  | Not Applicable         |
| Property Address:  | <b>48 DENISON RD E</b> | Community: |                        |
| Legal Description: | CON 5WY PT LOT 4       |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, April 20, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

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

Thursday, March 23, 2017

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

|                    |   |            |                        |
|--------------------|---|------------|------------------------|
| File Number:       | A0006/17EYK                                       | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.                              | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                                   | Heritage:  | Not Applicable         |
| Property Address:  | <b>56 DENISON RD E</b><br><b>- PART 1 &amp; 5</b> | Community: |                        |
| Legal Description: | CON 5WY PT LOT 4                                  |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- 2. Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.7 m from the east side lot line and 1.15 m from the west side lot line.
- 3. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 18.09 m.
- 4. Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The new dwelling will have a depth of 19.09 m.

5. **Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.
6. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
7. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.47 m above established grade.
8. **Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
9. **Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above a second storey is 4 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0001/17EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. 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.

4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;

- a. Show the distance of all proposed buildings to all lot lines; and,
- b. In order to confirm the locations for each of the proposed driveways within the Denison Road East, illustrate all elements of the existing Denison Road East municipal boulevard including utility poles, an existing fire hydrant, existing chain link fences, and depressed curbs along the frontage of the proposed detached dwellings; and,
- c. Provide a minimum 1.2m clearance between all utilities and the proposed driveways; and,
- d. Design each of proposed driveways and the associated depressed curbs with concrete curb and gutter in accordance with City of Toronto Design Standard No. T-600.05-1; and,
- e. Illustrates the removal of the existing unused chain link fence that is located adjacent to the Part 4 lot; and,
- f. Illustrate a continuous new sidewalk extending across the proposed driveways that must be constructed according to City of Toronto Design Standard No. T-310.010-2; and,
- g. Insert an advisory notation on the site plan stating that, " The applicant shall reinstate the existing the Denison Road East municipal boulevard with sod, with the exception of four proposed driveways, and restore the existing unused depressed curbs along the curb line of the Denison Road East with poured raised concrete curb and gutter according to City of Toronto Design Standard Drawing No.T-600-05-1"; and,
- h. Insert an advisory notation on the site plan stating that, "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. 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, Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

**SIGNATURE PAGE**

|                    |                         |            |                        |
|--------------------|-------------------------|------------|------------------------|
| File Number:       | A0006/17EYK             | Zoning     | RD & R7                |
| Owner:             | 2410142 ONTARIO INC.    | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC         | Heritage:  | Not Applicable         |
| Property Address:  | <b>56 DENISON RD E</b>  | Community: |                        |
|                    | <b>- PART 1 &amp; 5</b> |            |                        |
| Legal Description: | CON 5WY PT LOT 4        |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |  |            |                        |
|--------------------|--|------------|------------------------|
| File Number:       | A0007/17EYK  | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.                               | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                                    | Heritage:  | Not Applicable         |
| Property Address:  | <b>58 DENISON RD E</b><br><b>- PARTS 2 &amp; 6</b> | Community: |                        |
| Legal Description: | CON 5WY PT LOT 4                                   |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- 2. Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.7 m from the west side lot line and 1.15 m from the east side lot line.
- 3. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 17.78 m.
- 4. Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.

5. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
6. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.47 m above established grade.
7. **Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
8. **Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above a second storey is 4 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0001/17EYK.**
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. 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.



4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;

- a. Show the distance of all proposed buildings to all lot lines; and,
- b. In order to confirm the locations for each of the proposed driveways within the Denison Road East, illustrate all elements of the existing Denison Road East municipal boulevard including utility poles, an existing fire hydrant, existing chain link fences, and depressed curbs along the frontage of the proposed detached dwellings; and,
- c. Provide a minimum 1.2m clearance between all utilities and the proposed driveways; and,
- d. Design each of proposed driveways and the associated depressed curbs with concrete curb and gutter in accordance with City of Toronto Design Standard No. T-600.05-1; and,
- e. Illustrates the removal of the existing unused chain link fence that is located adjacent to the Part 4 lot; and,
- f. Illustrate a continuous new sidewalk extending across the proposed driveways that must be constructed according to City of Toronto Design Standard No. T-310.010-2; and,
- g. Insert an advisory notation on the site plan stating that, " The applicant shall reinstate the existing the Denison Road East municipal boulevard with sod, with the exception of four proposed driveways, and restore the existing unused depressed curbs along the curb line of the Denison Road East with poured raised concrete curb and gutter according to City of Toronto Design Standard Drawing No.T-600-05-1"; and,
- h. Insert an advisory notation on the site plan stating that, "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. 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, Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

**SIGNATURE PAGE**

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0007/17EYK              | Zoning     | RD & R7                |
| Owner:             | 2410142 ONTARIO INC.     | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC          | Heritage:  | Not Applicable         |
| Property Address:  | <b>58 DENISON RD E</b>   | Community: |                        |
|                    | <b>- PARTS 2 &amp; 6</b> |            |                        |
| Legal Description: | CON 5WY PT LOT 4         |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

|                    |                        |            |                        |
|--------------------|------------------------|------------|------------------------|
| File Number:       | B0002/17EYK            | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.   | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC        | Heritage:  | Not Applicable         |
| Property Address:  | <b>50 DENISON RD E</b> | Community: |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15 |            |                        |

Notice was given and the application considered on Thursday, March 23, 2017, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots and to create reciprocal easement/right-of-ways for the purpose of pedestrian and vehicular access over a shared private driveway.

#### **Retained - Parts 3 & 7 on Plan 66R-28034**

##### **60 Denison Road East**

Parts 3 and 7 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 304 m<sup>2</sup>. The existing site will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0008/17EYK.

Part 7 on Plan 66R-28034 has an area of 12 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the east (Parts 4 & 8).

#### **Conveyed - Parts 4 & 8 on Plan 66R-28034**

##### **62 Denison Road East**

Parts 4 and 8 on Plan 66R-28034 have a lot frontage of 7.74 m and a lot area of 304 m<sup>2</sup>. The existing site will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0009/17EYK.

Part 8 on Plan 66R-28034 has an area of 12 m<sup>2</sup> and will be subject to a reciprocal easement for pedestrian and vehicular access, in favour of the property to the west (Parts 3 & 7).

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**

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

**The Consent Application is Approved on Condition**

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

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

**SIGNATURE PAGE**

|                    |                        |            |                        |
|--------------------|------------------------|------------|------------------------|
| File Number:       | B0002/17EYK            | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.   | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC        | Heritage:  | Not Applicable         |
| Property Address:  | <b>50 DENISON RD E</b> | Community: |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15 |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, April 20, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

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

Thursday, March 23, 2017

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

|                    |  |            |                        |
|--------------------|--|------------|------------------------|
| File Number:       | A0008/17EYK                                  | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.                         | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                              | Heritage:  | Not Applicable         |
| Property Address:  | <b>60 DENISON RD E<br/>- PARTS 3 &amp; 7</b> | Community: |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15                       |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 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 14-B(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 35.74% of the lot area.
- 2. Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- 3. Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.6 m from the east side lot line.
- 4. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 18.97 m.

5. **Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The new dwelling will have a depth of 19.49 m.
6. **Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.
7. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
8. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.47 m above established grade.
9. **Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
10. **Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above a second storey is 4 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**

### **The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0002/17EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. 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.

4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;

- a. Show the distance of all proposed buildings to all lot lines; and,
- b. In order to confirm the locations for each of the proposed driveways within the Denison Road East, illustrate all elements of the existing Denison Road East municipal boulevard including utility poles, an existing fire hydrant, existing chain link fences, and depressed curbs along the frontage of the proposed detached dwellings; and,
- c. Provide a minimum 1.2m clearance between all utilities and the proposed driveways; and,
- d. Design each of proposed driveways and the associated depressed curbs with concrete curb and gutter in accordance with City of Toronto Design Standard No. T-600.05-1; and,
- e. Illustrates the removal of the existing unused chain link fence that is located adjacent to the Part 4 lot; and,
- f. Illustrate a continuous new sidewalk extending across the proposed driveways that must be constructed according to City of Toronto Design Standard No. T-310.010-2; and,
- g. Insert an advisory notation on the site plan stating that, " The applicant shall reinstate the existing the Denison Road East municipal boulevard with sod, with the exception of four proposed driveways, and restore the existing unused depressed curbs along the curb line of the Denison Road East with poured raised concrete curb and gutter according to City of Toronto Design Standard Drawing No.T-600-05-1"; and,
- h. Insert an advisory notation on the site plan stating that, "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. 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, Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.



**SIGNATURE PAGE**

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0008/17EYK              | Zoning     | RD & R7                |
| Owner:             | 2410142 ONTARIO INC.     | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC          | Heritage:  | Not Applicable         |
| Property Address:  | <b>60 DENISON RD E</b>   | Community: |                        |
|                    | <b>- PARTS 3 &amp; 7</b> |            |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15   |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |  |            |                        |
|--------------------|--|------------|------------------------|
| File Number:       | A0009/17EYK  | Zoning     | RD & R7                |
| Owner(s):          | 2410142 ONTARIO INC.                               | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC                                    | Heritage:  | Not Applicable         |
| Property Address:  | <b>62 DENISON RD E</b><br><b>- PARTS 4 &amp; 8</b> | Community: |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15                             |            |                        |

Notice was given and a Public Hearing was held on Thursday, March 23, 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 14-B(6), By-law 7625**  
The maximum permitted lot coverage is 30% of the lot area.  
The new dwelling will cover 35.74% of the lot area.
- 2. Section 10.20.30.20.(1), By-law 569-2013 and Section 6(8), By-law 7625 and Section 14-B(4), By-law 7625**  
The minimum required lot frontage/width is 9 m.  
The new lot frontage/width will be 7.74 m.
- 3. Section 10.20.40.70.(3)(B), By-law 569-2013**  
The minimum required side yard setback is 0.9 m.  
**Section 14-B(5)(b), By-law 7625**  
The minimum required side yard setback is 1.2 m.  
**Section 10.20.40.70.(3)(B), By-law 569-2013 and Section 14-B(5)(b), By-law 7625**  
The new dwelling will be located 0.6 m from the west side lot line and 1.17 m from the east side lot line.
- 4. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will have a length of 17.3 m.  
**Section 14-B(9), By-law 7625**  
The maximum permitted building length is 15.3 m.  
The new dwelling will have a length of 17.49 m.

5. **Section 14-B(8), By-law 7625**  
The maximum permitted building height is 8.8 m.  
The new dwelling will have a height of 9.65 m.
6. **Section 10.20.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.33 m facing a side lot line.
7. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The new dwelling will have a first floor height of 1.47 m above established grade.
8. **Section 10.20.40.10.(3)(A), By-law 569-2013 and Section 14-B(8), By-law 7625**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
9. **Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above a second storey is 4 m<sup>2</sup>.  
**Section 14-B(10), By-law 7625**  
The maximum permitted area of a platform at or above a second storey is 3.8 m<sup>2</sup>.  
**Section 10.20.40.50.(1)(B), By-law 569-2013 and Section 14-B(10), By-law 7625**  
The proposed second storey rear platform will have an area of 7.76 m<sup>2</sup>.

**File Numbers B0001/17EYK, B0002/17EYK, A0006/17EYK, A0007/17EYK, A0008/17EYK AND A0009/17EYK will be considered jointly.**

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall comply with the conditions imposed in the Committee of Adjustment's **Consent Decision Number B0002/17EYK**.
2. Submission of a complete application for permit to injure or destroy privately owned trees.
3. 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.

4. The following conditions shall be fulfilled to the satisfaction of the Engineering and Construction Services Division:

The applicant shall submit one revised site plan (scale of 1:200 or 1:250) illustrating the requirements specified in the following points to the satisfaction of Development Engineering Services and Transportation Services, at no cost to the City;

- a. Show the distance of all proposed buildings to all lot lines; and,
- b. In order to confirm the locations for each of the proposed driveways within the Denison Road East, illustrate all elements of the existing Denison Road East municipal boulevard including utility poles, an existing fire hydrant, existing chain link fences, and depressed curbs along the frontage of the proposed detached dwellings; and,
- c. Provide a minimum 1.2m clearance between all utilities and the proposed driveways; and,
- d. Design each of proposed driveways and the associated depressed curbs with concrete curb and gutter in accordance with City of Toronto Design Standard No. T-600.05-1; and,
- e. Illustrates the removal of the existing unused chain link fence that is located adjacent to the Part 4 lot; and,
- f. Illustrate a continuous new sidewalk extending across the proposed driveways that must be constructed according to City of Toronto Design Standard No. T-310.010-2; and,
- g. Insert an advisory notation on the site plan stating that, " The applicant shall reinstate the existing the Denison Road East municipal boulevard with sod, with the exception of four proposed driveways, and restore the existing unused depressed curbs along the curb line of the Denison Road East with poured raised concrete curb and gutter according to City of Toronto Design Standard Drawing No.T-600-05-1"; and,
- h. Insert an advisory notation on the site plan stating that, "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. 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, Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements.

**SIGNATURE PAGE**

|                    |                          |            |                        |
|--------------------|--------------------------|------------|------------------------|
| File Number:       | A0009/17EYK              | Zoning     | RD & R7                |
| Owner:             | 2410142 ONTARIO INC.     | Ward:      | York South-Weston (11) |
| Agent:             | EKP DESIGNS INC          | Heritage:  | Not Applicable         |
| Property Address:  | <b>62 DENISON RD E</b>   | Community: |                        |
|                    | <b>- PARTS 4 &amp; 8</b> |            |                        |
| Legal Description: | PLAN 2262 LOT 14 TO 15   |            |                        |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                                      |            |                         |
|--------------------|--------------------------------------|------------|-------------------------|
| File Number:       | A349/16EYK                           | Zoning     | CR & MCR                |
| Owner(s):          | 2143548 ONTARIO CORP                 | Ward:      | Parkdale-High Park (13) |
| Agent:             | ULYSSES VALIENTE                     | Heritage:  | Not Applicable          |
| Property Address:  | <b>2951 DUNDAS ST W</b>              | Community: |                         |
| Legal Description: | PLAN 553 PT BLK D CON 2 FB PT LOT 39 |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a partial second and third storey addition and a ground floor attached garage at the rear.

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

**1. Section 40.10.40.70.(2)(B)(ii), By-law 569-2013**

The minimum required setback from the lot line of the lot abutting the lane on the opposite side of the lane is 7.5 m.

The altered building will be located 4.78 m from the lot line of the lot abutting the lane on the opposite side of the lane.

**2. Section 40.10.40.70.(2)(C), By-law 569-2013**

The minimum required setback for the main wall of a building that has windows or openings is 5.5 m from a lot line that is not adjacent to a street or lane.

The proposed main wall will be located 3.6 m from the west side lot line.

**3. Section 8(3) Part II 4(A), By-law 438-86**

The minimum required setback from a lot in a residential or park district is 7.5 m.

The altered building will be setback 4.78 m.

**4. Section 40.5.40.70.(1)(B), By-law 569-2013 and Section 4(14)(A), By-law 438-86**

A building or structure must be located no closer than 3.5 m from the original centre line of a lane if the lot abutting the other side of the lane is in the Residential Zone category or Open Space Zone category.

The altered building will be located 3 m from the original centre line of a lane.

