

Committee of Adjustment 150 Borough Drive Toronto, ON M1P 4N7 Tel: 416-396-7012 Fax: 416-396-7341

November 2, 2017

NOTICE OF DECISION (Section 53 and 54 of the Planning Act)

PLEASE NOTE:

Application(s) Deferred sine die:

- Item 1. 66 Butterworth Ave, B0025/17SC; A0171/17SC; A-0181/17SC and A0182/17SC
- Item 5.
 149 McIntosh Ave, B0047/17SC; A0304/17SC and A0305/17SC
- Item 8. 540 Birchmount Rd, A0055/17SC
- Item 15. 939 Warden Ave, A0278/17SC
- Item 20. 2950 Midland Ave, A0295/17SC



Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 1, information relating to Owner, Property and Legal Description.

File Number: B0030/17SC Zoning Residential Semi-

Detached (RS) &
Single-Family (S) or
Two-Family (T)

Owner(s): PINAKIE ABEDIN Ward: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE Community: Cliffside Community

Address:

Legal PLAN M388 LOT 23

Description:

Notice was given and the application considered on Thursday, November 2, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots, as per the attached Lot Division Plan.

Conveyed - Part 2

The proposed lot frontage is 10.26 m and the proposed total lot area is 383.0 m² (including Part 4). The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0197/17SC.

Retained - Part 1

The proposed lot frontage is 10.26 m and the proposed total lot area is 382.9 m² (including Part 3). The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0198/17SC.

Parts 3 & 4 will be subject to an easement/right-of-way for the purpose of a shared driveway.

Parts 5 & 6 will be conveyed to the City for future 0.79 m road widening consideration.

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

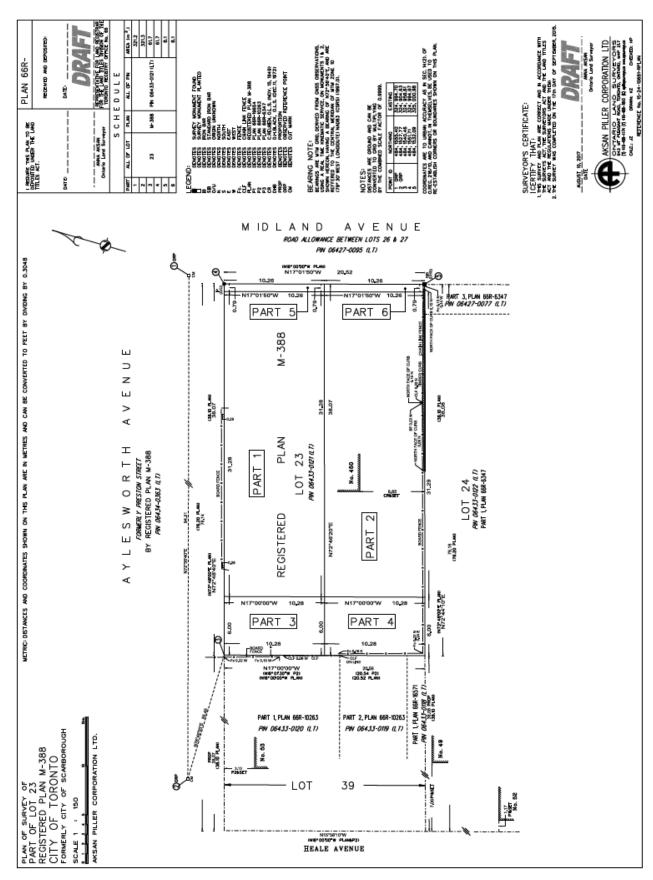
The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to create new lots as shown on the attached lot division plan on the condition that before a Certificate of Consent is issued,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

- 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; John.House@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; Elizabeth.Machynia@toronto.ca, John Fligg at 416-338-5031; John.Fligg@toronto.ca
- 3. **An electronic copy 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, Land and Property Surveys, at 416-392-8338; John.House@toronto.ca.
- 4. **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.
- 5. The following conditions shall be fulfilled to the satisfaction of the Acting Manager, Development Engineering, Engineering & Construction Services, Scarborough District:
 - a. Part 3 and 4 must be registered as a right-of-way easement serving as a shared driveway for Parts 1 and 2.
 - b. Prepare all documents and convey to the City, at nominal cost a 0.79 metre widening along the entire frontage of the development on Midland Avenue in order to satisfy the Official Plan requirement of a 27.0 metre right-of-way. Also a 5.0 metre corner rounding at the northwest corner of Midland Avenue and

Aylesworth Avenue, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favor of the Grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Chief Engineer and Executive Director of Engineering and Construction Services.

- c. Submit a draft Reference Plan of Survey to the Chief Engineer and Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - i. be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 83 CSRS);
 - ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
- d. Pay all costs for registration and preparation of reference plan(s).
- 6. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **two (2)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Center, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
- 7. The Owner shall obtain Final and Binding Decisions on minor variance applications A0197/17SC and A0198/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
- 8. 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 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.

Attachment 1: Lot Division Plan



SIGNATURE PAGE

Table 2, Signature page with information relating to Owner, Property and Legal Description.

File Number: B0030/17SC Zoning Residential Semi-

Detached (RS) & Single-Family (S) or Two-Family (T)

Residential [ZR]

Owner(s): PINAKIE ABEDIN Ward: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE Community: Cliffside Community

Address:

Legal PLAN M388 LOT 23

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL: Monday, November 27, 2017

CERTIFIED TRUE COPY

Andre Robichaud

Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

Тоа	ap	peal this decision to the TLAB you need the following:
		a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
		$\$300$ for \underline{each} appeal filed regardless if related and submitted by the same appellant
		Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
		tain a copy of the Notice of Appeal Form (Form 1) and other information about the I process please visit the TLAB web site at www.toronto.ca/tlab .
ON [.]	TΑ	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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		,
		peal this decision to the OMB you need the following:
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To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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

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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 3, information relating to Owner, Property and Legal Description.

File Number: A0197/17SC Zoning Residential Semi-

Detached (RS) & Single-Family (S) or Two-Family (T) Residential [ZR]

Owner(s): PINAKIE ABEDIN Ward: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE - Community: Cliffside Community

Address: PART 1

Legal PLAN M388 LOT 23

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 1.

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

By-law No. 569-2013:

- 1. The proposed dwelling will cover 33.2% of the lot area (127.13 m²); Whereas the maximum permitted coverage is 33% of the lot area (126.39 m²).
- 2. The proposed dwelling will have a floor space index equal to 0.54 times the lot area (208 m²);
 - Whereas the maximum permitted floor space index is 0.6 times the lot area (229.8 m²) to a maximum of 