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 site plan must include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:

- a. "All existing redundant curb cuts that are no longer required will be restored to the satisfaction of the City of Toronto at no cost to the municipality";
- b. "The applicant must submit a Municipal Road Damage Deposit (MRDD)." The applicant must contact Ms. Joanne Vecchiarelli of the Right-of-Way Management Section at 416-338-1045 in order to obtain all requirements related to the MRDD; and
- c. "The applicant must obtain all required permits from the Right-of-Way Management Section of Transportation Services";

**SIGNATURE PAGE**

|                    |                                      |            |                         |
|--------------------|--------------------------------------|------------|-------------------------|
| File Number:       | A349/16EYK                           | Zoning     | CR & MCR                |
| Owner:             | 2143548 ONTARIO CORP                 | Ward:      | Parkdale-High Park (13) |
| Agent:             | ULYSSES VALIENTE                     | Heritage:  | Not Applicable          |
| Property Address:  | <b>2951 DUNDAS ST W</b>              | Community: |                         |
| Legal Description: | PLAN 553 PT BLK D CON 2 FB PT LOT 39 |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 23, 2017

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

|                    |                         |            |                         |
|--------------------|-------------------------|------------|-------------------------|
| File Number:       | A0632/16EYK             | Zoning     | RS & R2                 |
| Owner(s):          | DORA MURILLO            | Ward:      | Parkdale-High Park (13) |
| Agent:             | MARIA VALENTINO         | Heritage:  | Not Applicable          |
| Property Address:  | <b>29 SUN VALLEY DR</b> | Community: |                         |
| Legal Description: | PLAN 4655 N PT LOT 51   |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a two-storey north side addition which will contain a garage, and a basement walkout at the front of the dwelling.

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

- Section 10.40.40.1(A), By-law 569-2013 and Section 8.3(i), By-law 3623-97**  
The maximum permitted floor space index is 0.6 times the area of the lot.  
**Section 8.3(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the area of the lot.  
**Section 10.40.40.1(A), By-law 569-2013 and Section 8.3(i), By-law 3623-97 and Section 8.3(a), By-law 1-83**  
The altered dwelling will have a floor space index of 0.78 times the area of the lot.
- Section 10.5.40.70.1(B), By-law 569-2013**  
The minimum required front yard setback is 7.07 m.  
The altered dwelling will be located 6.13 m from the front lot line.
- Section 10.5.40.71.4), By-law 569-2013**  
The minimum required side yard setback is 0.6 m.  
**Section 8.3(a), By-law 1-83 and Section 8.3(g), By-law 3623-97**  
The minimum required side yard setback is 1.2 m.  
**Section 10.5.40.71.4), By-law 569-2013 and Section 8.3(a), By-law 1-83 and Section 8.3(g), By-law 3623-97**  
The altered dwelling will be located 0.55 m from the north side lot line.
- Section 200.5.1.10.3(D)(i), By-law 569-2013**  
The maximum permitted length of a parking space is 6 m.  
The proposed parking space, within the attached garage, will have a length of 8.89 m.
- Section 500.5.1.10.2(A)(i), By-law 569-2013**  
The minimum required width of a parking space is 3.2 m.  
The proposed parking space, within the attached garage, will have a width of 3.15 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
2. The site plan drawing shall be revised to include the following notations, to the satisfaction of Traffic Planning / Right of Way Management:
  - a. "The applicant must 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;"
  - b. "The applicant must submit a Municipal Road Damage Deposit (MRDD) prior to obtaining a Building Permit." The applicant is advised to contact Ms. Joanne Vecchiarelli of our Right-of-Way Management Section at (416) 338-1045 regarding municipal road damage deposit requirements; and
  - c. The applicant shall submit a revised site plan in metric units (1:200 or 1:250) illustrating the above condition, at no cost to the City, and no later than April 28, 2018.

**SIGNATURE PAGE**

|                    |                         |            |                         |
|--------------------|-------------------------|------------|-------------------------|
| File Number:       | A0632/16EYK             | Zoning     | RS & R2                 |
| Owner:             | DORA MURILLO            | Ward:      | Parkdale-High Park (13) |
| Agent:             | MARIA VALENTINO         | Heritage:  | Not Applicable          |
| Property Address:  | <b>29 SUN VALLEY DR</b> | Community: |                         |
| Legal Description: | PLAN 4655 N PT LOT 51   |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |                     |            |                         |
|--------------------|---------------------|------------|-------------------------|
| File Number:       | A0851/16EYK         | Zoning:    | RD & R2                 |
| Owner(s):          | NIKHIL VANEY        | Ward:      | Parkdale-High Park (13) |
| Agent:             | PRAXIS DESIGN GROUP | Heritage:  | Not Applicable          |
| Property Address:  | <b>4 MOSSOM PL</b>  | Community: |                         |
| Legal Description: | PLAN M356 LOT 104   |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey front addition and a new second storey rear deck.

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

- Section 10.20.40.40.(1)(A), By-law 569-2013**  
The maximum permitted floor space index is 0.35 times the lot area (164.37 m<sup>2</sup>).  
The altered dwelling will have a floor space index of 0.58 times the lot area (274.9 m<sup>2</sup>).
- Section 10.20.40.50.(1)(B), By-law 569-2013**  
The maximum permitted area of a platform at or above the second storey is 4 m<sup>2</sup>.  
The proposed second storey rear deck will have an area of 17.25 m<sup>2</sup>.
- Section 5.10.40.70.(6), By-law 569-2013**  
On lands under the jurisdiction of the Toronto and Region Conservation Authority, a building may not be closer than 10 m to a shoreline hazard limit or stable top-of-bank.  
The altered dwelling will be located 0 m from that shoreline hazard limit or stable top-of-bank.

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:       | A0851/16EYK         | Zoning     | RD & R2                 |
| Owner:             | NIKHIL VANEY        | Ward:      | Parkdale-High Park (13) |
| Agent:             | PRAXIS DESIGN GROUP | Heritage:  | Not Applicable          |
| Property Address:  | <b>4 MOSSOM PL</b>  | Community: |                         |
| Legal Description: | PLAN M356 LOT 104   |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |                                     |            |                         |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number:       | A0862/16EYK                         | Zoning     | R & R2 Z0.6             |
| Owner(s):          | ERMINIA MANCUSO<br>VINCENZO MANCUSO | Ward:      | Parkdale-High Park (13) |
| Agent:             | BATAY-CSORBA<br>ARCHITECTS          | Heritage:  | Not Applicable          |
| Property Address:  | <b>171 PACIFIC AVE</b>              | Community: |                         |
| Legal Description: | PLAN 587 PT LOT 5                   |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a carport along the south side of the dwelling and a shed in the rear yard.

**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 (208.74 m<sup>2</sup>).  
The new dwelling will have a floor space index of 0.63 times the area of the lot (219.73 m<sup>2</sup>).
- Section 10.10.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5 m.  
The new dwelling will have a side exterior main wall height of 8.76 m facing a side lot line.
- Section 6(3) Part II 3(II), By-law 438-86**  
The minimum required side yard setback to the portion of the side wall of an adjacent building that contains openings is 1.2 m.  
The new dwelling will be located 0.78 m from an adjacent building to the north (175 Pacific Avenue).
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum required side yard setback is 7.5 m from the side lot line for that portion of the building exceeding 17 m in depth.  
The new dwelling will be located 0.45 m from the north and south side lot line.
- Section 10.10.40.30.(1)(A), By-law 569-2013**  
The maximum permitted building depth is 17 m.  
The new dwelling will have a depth of 19.93 m.
- Section 10.5.50.10.(1)(D), By-law 569-2013 and Section 6(3) Part III 3(C), By-law 438-86**  
A minimum of 75% of the front yard, not covered by a permitted driveway, shall be maintained as soft landscaping (15.64 m<sup>2</sup>).  
A total of 71.6% of the front yard, not covered by a permitted driveway, will be maintained as soft landscaping (14.93 m<sup>2</sup>).

7. **Section 6(3) Part III 3(A), By-law 438-86**  
 A minimum of 50% of the front yard shall be maintained as landscaped open space (20.85 m<sup>2</sup>).  
**Section 10.5.50.10.(1)(B), By-law 569-2013**  
 A minimum of 50% of the front yard shall be maintained as landscaping (20.85 m<sup>2</sup>).  
**Section 6(3) Part III 3(A), By-law 438-86 and Section 10.5.50.10.(1)(B), By-law 569-2013**  
 The proposed landscaped open space will be 15.63 m<sup>2</sup>.
8. **Section 6(3) Part II 7(I), By-law 438-86**  
 The minimum required setback for an accessory structure is 3 m from all lot lines.  
 The proposed accessory structure (shed) will be located 0.9 m from the north lot line and 1.81 m from the east lot line.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

1. 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](http://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 proposal shall be constructed substantially in accordance with the revised plans submitted and held on file by the Committee of Adjustment office and date stamped as received on February 23, 2017. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

**SIGNATURE PAGE**

|                    |                                     |            |                         |
|--------------------|-------------------------------------|------------|-------------------------|
| File Number:       | A0862/16EYK                         | Zoning     | R & R2 Z0.6             |
| Owner:             | ERMINIA MANCUSO<br>VINCENZO MANCUSO | Ward:      | Parkdale-High Park (13) |
| Agent:             | BATAY-CSORBA<br>ARCHITECTS          | Heritage:  | Not Applicable          |
| Property Address:  | <b>171 PACIFIC AVE</b>              | Community: |                         |
| Legal Description: | PLAN 587 PT LOT 5                   |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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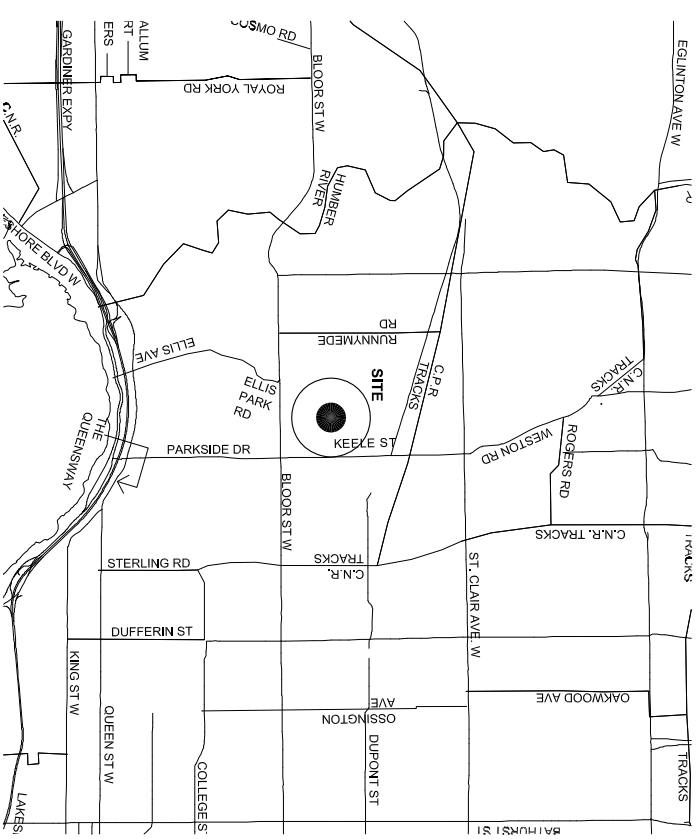
# 171 PACIFIC AVENUE

TORONTO, ONTARIO M6P 2P6



BATAY-CSORBA ARCHITECTS  
264 JANE STREET  
TORONTO, ONTARIO CANADA M5S 3Z2  
www.batay-csorba.com

## PROJECT LOCATION



VICINITY MAP  
NOT TO SCALE



**REVISED**  
9:54 am, Feb 23, 2017

NOTE:  
SURVEY:  
R. AYNS SURVEYING INC.  
229 BAYVIEW AVE. SUITE 203  
TORONTO, ONT. M2W 1A9  
416-490-8532  
SURVEYOR PLAN SUBMISSION FROM 1554893, PROJECT NO. 2955-0  
COMMENT DESIGN USED SURVEY REPORT SIGNED BY GEORGE CH. LIU,  
NOVEMBER 30, 2016

## PROJECT DATA/ PLANNING INFORMATION

**171 PACIFIC AVENUE**  
Toronto, Ontario Canada M6P 2P6

**JURISDICTIONAL INFORMATION**  
City of Toronto  
Ward: Former Toronto, Ward: Parkdale-High Park (13)  
Municipality of Toronto - Zoning By-Law # 569-2013

**REFERENCE CODES**  
2006 Ontario Building Code (OBC)

**ACCESSIBILITY REFERENCE CODES**  
TBD

**LEGAL DESCRIPTION/ ASSESSOR PARCEL NUMBER**  
Part of Lot 5, Registered Plan 597 (York), City of Toronto

**OCCUPANCY CLASSIFICATION (OBC)**  
R0 - Residential Detached

**PROJECT DESCRIPTION**  
Demolition of existing two story residence and construction of new two story (plus basement) single family residence

**ZONING CLASSIFICATION**  
R (d0.6) (X137) HT 10m

**USE**  
Single family residential

**GROSS SITE DIMENSIONS / AREA**  
Site dimensions = 150'-0" x 25'-0" (45720mm x 7634mm)  
Site area = 3,744.76 GSF (34,790 GSM)

**BUILDING FOOTPRINT**  
1,398.96 GSF (129.97 GSM)

**MAXIMUM DENSITY**  
Allowable Density (FAR) = 0.6xlot area  
= 208.74 GSM (2,246.85 GSF)  
Proposed Density = 219.73 GSM (2,365.2 GSF) = 0.63x lot area

**BUILDING HEIGHT**  
Maximum Allowable Building Height = 32'-9" (10m)  
w/ Side Exterior walls facing side lot line = 7.5m  
Proposed Building Height  
Main roof = 24'-5 1/2" (7.5m)  
Front dormer = 30'-2" (9.19m)  
Front dormer side exterior walls facing side lot line = 28'-9" (8.763m)

## AREA CALCULATIONS

**BASEMENT FLOOR:**  
1,200.4 GSF (1115 GSM) TOTAL BASEMENT FLOOR PROPOSED

**FIRST FLOOR:**  
1,126.4 GSF (104.65 GSM) TOTAL FIRST FLOOR PROPOSED

**SECOND FLOOR:**  
1,298.7 GSF (115.08 GSM) TOTAL SECOND FLOOR PROPOSED

**TOTAL BUILDING:**  
2,365.2 GSF (219.73 GSM) TOTAL PROPOSED BUILDING EXCL. BASEMENT  
3,565.3 GSF (331.23 GSM) TOTAL PROPOSED BUILDING INCL. BASEMENT

## SHEET INDEX ARCHITECTURAL DRAWINGS

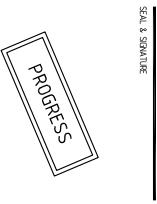
\*\* NOTE: ALL CALCULATIONS DO NOT INCLUDE OPEN TO BELOW VOID AREAS UP TO 10% OF THE TOTAL FLOOR AREA OF THE BUILDING. THE VERTICAL CLEARANCE OF MORE THAN 4.5 METERS FROM THE TOP OF THE FLOOR BELOW TO THE VOID AND THE CEILING DIRECTLY ABOVE IT - PER BY-LAW 569-2013 10.5.40.4D

## STRUCTURAL DRAWINGS

**MECHANICAL DRAWINGS**  
(see separate calculations & Energy Efficiency Design Summary)

| SHEET # | SHEET NAME | 2016.07.05 | 2016.08.02 | 2016.10.03 | 2016.10.31 | 2017.02.03 |
|---------|------------|------------|------------|------------|------------|------------|
|         |            |            |            |            |            |            |

| GENERAL INFORMATION        |                                    | 2016.07.05 | 2016.08.02 | 2016.10.03 | 2016.10.31 | 2017.02.03 |
|----------------------------|------------------------------------|------------|------------|------------|------------|------------|
| A000                       | Title / Sheet Index / Project Data | ●          | ●          | ●          | ●          | ●          |
| A001                       | Symbols & Abbreviations            | ●          | ●          | ●          | ●          | ●          |
| A002                       | General Notes                      | ●          | ●          | ●          | ●          | ●          |
| <b>SITE INFORMATION</b>    |                                    |            |            |            |            |            |
| A101                       | Site Plan                          | ●          | ●          | ●          | ●          | ●          |
| A102                       | Shed Drawings                      | ●          | ●          | ●          | ●          | ●          |
| <b>FLOOR PLANS</b>         |                                    |            |            |            |            |            |
| A201                       | Basement Floor Plan                | ●          | ●          | ●          | ●          | ●          |
| A202                       | First Floor Plan                   | ●          | ●          | ●          | ●          | ●          |
| A203                       | Second Floor Plan                  | ●          | ●          | ●          | ●          | ●          |
| A204                       | Roof Plan                          | ●          | ●          | ●          | ●          | ●          |
| <b>BUILDING ELEVATIONS</b> |                                    |            |            |            |            |            |
| A301                       | West Exterior Elevation            | ●          | ●          | ●          | ●          | ●          |
| A302                       | East Exterior Elevation            | ●          | ●          | ●          | ●          | ●          |
| A303                       | South Exterior Elevation           | ●          | ●          | ●          | ●          | ●          |
| A304                       | North Exterior Elevation           | ●          | ●          | ●          | ●          | ●          |
| <b>BUILDING SECTIONS</b>   |                                    |            |            |            |            |            |
| A310                       | Building Section 1                 | ●          | ●          | ●          | ●          | ●          |
| A311                       | Building Section 2                 | ●          | ●          | ●          | ●          | ●          |
| A312                       | Building Section 3                 | ●          | ●          | ●          | ●          | ●          |
| A313                       | Building Section 4                 | ●          | ●          | ●          | ●          | ●          |



| DATE       | DESCRIPTION                                |
|------------|--|
| 2016.07.05 | 2016.07.05 ZONING REVIEW                   |
| 2016.08.02 | 2016.08.02 ZONING REVIEW RESUBMISSION      |
| 2016.10.03 | 2016.10.03 PLANNING REVIEW SUBMISSION      |
| 2016.10.31 | 2016.10.31 COMMITTEE OF ADJUST. APP.       |
| 2017.02.03 | 2017.02.03 COMMITTEE OF ADJ. RE-SUBMISSION |



PROJECT SHEET TITLE  
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M6P 2P6

PROJECT SCALE  
2016-0040 N.T.S.  
DATE 2017-02-03  
DRAWN BY BCA  
Title Sheet

A000

PROJECT SHEET TITLE  
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M6P 2P6

TREE PROTECTION NOTES

A. NO EXISTING TREES ON SITE TO BE REMOVED OR DESTROYED PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY. THE TREE PROTECTION BARRIERS SPECIFIED ON THIS PLAN AND PER URBAN FORESTRY'S DETAIL TP-1 MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

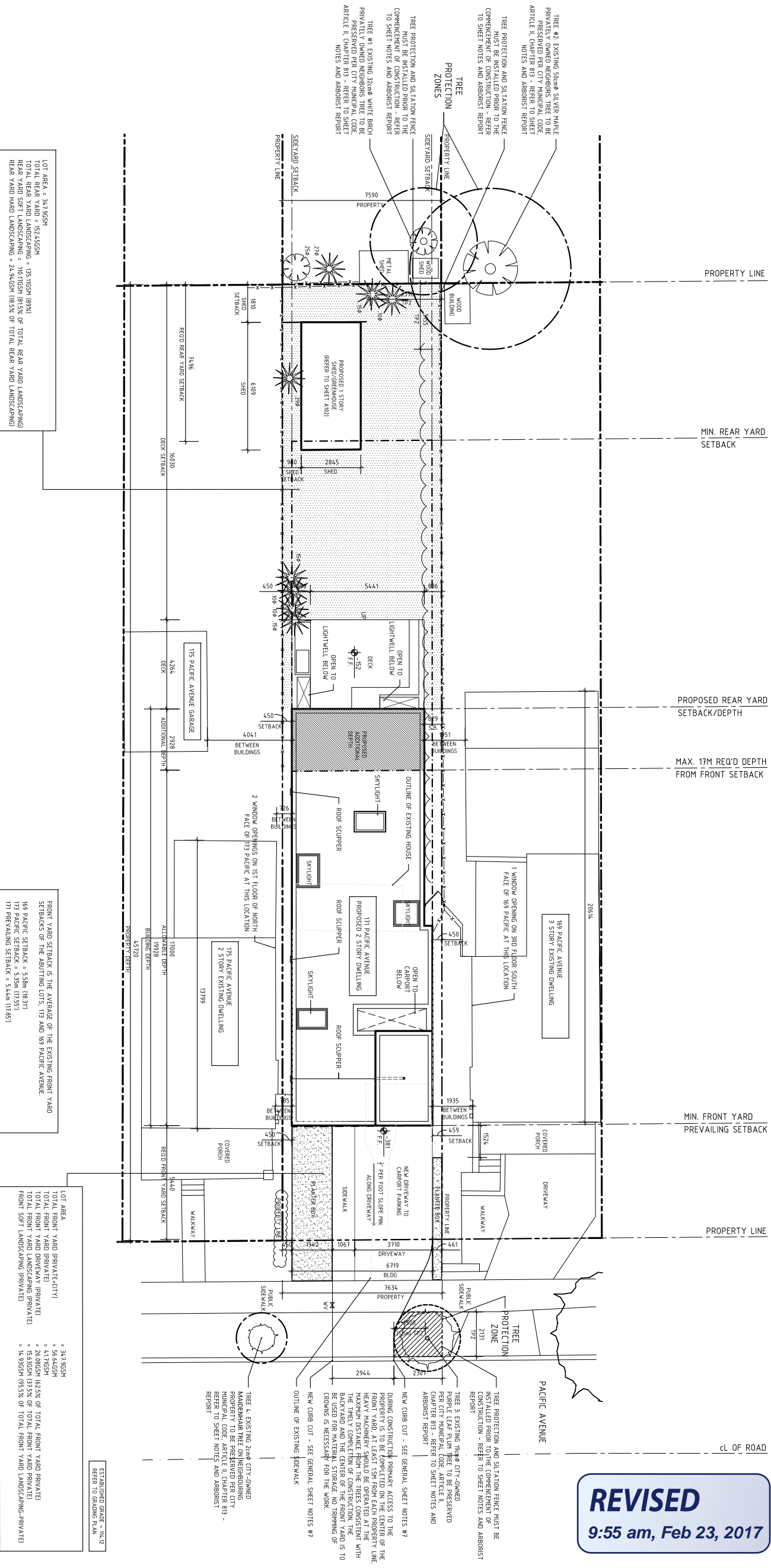
ARBORIST TREE PROTECTION RECOMMENDATIONS

REFER TO ARBORIST REPORT FOR 74 BAYVIEW DATED JANUARY 26, 2017 AND COMPLETED BY ARBORIST REPORTER, SERGI IYONOVYI.

GENERAL SHEET NOTES

1. REFER TO ORIGINAL LMC SURVEY FOR EXISTING SITE CONDITIONS COMPLETED BY 8. AVIS SURVEYING INC.

REVISED 9:55 am, Feb 23, 2017



LOT AREA = 342.96SQM  
TOTAL FRONT YARD (PRIVATE) = 152.54SQM  
TOTAL REAR YARD LANDSCAPING = 10.17SQM (81.5% OF TOTAL REAR YARD LANDSCAPING)  
REAR YARD SOFT LANDSCAPING = 24.94SQM (83.5% OF TOTAL REAR YARD LANDSCAPING)

FRONT YARD SETBACK IS THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE ADJACENT LOTS, 773 AND 69 PACIFIC AVENUE.  
169 PACIFIC SETBACK = 5.58m (18.31')  
173 PACIFIC SETBACK = 5.35m (17.57')  
171 PRE-VALUING SETBACK = 5.44m (17.85')

LOT AREA = 342.96SQM  
TOTAL FRONT YARD (PRIVATE) = 152.54SQM  
TOTAL REAR YARD LANDSCAPING (PRIVATE) = 10.17SQM (81.5% OF TOTAL REAR YARD LANDSCAPING)  
FRONT SOFT LANDSCAPING (PRIVATE) = 14.93SQM (95.5% OF TOTAL FRONT YARD LANDSCAPING (PRIVATE))

PROJECT: 171 PACIFIC AVE. TORONTO, ONTARIO CANADA M9B 2S9. SCALE: 1:500. DATE: 2017-02-03. ARCHITECT: BATAY-CORREA ARCHITECTS. 254 JANE STREET TORONTO, ONTARIO CANADA M5S 2Z2. www.batay-corr.com

SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION             |
|------------|-------------------------|
| 2016-06-04 | ISSUED FOR PERMIT       |
| 2016-06-04 | ISSUED FOR CONSTRUCTION |
| 2017-02-03 | ISSUED FOR CONSTRUCTION |
| 2017-02-03 | ISSUED FOR CONSTRUCTION |
| 2017-02-03 | ISSUED FOR CONSTRUCTION |



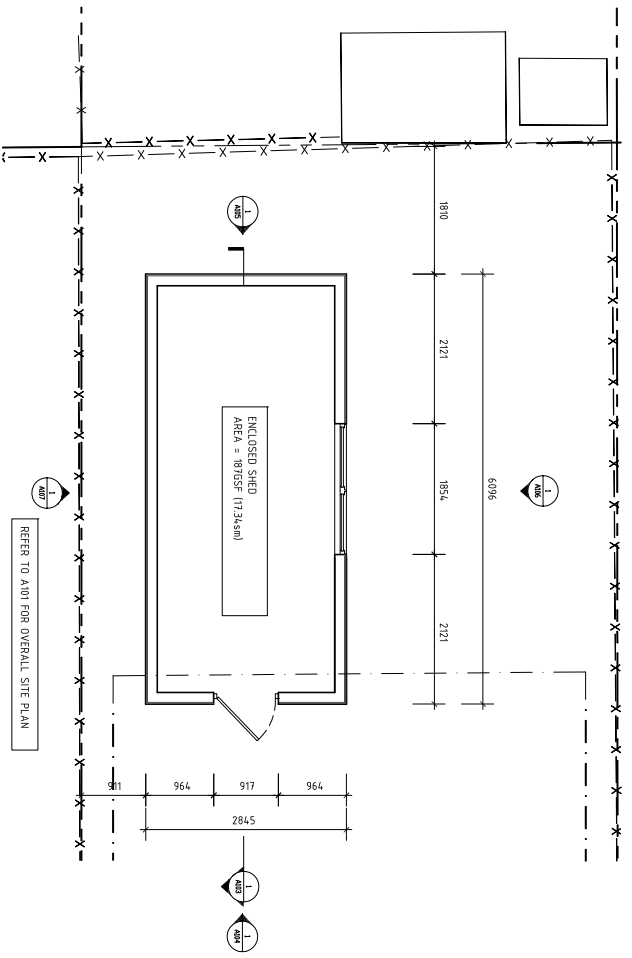
PROJECT  
**171 PACIFIC AVE.**  
 TORONTO, ONTARIO CANADA M5P 3H5

PROJECT  
 2016-00-00 AS NOTED

DATE  
 2017-02-03

Shed Drawings - Shed Plan

A102



SCALE: 1/8" = 1'-0"

SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION                          |
|------------|--------------------------------------|
| 2017.02.03 | FINAL REVIEW                         |
| 2017.02.03 | FINAL REVIEW REVISIONS               |
| 2017.02.03 | COMMITTEE OF ADJUSTMENT AIP          |
| 2017.02.03 | COMMITTEE OF ADJUSTMENT RE-ADMISSION |

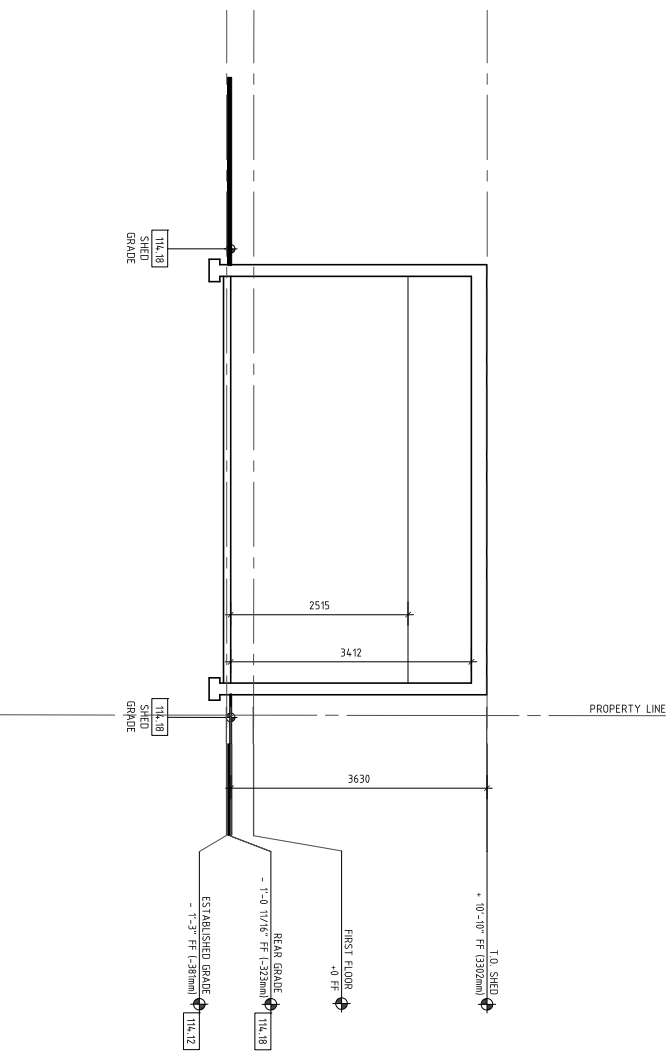


PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5S 3H5

PROJECT SCALE  
 2016-004.0 AS NOTED  
 DRAWN DATE  
 BCA 2017-02-03

Shed Drawings - Shed Section

A103



SCALE  
 1/8\"/>



BATAY-CSORBA ARCHITECTS  
264 JANE STREET  
TORONTO, ONTARIO CANADA M5S 3Z2  
www.batay-csorba.com

SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION                           |
|------------|---------------------------------------|
| 2016.01.16 | ZONING REVIEW                         |
| 2016.02.03 | FORMAL REVIEW RE-DESIGNATION          |
| 2016.02.03 | CONTRACT OF AGREEMENT SIGNED          |
| 2017.02.03 | COMMITTEE OF ADJUSTERS RE-DESIGNATION |



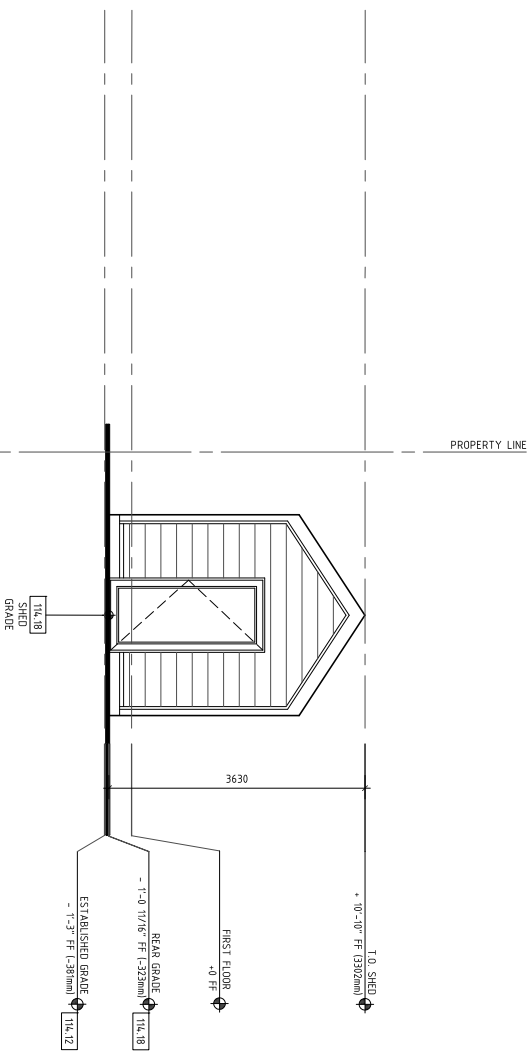
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5P 3H5

SCALE  
PROJECT 2016-00A.0 AS NOTED  
DRAWN BCA DATE 2017-02-03

Shed Drawings -  
West Shed Elevation

A104

SCALE  
mm 0 500 1000 2000





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TORONTO, ONTARIO CANADA M5S 3Z2  
www.batay-csorba.com

SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION                           |
|------------|---------------------------------------|
| 2016.01.16 | ZONING REVIEW                         |
| 2016.02.03 | FINAL REVIEW RE-COMPLETION            |
| 2016.02.03 | COMMITTEE OF ADJUSTMENT AIP           |
| 2017.02.03 | COMMITTEE OF ADJUSTMENT RE-COMPLETION |



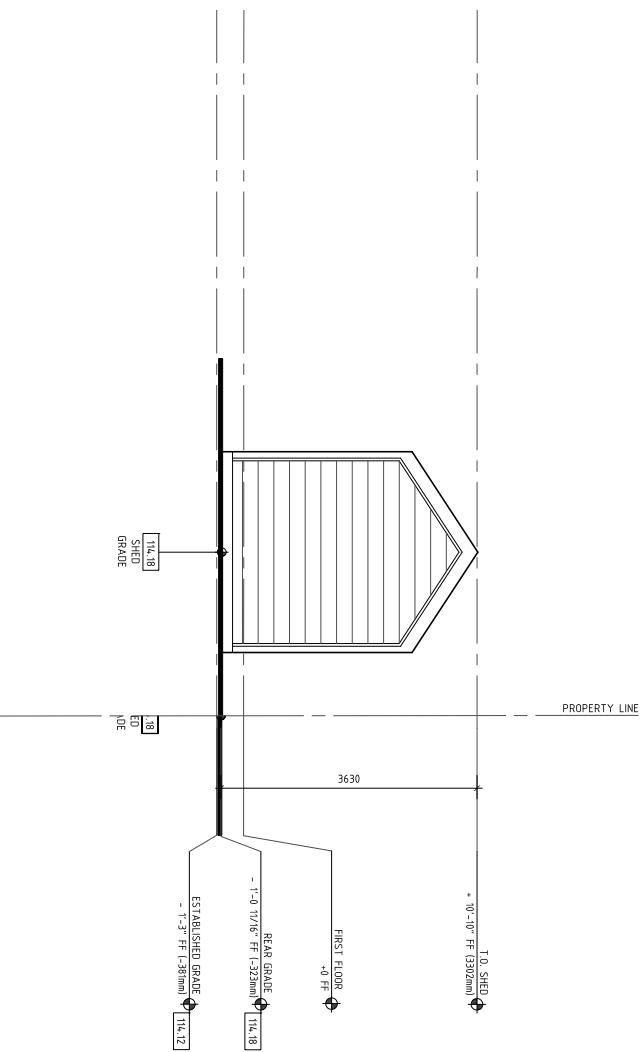
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5P 3H5

SCALE  
PROJECT  
2016-00A.0 AS NOTED  
DRAWN  
DATE  
2017-02-03

Shed Drawings -  
East Shed Elevation

A105

SCALE  
mm 0 500 1000 2000



SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION            |
|------------|------------------------|
| 2017.01.16 | ISSUE FOR PERMIT       |
| 2017.02.03 | ISSUE FOR CONSTRUCTION |
| 2017.02.03 | ISSUE FOR ADJUSTMENT   |
| 2017.02.03 | ISSUE FOR ADJUSTMENT   |



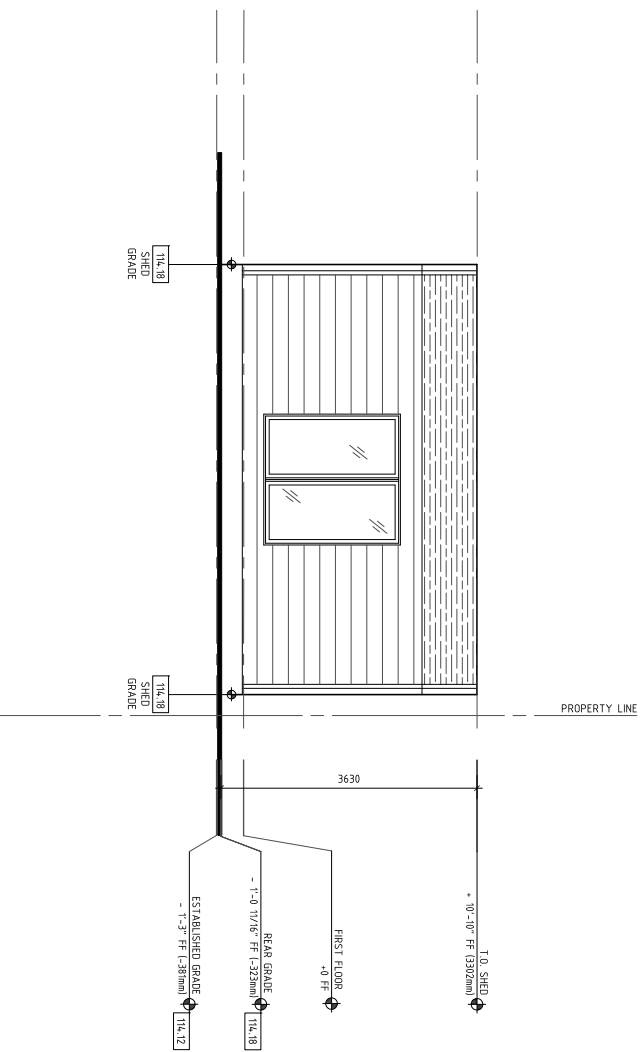
PROJECT  
**171 PACIFIC AVE.**  
 TORONTO, ONTARIO CANADA M5P 3H5

SCALE  
 PROJECT 2016-00A.0 AS NOTED  
 DRAWN DATE  
 BCA 2017-02-03

Shed Drawings -  
 South Shed Elevation

A106

SCALE  
 1" = 8'  
 0 500 1000 2000





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TORONTO, ONTARIO CANADA M5S 3Z2  
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SCALE & SIGNATURE

PROGRESS

| DATE       | DESCRIPTION                             |
|------------|---|
| 2016.07.16 | ISSUE REVIEW                            |
| 2016.08.03 | ISSUE REVIEW RE-CONSTRUCTION            |
| 2016.08.10 | ISSUE REVIEW RE-CONSTRUCTION            |
| 2017.02.03 | COMMITTEE OF ADJUSTMENT AIP             |
| 2017.02.03 | COMMITTEE OF ADJUSTMENT RE-CONSTRUCTION |



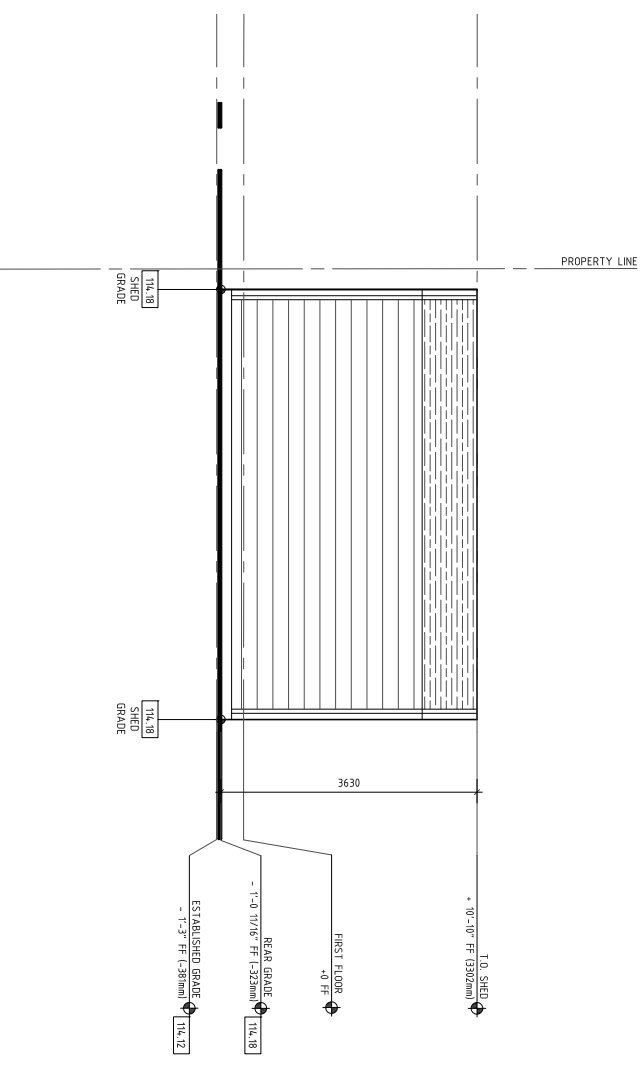
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5P 3H5

SCALE  
PROJECT  
2016-004.0 AS NOTED  
DRAWN  
BCA  
DATE  
2017-02-03

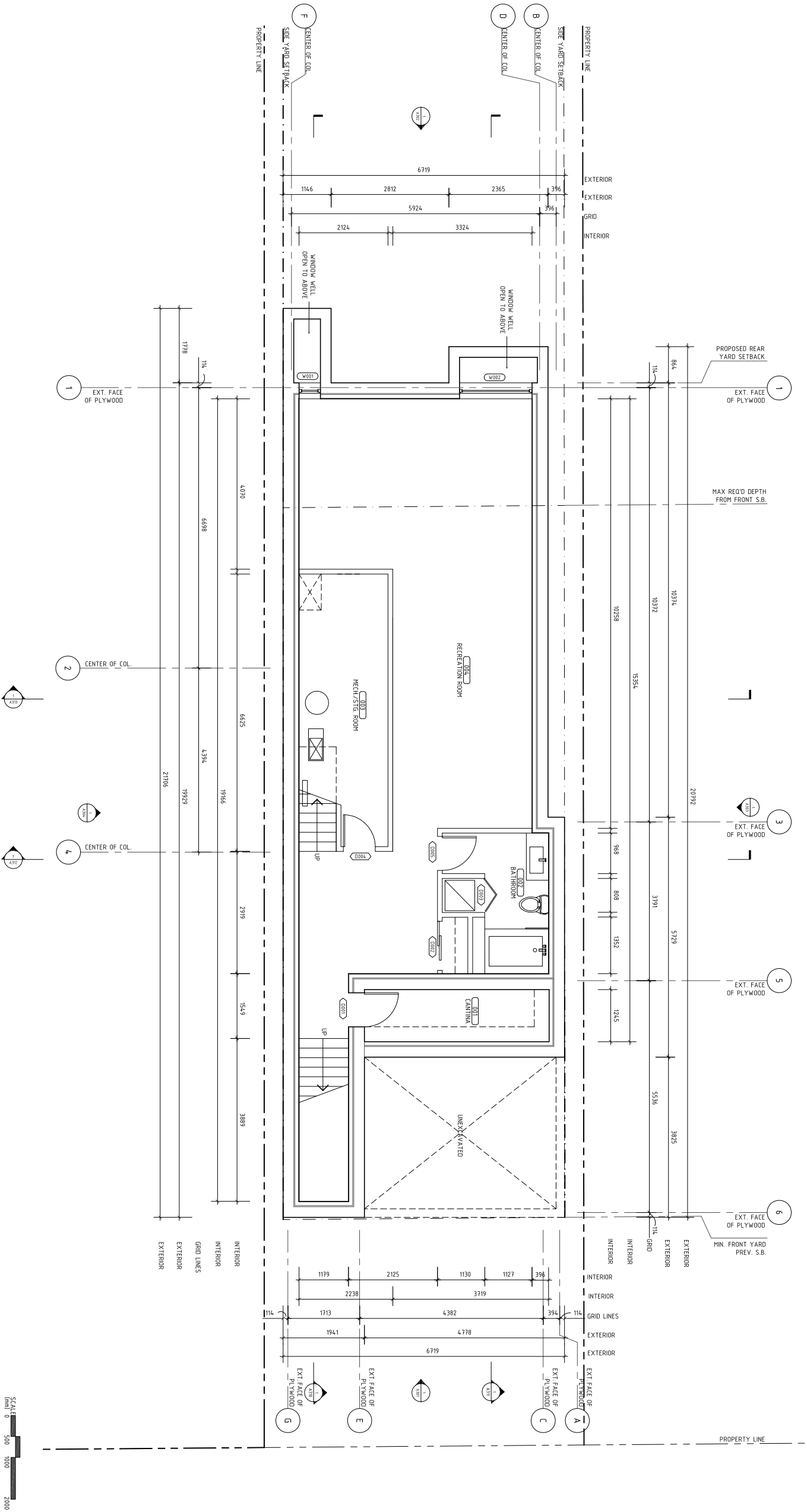
Shed Drawings -  
North Shed Elevation

A107

SCALE  
mm 0 500 1000 2000



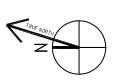




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 TEL: 416-593-7777  
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| DATE       | DESCRIPTION  |
|------------|--------------|
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |



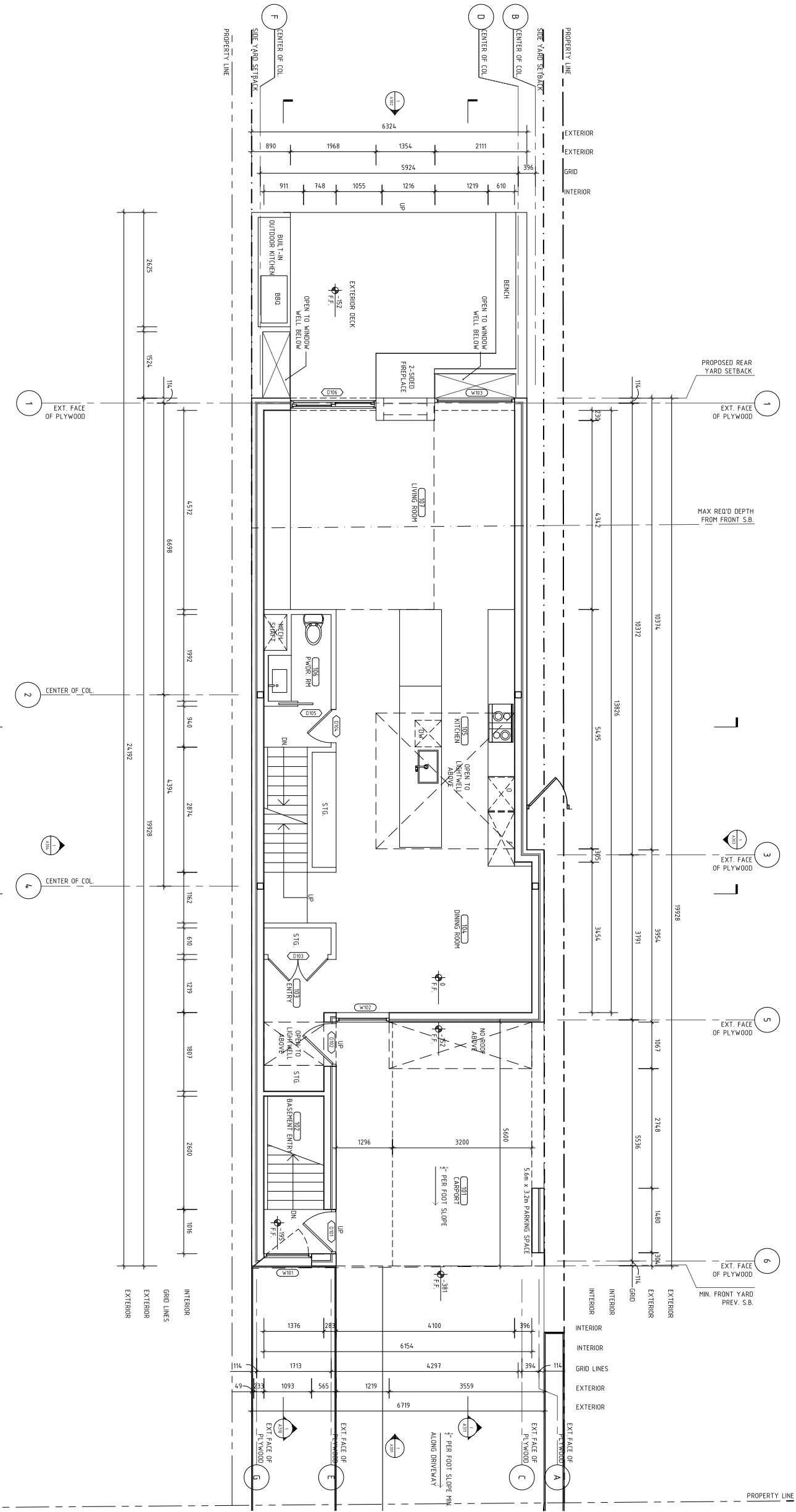
PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5S 3H5

SCALE  
 AS NOTED  
 DATE  
 2017-02-03

Basement Floor Plan

A201

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| DATE       | DESCRIPTION    |
|------------|----------------|
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |
| 2017-02-03 | FINAL REVISION |



PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5R 3H5

SCALE  
 AS NOTED

PROJECT NO.  
 2016-004.0

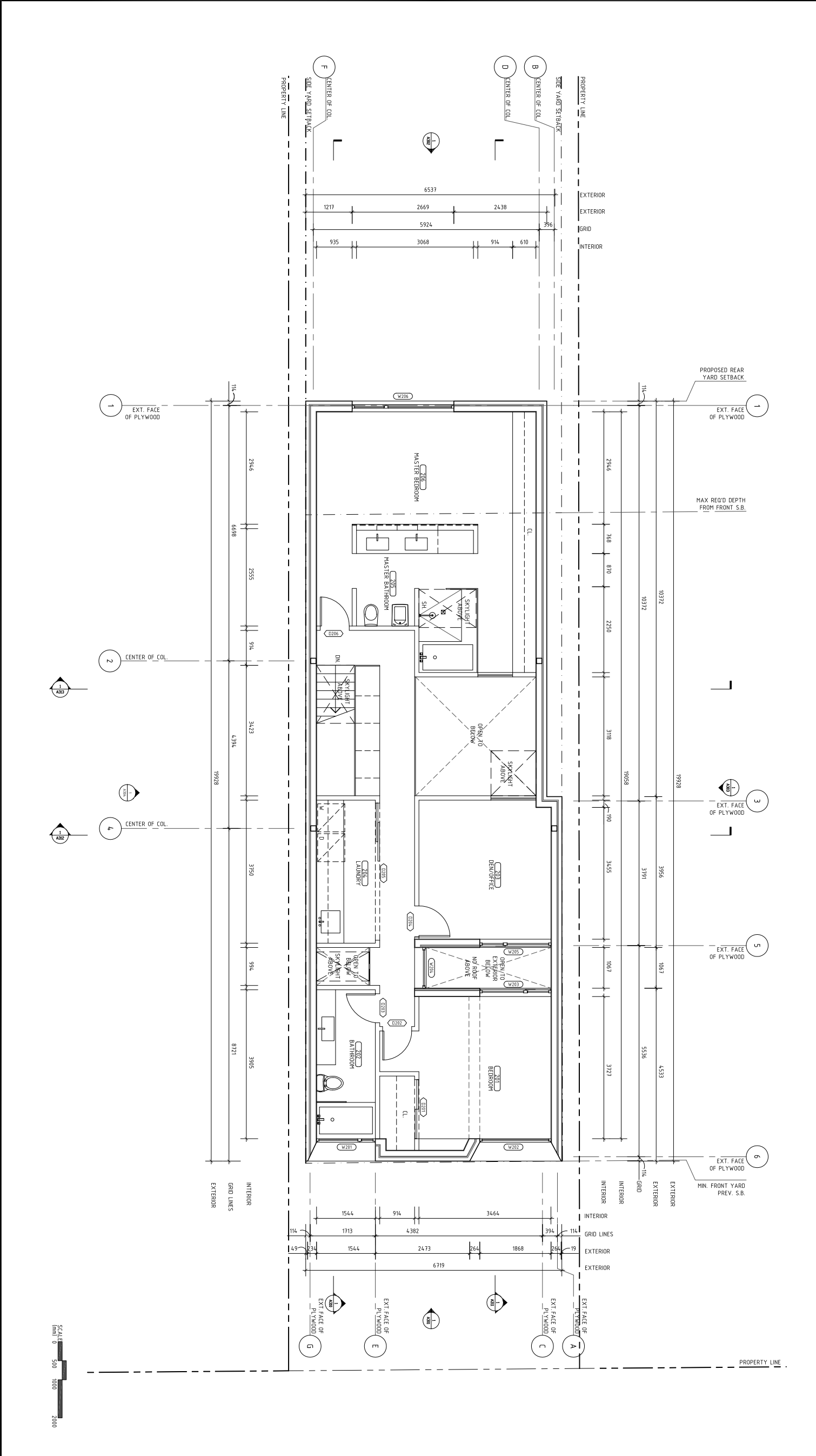
DATE  
 2017-02-03


PROJECT ARCHITECT  
 BATAY

PROJECT ENGINEER  
 CSORBA

A202

SCALE: 1/8" = 1'-0"  
 0 500 1000 2000





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 TEL: 416-593-8888  
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**A203**

**PROGRESS**

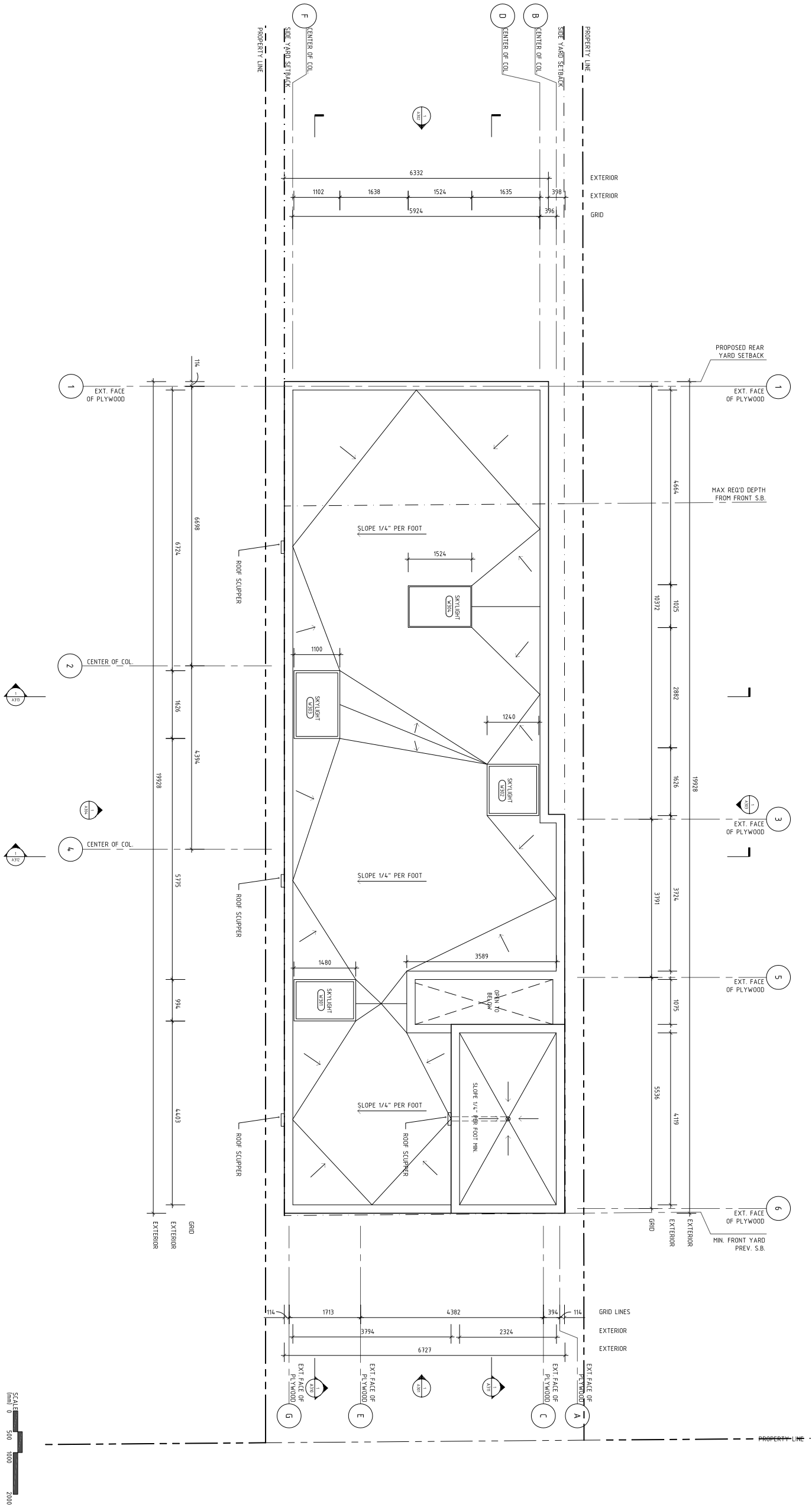
SCALE & DIMENSIONS

| DATE       | DESCRIPTION  |
|------------|--------------|
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |
| 2017-02-03 | FINAL REVIEW |

PROJECT: 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5R 3H5

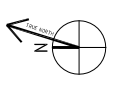
SCALE: AS NOTED  
 PROJECT NO: 2016-006.0  
 DATE: 2017-02-03

DESIGNER: BCA  
 ARCHITECT: BATAY-CSORBA ARCHITECTS



PROGRESS

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
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|      |             |



PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5P 3H5

SCALE  
 AS NOTED  
 PROJECT NO. 2016-004.0  
 DRAWN BY BCA  
 DATE 2017-02-03

Roof Plan

A204

PROGRESS

| DATE       | DESCRIPTION                           |
|------------|---------------------------------------|
| 2017-02-03 | FINAL REVIEW                          |
| 2017-01-24 | FINAL REVIEW RE-CORRECTION            |
| 2017-01-17 | FINAL REVIEW                          |
| 2017-01-10 | COMMITTEE OF ADJUSTMENT MEET          |
| 2017-01-03 | COMMITTEE OF ADJUSTMENT RE-CORRECTION |

SCALE & SQUARE

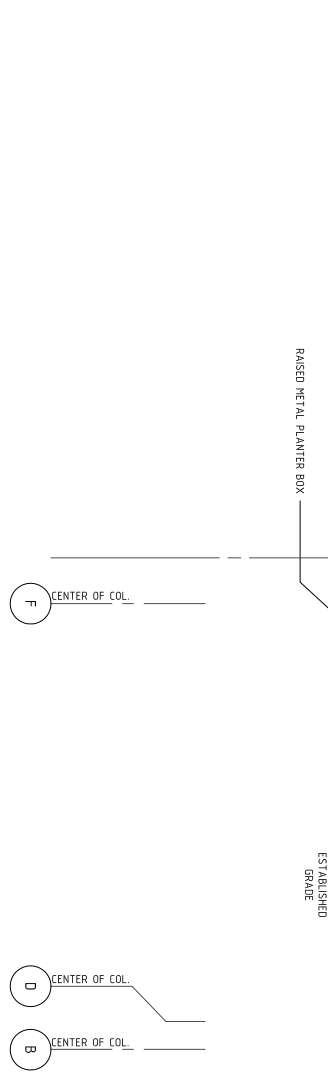
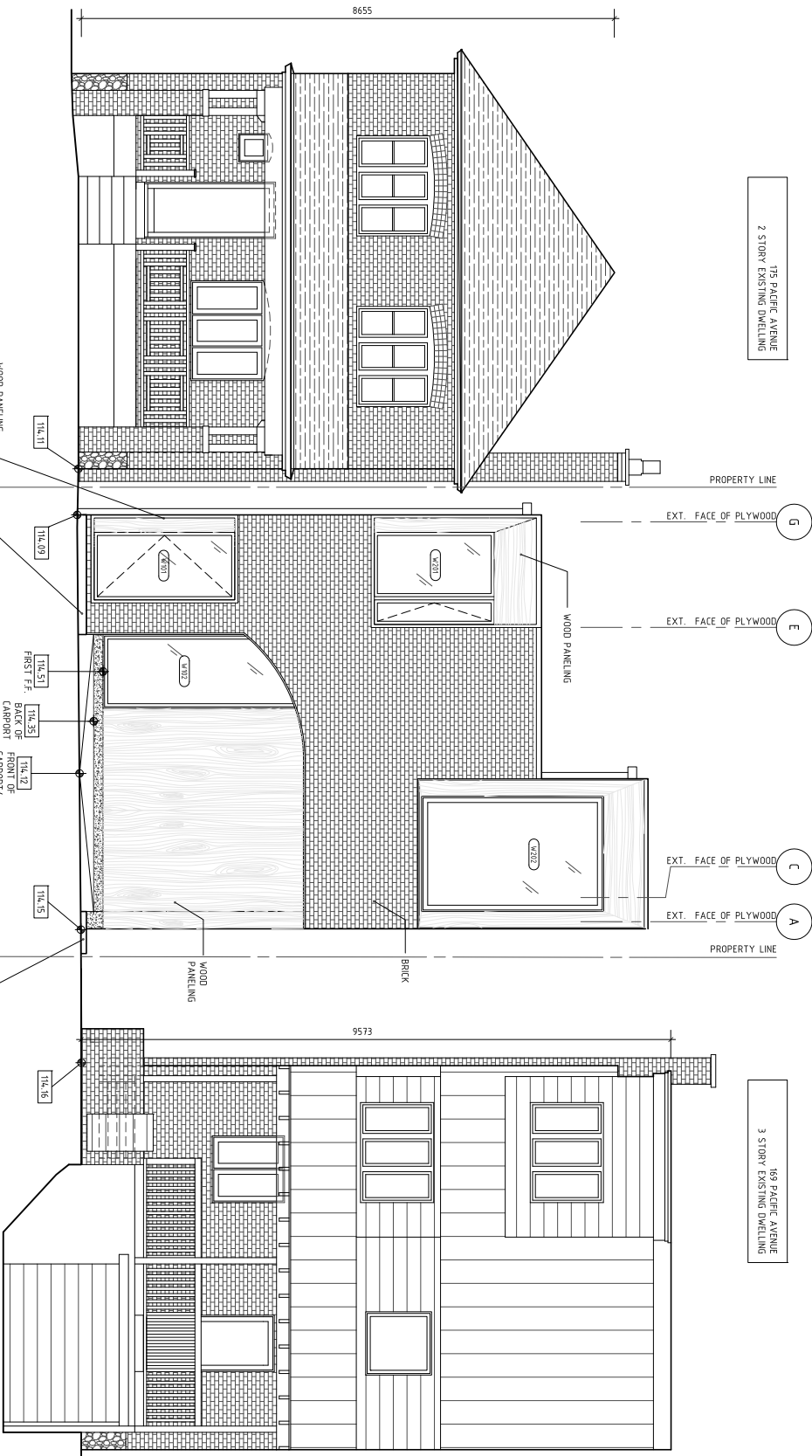
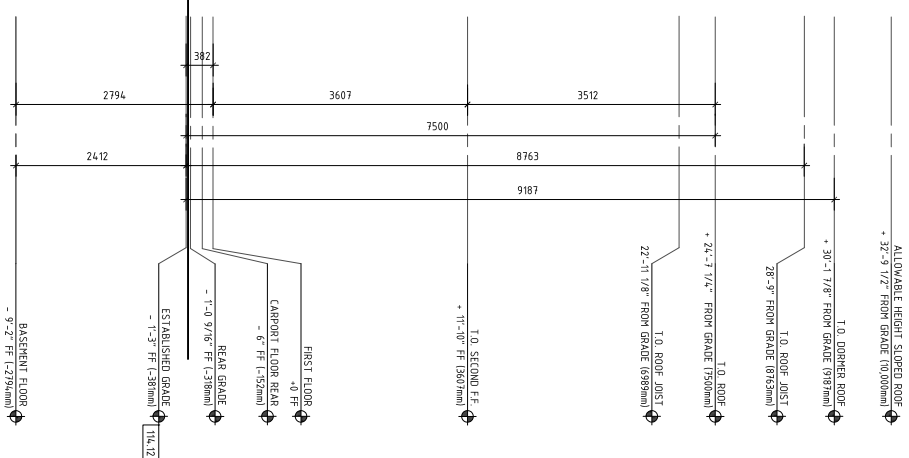
PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5S 3H5

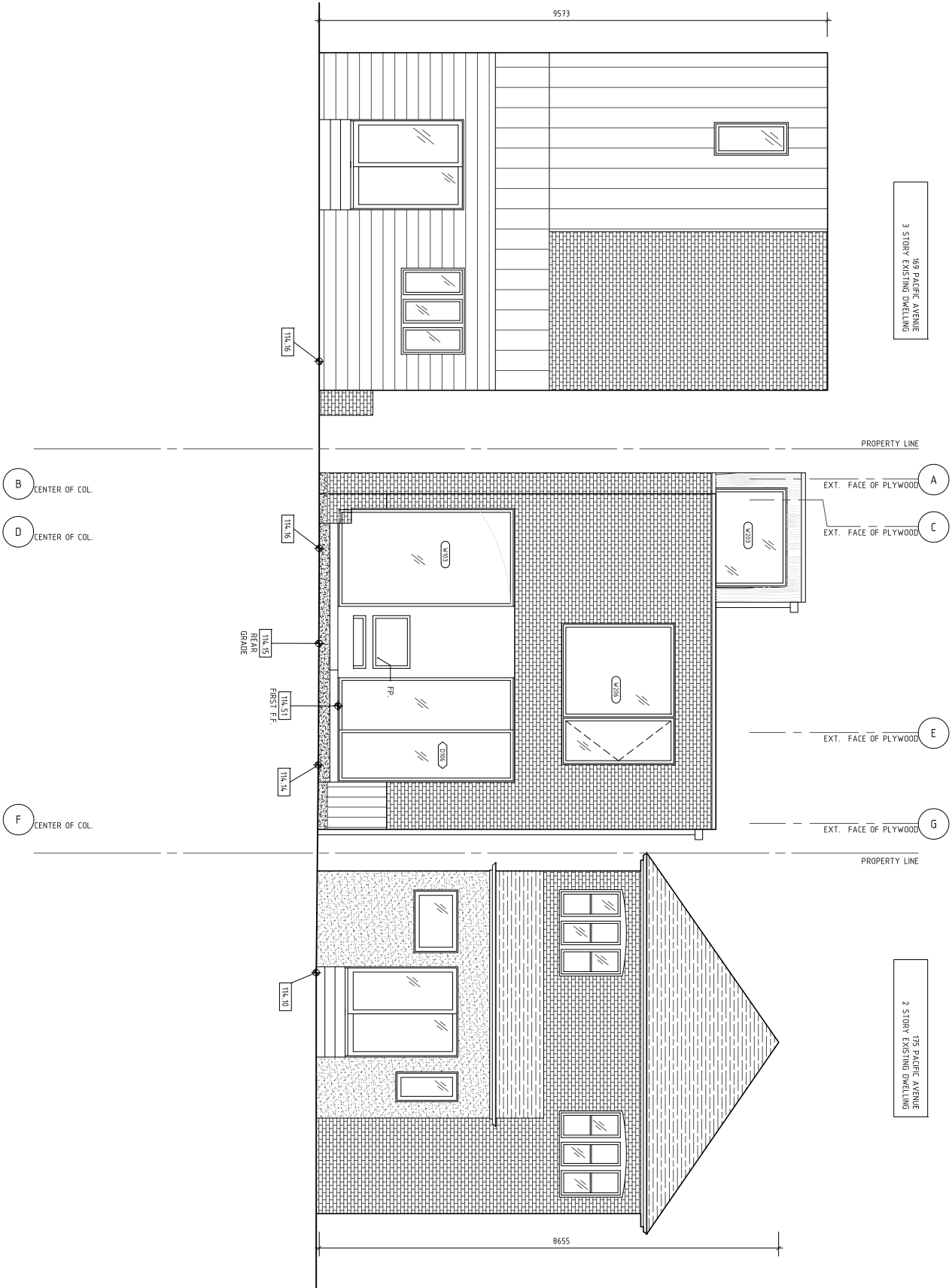
SCALE  
 2016-004.0 AS NOTED  
 DRAWN DATE  
 BCA 2017-02-03

West Elevation

A301

SCALE  
 1" = 8'  
 0 500 1000 2000

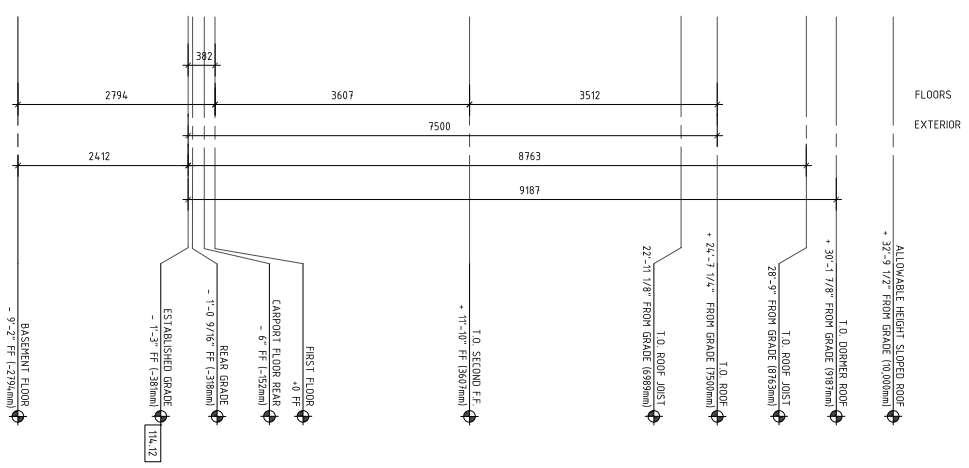




B CENTER OF COL.  
D CENTER OF COL.  
F CENTER OF COL.

169 PACIFIC AVENUE  
3 STORY EXISTING DWELLING

175 PACIFIC AVENUE  
2 STORY EXISTING DWELLING



SCALE: 1/8" = 1'-0"  
0 500 1000 2000

PROGRESS

SCALE & SIGNATURE

| DATE       | DESCRIPTION                  |
|------------|------------------------------|
| 2017-02-03 | FINAL REVIEW                 |
| 2017-02-03 | FINAL REVIEW REVISIONS       |
| 2017-02-03 | FINAL REVIEW REVISIONS       |
| 2017-02-03 | CONTRACT OF AGREEMENT SIGNED |
| 2017-02-03 | CONTRACT OF AGREEMENT SIGNED |

PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5S 3H5

PROJECT SCALE  
2016-004.0 AS NOTED  
DRAWN DATE  
BCA 2017-02-03  
East Elevation

A302

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PROGRESS

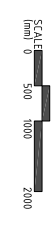
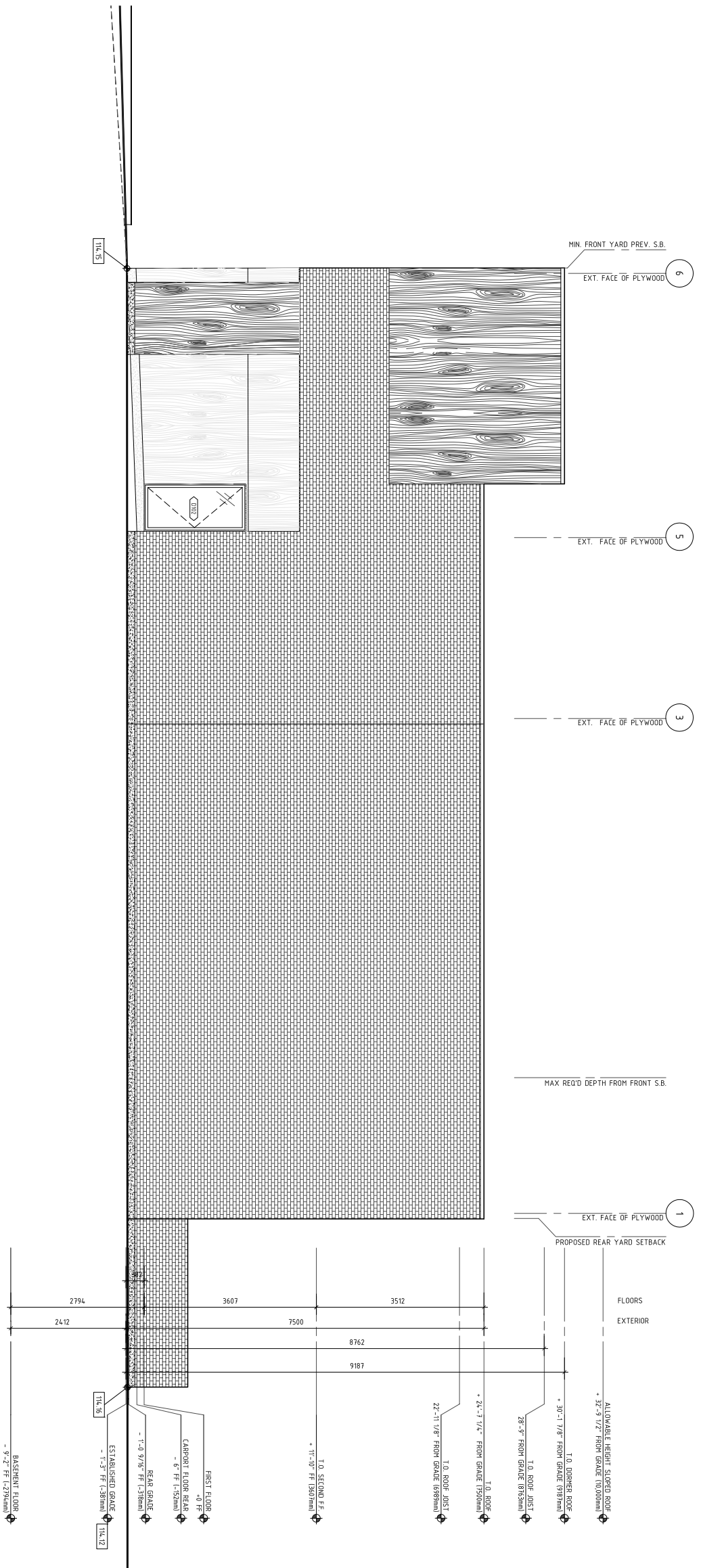
SCALE & SIGNATURE

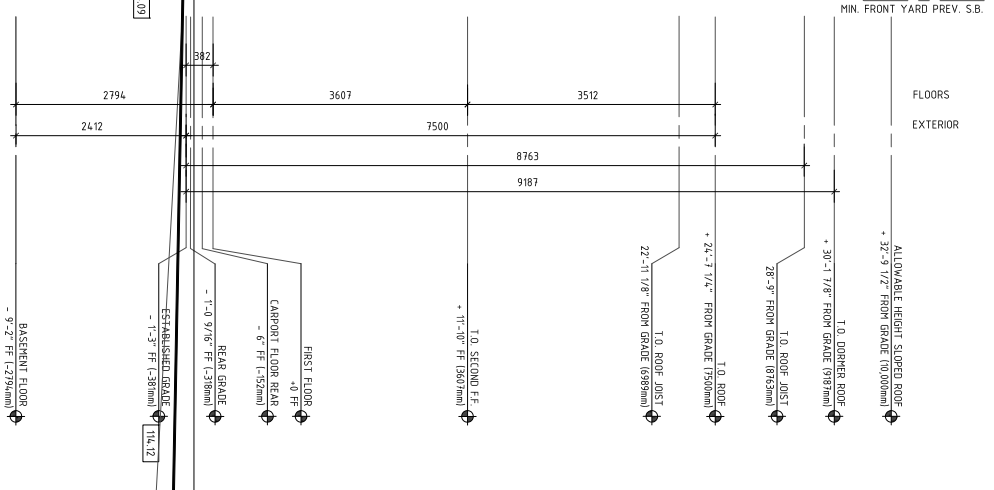
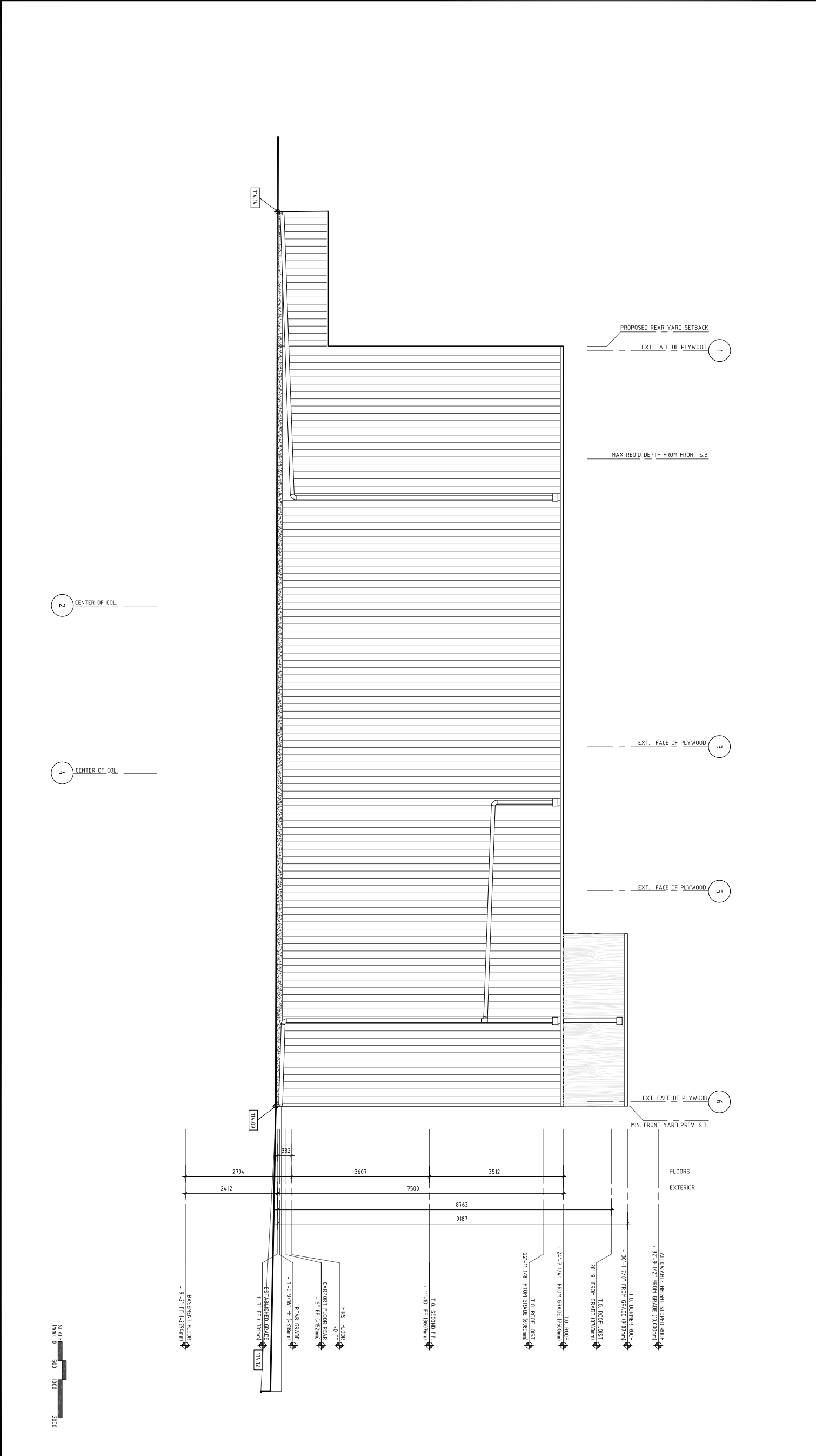
| DATE       | DESCRIPTION                |
|------------|----------------------------|
| 2017-02-03 | FINAL REVIEW               |
| 2017-02-03 | FINAL REVIEW RE-CORRECTION |
| 2017-02-03 | CONSULTANT REVIEW          |
| 2017-02-03 | CONSULTANT APPROVAL        |
| 2017-02-03 | CONSULTANT RE-CORRECTION   |

PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5P 3H5

PROJECT SCALE  
 2016-004.0 AS NOTED  
 DRAWN DATE  
 BCA 2017-02-03

South Elevation  
**A303**





2 CENTER OF COL.

4 CENTER OF COL.

SCALE: 1/8" = 1'-0"

PROGRESS

| DATE       | DESCRIPTION        |
|------------|--------------------|
| 2017-02-03 | FINAL REVISION     |
| 2017-02-03 | CONSTRUCTION SET   |
| 2017-02-03 | CONTRACT SIGNATURE |
| 2017-02-03 | CONTRACT SIGNATURE |

PROJECT: 171 PACIFIC AVE.  
 LOCATION: TORONTO, ONTARIO CANADA M5S 3H5

PROJECT SCALE: AS NOTED  
 DRAWN: BCA  
 DATE: 2017-02-03

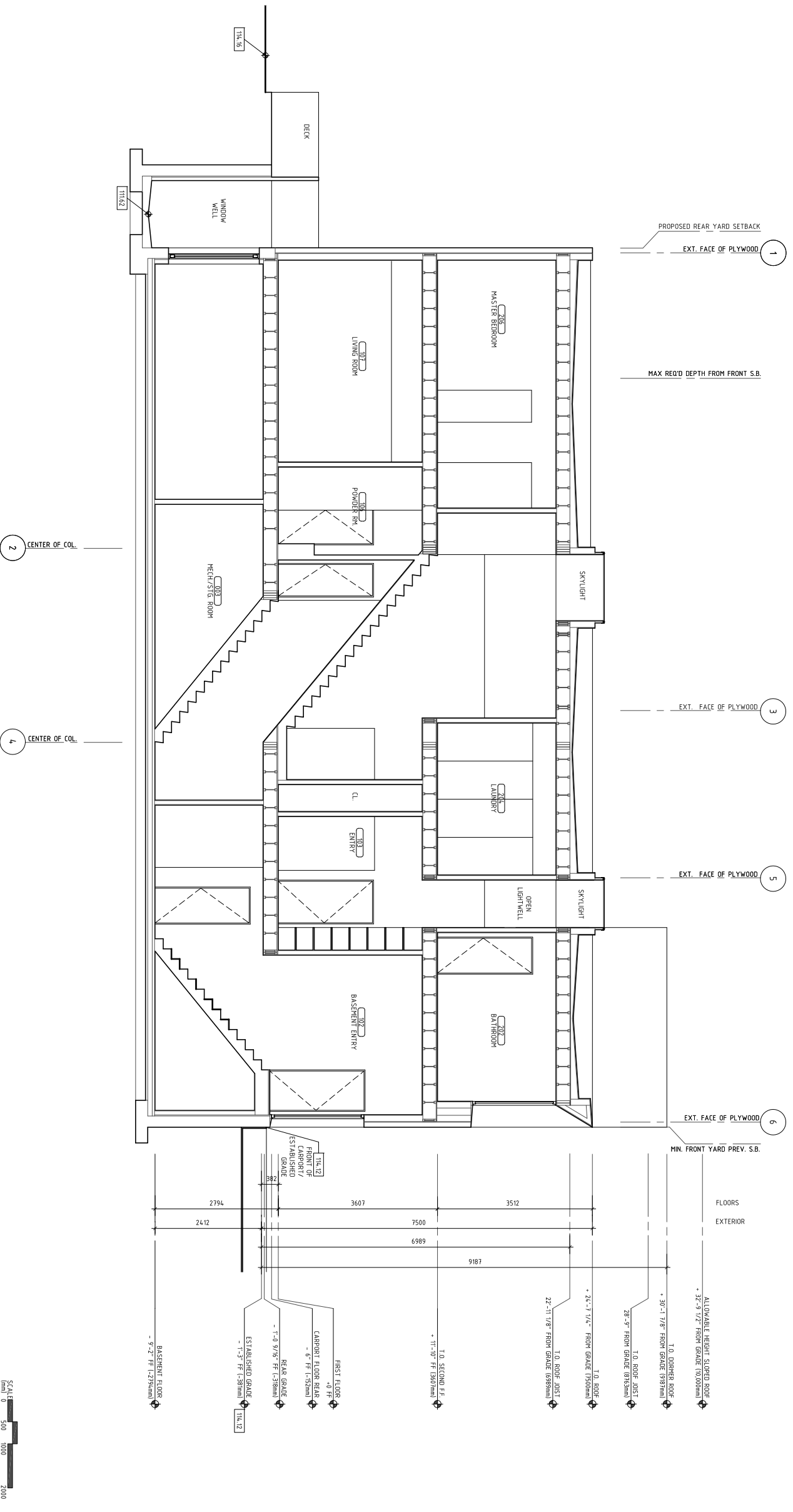
North Elevation

A304



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2 CENTER OF COL.  
4 CENTER OF COL.

SCALE  
0 500 1000 2000

**BCA**

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**PROGRESS**

SCALE & SQUARE

| DATE       | DESCRIPTION                              |
|------------|--|
| 2017-02-03 | FINAL REVIEW                             |
| 2017-02-03 | FINAL REVIEW REVISIONS                   |
| 2017-02-03 | FINAL REVIEW                             |
| 2017-02-03 | COMMITTEE OF ADJUSTMENT MEET             |
| 2017-02-03 | COMMITTEE OF ADJUSTMENT RE-DETERMINATION |

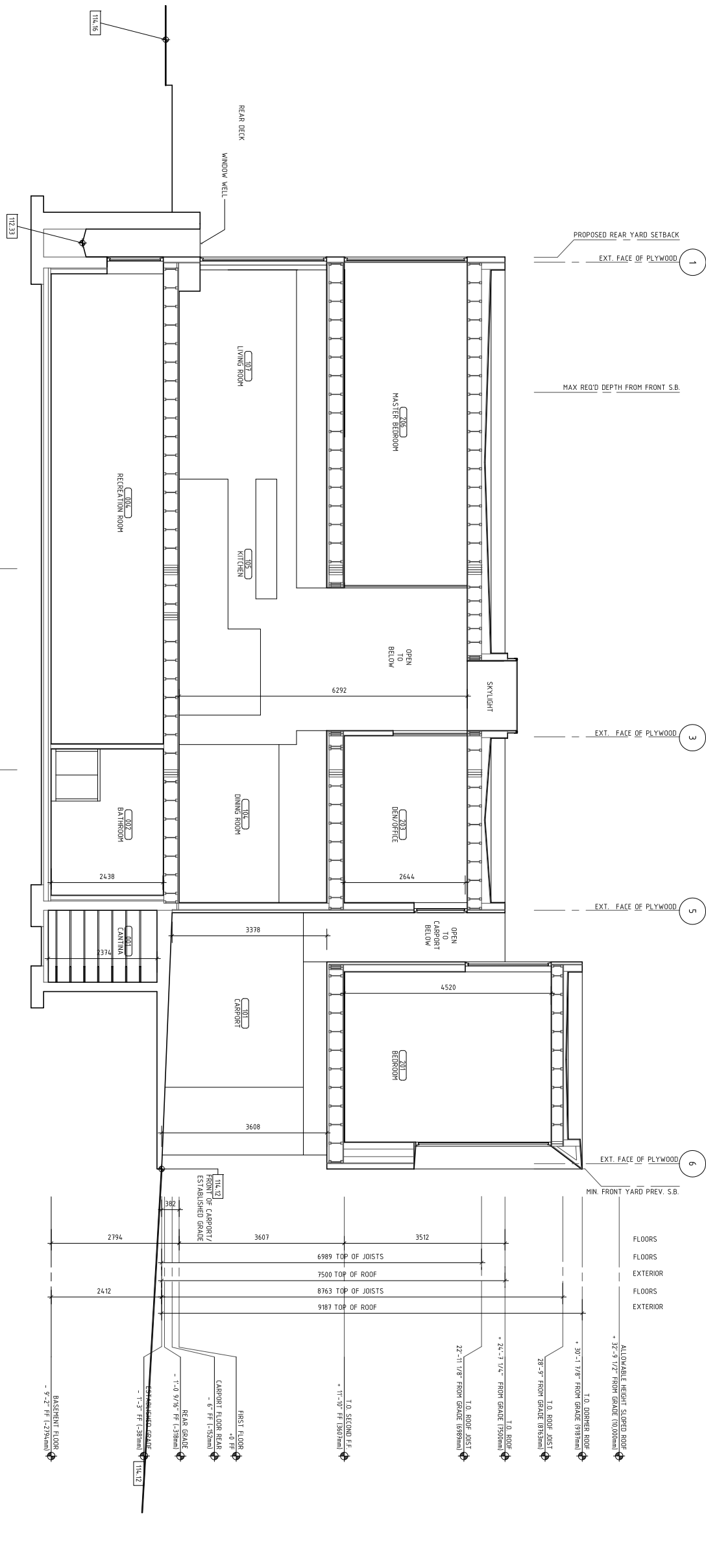
PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5P 3H5

PROJECT SCALE  
2016-004.0 AS NOTED  
DRAWN DATE  
BCA 2017-02-03

Building Section 1

A310

The Architect is not responsible for the construction of the building. The Architect is not responsible for the construction of the building. The Architect is not responsible for the construction of the building.



2 CENTER OF COL.

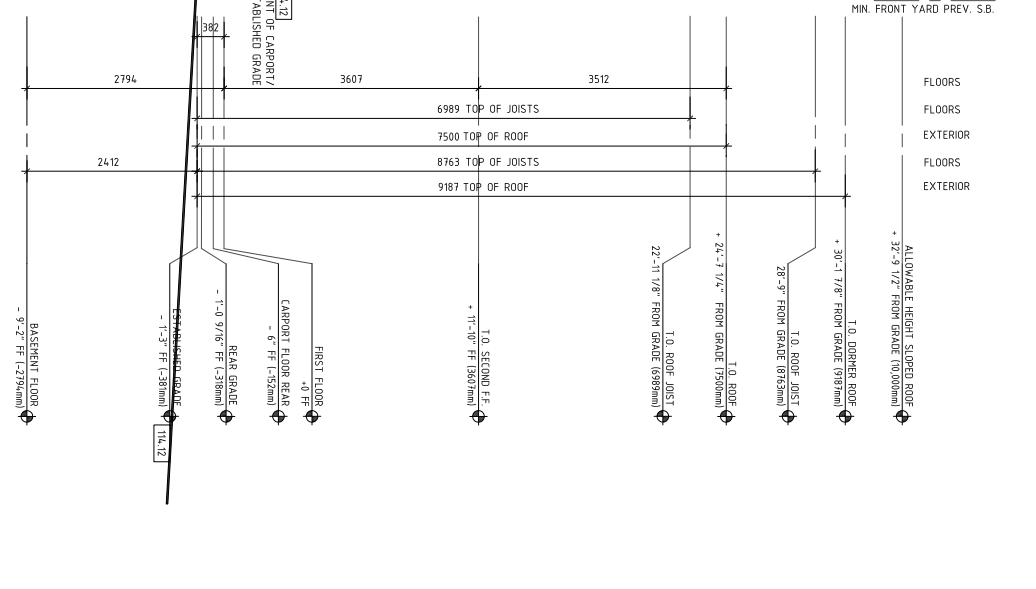
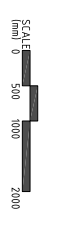
4 CENTER OF COL.

1 PROPOSED REAR YARD SETBACK  
EXT. FACE OF PLYWOOD

3 EXT. FACE OF PLYWOOD

5 EXT. FACE OF PLYWOOD

6 EXT. FACE OF PLYWOOD  
MIN. FRONT YARD PREV. S.B.



PROGRESS

| DATE       | DESCRIPTION       |
|------------|-------------------|
| 2017-02-03 | CONTRACTOR REVIEW |
| 2017-02-03 | CONTRACTOR REVIEW |
| 2017-02-03 | CONTRACTOR REVIEW |
| 2017-02-03 | CONTRACTOR REVIEW |
| 2017-02-03 | CONTRACTOR REVIEW |
| 2017-02-03 | CONTRACTOR REVIEW |

SCALE & SIGNATURE

PROGRESS

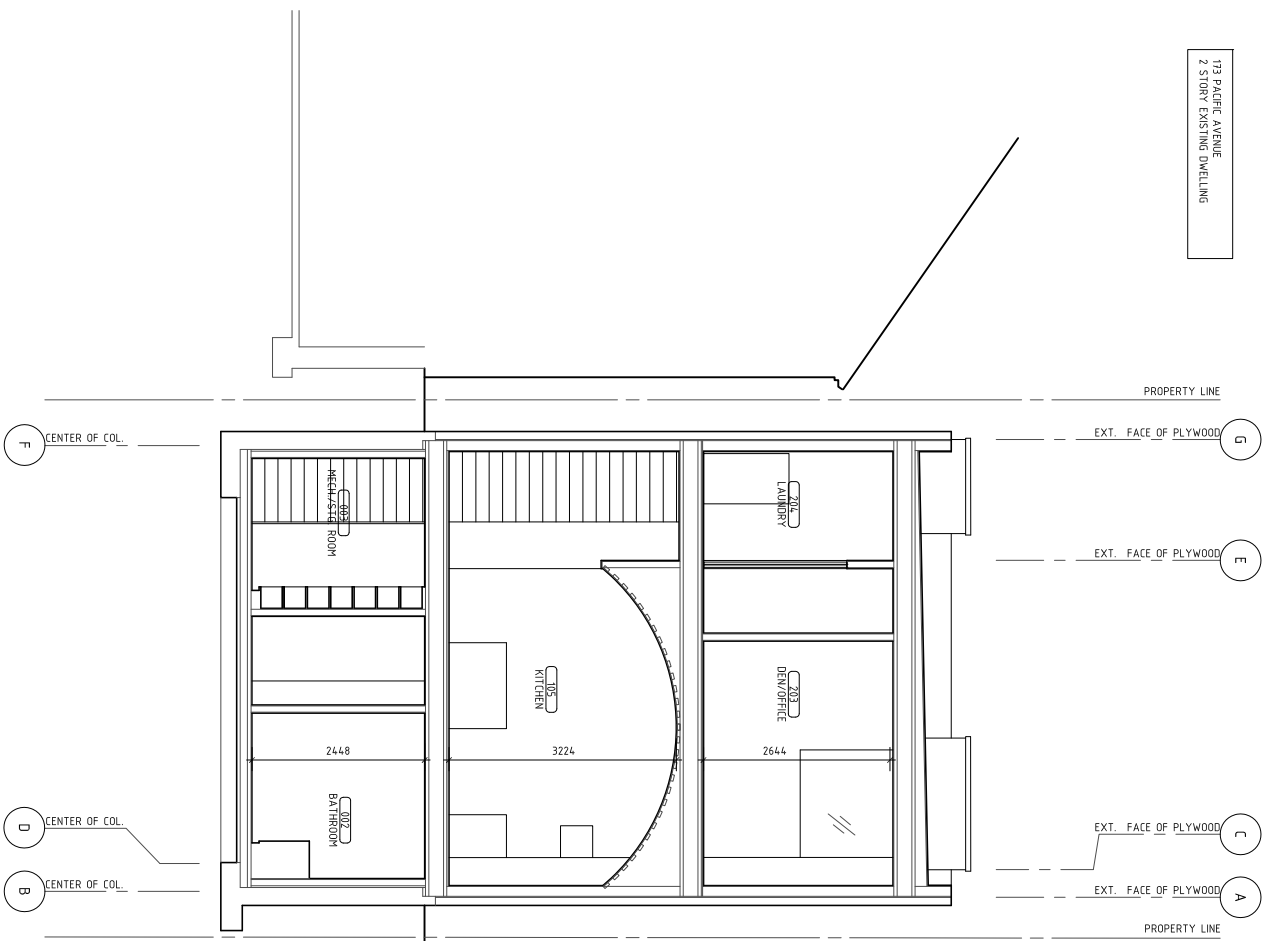
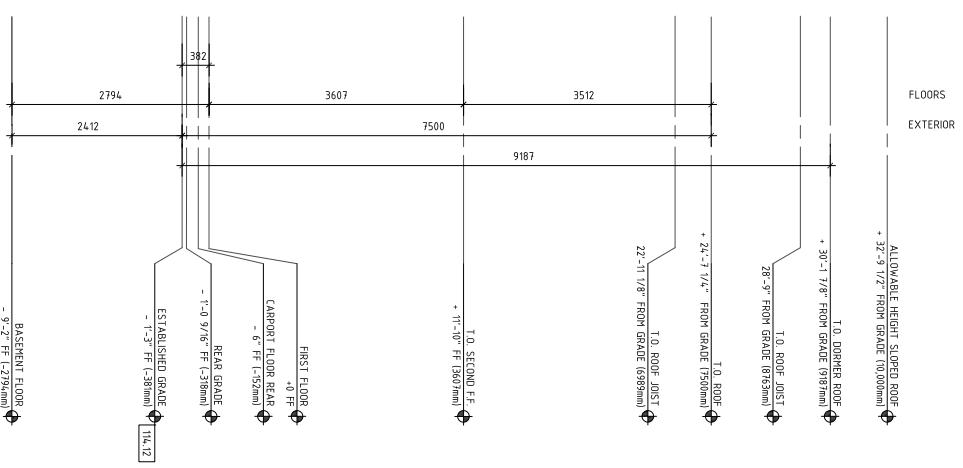
| DATE       | DESCRIPTION                        |
|------------|------------------------------------|
| 2017-02-03 | CONCEPT OF ADJUSTED RE-DEVELOPMENT |
| 2017-02-03 | CONCEPT OF ADJUSTMENT PLAN         |
| 2017-02-03 | CONCEPT OF ADJUSTED RE-DEVELOPMENT |

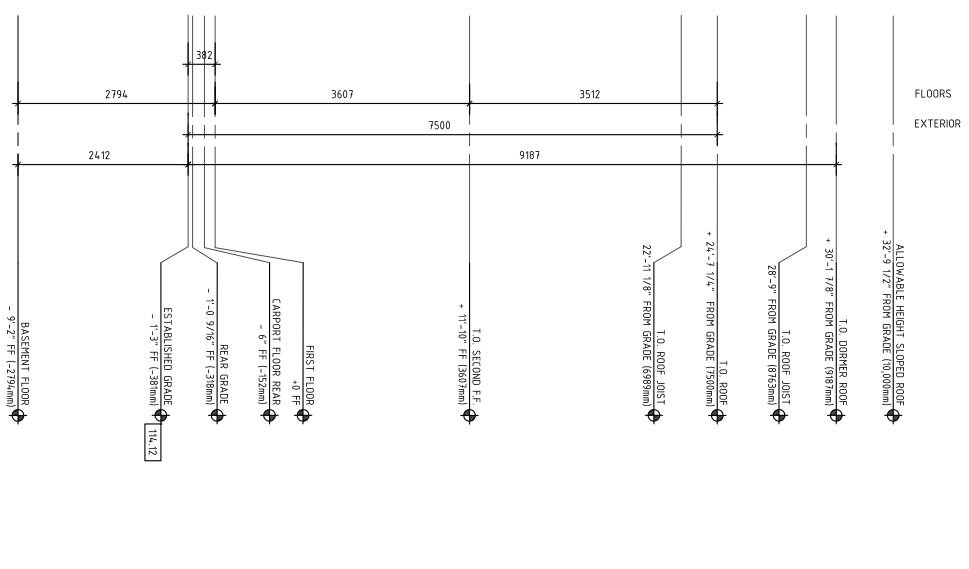
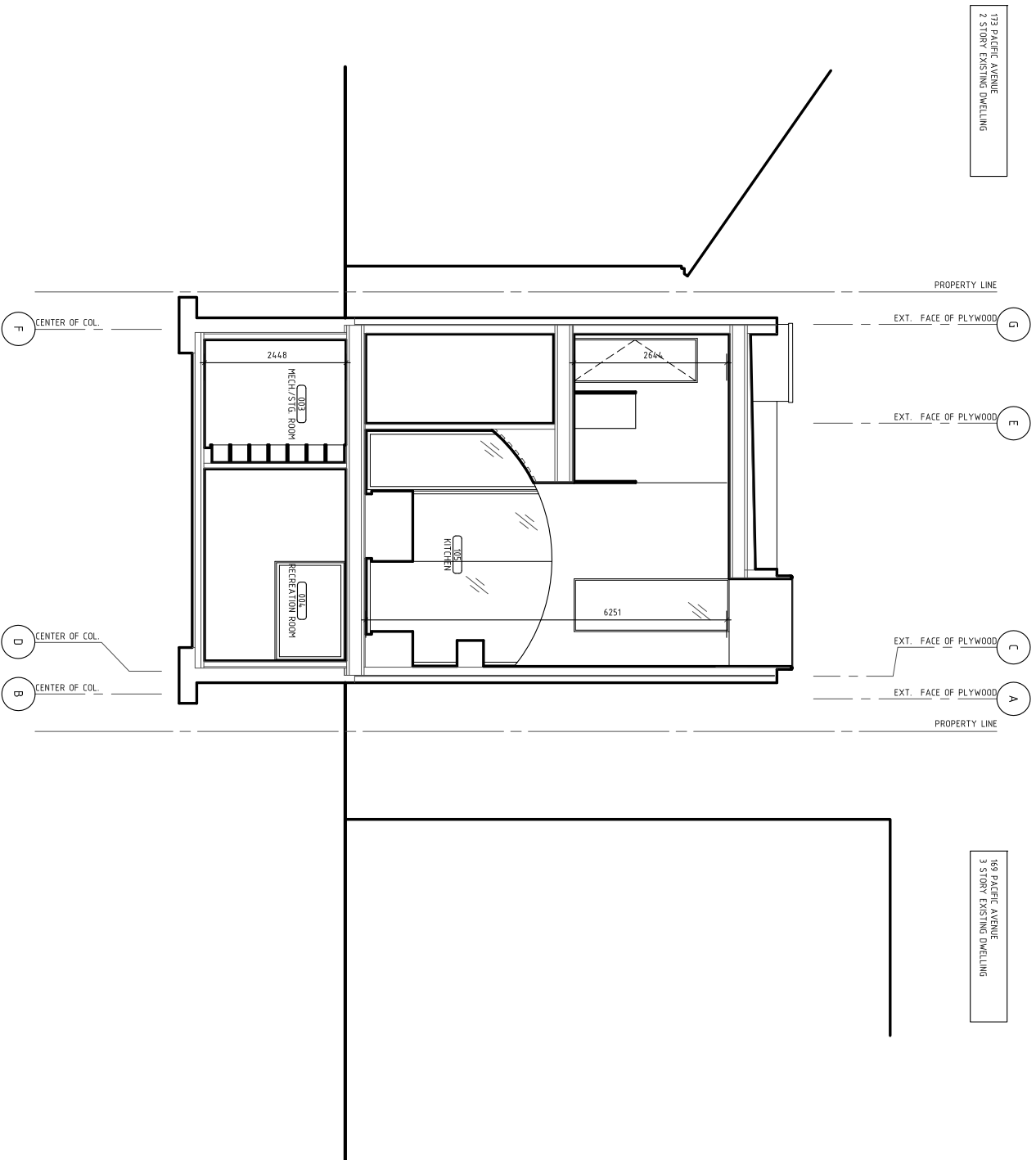
PROJECT  
 171 PACIFIC AVE.  
 TORONTO, ONTARIO CANADA M5S 3H5

PROJECT SCALE  
 2016-004.0 AS NOTED  
 DRAWN DATE  
 BCA 2017-02-03  
 Building Section 3

A312

SCALE  
 1" = 8'  
 0 500 1000 2000





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SCALE & SIGNATURE  
PROGRESS

| DATE       | DESCRIPTION |
|------------|-------------|
| 2016.04.26 | 2016.04.26  |
| 2016.04.26 | 2016.04.26  |
| 2016.04.26 | 2016.04.26  |
| 2016.04.26 | 2016.04.26  |
| 2016.04.26 | 2016.04.26  |
| 2016.04.26 | 2016.04.26  |

PROJECT  
171 PACIFIC AVE.  
TORONTO, ONTARIO CANADA M5P 3R6

PROJECT SCALE  
2016-0040 AS NOTED  
DRAWN DATE  
BCA 2017-02-03

Building Section 4  
A313

Small text at the bottom left corner, likely a disclaimer or copyright notice.

Thursday, March 23, 2017

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

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0876/16EYK  | Zoning:    | R & R2                  |
| Owner(s):          | WENDY CARLOTA<br>VALENZUELA<br>MARTHA MASAKO MARDY | Ward:      | Parkdale-High Park (13) |
| Agent:             | FRED CODE  | Heritage:  | Not Applicable          |
| Property Address:  | <b>232 HIGH PARK AVE</b>                           | Community: |                         |
| Legal Description: | PLAN 553 BLK 15 LOT 10 PT LOT 11                   |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a one-storey rear and north side addition to the proposed detached garage. A building permit has been issued for the proposed detached garage.

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

- Section 10.5.60.50.(2)(A), By-law 569-2013**  
The maximum permitted total floor area for an ancillary structure is 60 m<sup>2</sup>.  
The proposed detached garage will have a total floor area of 116.12 m<sup>2</sup>.
- Section 6(3) Part II 7(I), By-law 438-86**  
The minimum required lot line setback for an accessory structure is 3 m.  
The altered garage will be located 0.43 m from the south side lot line.
- Section 10.5.60.40.(2)(B), By-law 569-2013 & Section 4(2) (d), By-law 438-86**  
The maximum permitted height for an ancillary structure/ accessory building is 4 m.  
**Section 10.5.60.40.(2)(B), By-law 569-2013**  
The altered garage will have a height of 4.87 m.  
**Section 4(2) (d), By-law 438-86**  
The altered garage will have a height of 4.97 m.
- Section 200.5.1.10.(3)(D)(ii), By-law 569-2013**  
The maximum permitted width of parking space is 3.2 m.  
The proposed parking space will have a width of 3.53 m.
- Section 2(1), By-law 438-86**  
A private garage has a maximum capacity of 3 motor vehicles.  
A total capacity of 4 motor vehicles is being proposed.

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:       | A0876/16EYK  | Zoning     | R & R2                  |
| Owner:             | WENDY CARLOTA<br>VALENZUELA<br>MARTHA MASAKO MARDY | Ward:      | Parkdale-High Park (13) |
| Agent:             | FRED CODE  | Heritage:  | Not Applicable          |
| Property Address:  | <b>232 HIGH PARK AVE</b>                           | Community: |                         |
| Legal Description: | PLAN 553 BLK 15 LOT 10 PT LOT 11                   |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0918/16EYK  | Zoning     | R & R2 Z0.6             |
| Owner(s):          | RUBEN LAGUNA GUERRERO<br>JULISSA FONSECA<br>GONZALEZ | Ward:      | Parkdale-High Park (13) |
| Agent:             | MEGAN SANDERSON                                      | Heritage:  | Not Applicable          |
| Property Address:  | <b>350 WILLARD AVE</b>                               | Community: |                         |
| Legal Description: | PLAN 1508 PT LOT 31 PT LOT 32                        |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition and a new front porch.

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

- Section 10.10.40.40.(1)(A), By-law 569-2013 & Section 6(3) Part I(1), By-law 438-86**  
The maximum permitted floor space index/ gross floor area is 0.6 times the lot area (136.09 m<sup>2</sup>).  
The altered dwelling will have a floor space index/ gross floor area of 0.76 times the lot area (174.29 m<sup>2</sup>).
- 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 higher than the first floor of the building above established grade may encroach 1 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 1.21 m into the required front yard setback.
- Section 6(3) Part II 8 F(IV), By-law 438-86**  
A roof over a first floor platform or terrace is permitted to project into the required setbacks provided the top of the roof is not used or designed to be used as a deck or terrace.  
The proposed roof of the front porch will be deck.



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

**The Minor Variance Application is Approved on Condition**

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

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

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

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

**SIGNATURE PAGE**

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0918/16EYK  | Zoning     | R & R2 Z0.6             |
| Owner:             | RUBEN LAGUNA GUERRERO<br>JULISSA FONSECA<br>GONZALEZ | Ward:      | Parkdale-High Park (13) |
| Agent:             | MEGAN SANDERSON                                      | Heritage:  | Not Applicable          |
| Property Address:  | <b>350 WILLARD AVE</b>                               | Community: |                         |
| Legal Description: | PLAN 1508 PT LOT 31 PT LOT 32                        |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Michael Clark (signed)

DATE DECISION MAILED ON: Friday, March 31, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 12, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$300.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. 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](http://www.omb.gov.on.ca).

Thursday, March 23, 2017

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

|                    |   |            |                         |
|--------------------|---|------------|-------------------------|
| File Number:       | A0990/16EYK   | Zoning     | RM & R2                 |
| Owner(s):          | ALEXANDRA ELAINE<br>MATHER<br>RICHARD DAVID BILLANY | Ward:      | Parkdale-High Park (13) |
| Agent:             | ECNOMUS CONSTRUCTION<br>GROUP INC                   | Heritage:  | Not Applicable          |
| Property Address:  | <b>624 WILLARD AVE</b>                              | Community: |                         |
| Legal Description: | PLAN 615 BLK A PT LOT 17 PT LOT 18                  |            |                         |

Notice was given and a Public Hearing was held on Thursday, March 23, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with a detached garage in the rear.

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

- 1. Section 10.80.40.40.(1)(A), By-law 569-2013 & Section 8.3.(a), By-law 1-83**  
The maximum permitted floor space index is 0.8 times the lot area.  
The proposed dwelling will have a floor space index of 1.12 times the lot area.
- 2. Section 10.80.40.70.(3)(A), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The proposed dwelling will be located 0.57 m from the south side lot line.
- 3. Section 10.80.40.10.(2)(B)(ii), By-law 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 8.5 m.  
The proposed dwelling will have a side exterior main wall height of 9.68 m facing a side lot line.
- 4. Section 10.80.40.10.(1)(A), By-law 569-2013**  
The maximum permitted dwelling height is 11 m.  
The proposed dwelling will have a height of 11.21 m.

**5. 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 higher than the first floor of the building above established grade may encroach 2.5 m into the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

The proposed front platform will encroach 0.87 m into the required front yard setback and will be located 1.07 m closer to the north side lot line than the required setback.

**6. Section 150.10.40.1.(1), By-law 569-2013 & Section 3.4.1, By-law 1-83**

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.

**7. Section 200.5.10.1(1), By-law 569-2013 & Section 3.2.1D.1, By-law 1-83**

A minimum of 2 parking spaces are required.

A total of 1 parking space will be provided.

**8. Section 10.5.50.10.(1)(B), By-law 569-2013 & Section 3.(c)(i)(2), By-law 1-83**

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

A total of 47.55% of the front yard will be maintained as landscaping.

**9. Section 3.4.11, By-law 1-83**

The maximum permitted height of an accessory structure is 3.1 m for a flat roof.,

The proposed detached garage will have a flat roof height of 3.98 m.

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

**The Minor Variance Application is Approved on Condition**

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

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

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

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

**SIGNATURE PAGE**

|                    |  |            |                         |
|--------------------|--|------------|-------------------------|
| File Number:       | A0990/16EYK  | Zoning     | RM & R2                 |
| Owner:             | ALEXANDRA ELAINE<br>MATHER                                 | Ward:      | Parkdale-High Park (13) |
| Agent:             | RICHARD DAVID BILLANY<br>ECNOMUS CONSTRUCTION<br>GROUP INC | Heritage:  | Not Applicable          |
| Property Address:  | <b>624 WILLARD AVE</b>                                     | Community: |                         |
| Legal Description: | PLAN 615 BLK A PT LOT 17 PT LOT 18                         |            |                         |

\_\_\_\_\_  
Allan Smithies (signed)

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Dominic Gulli (signed)

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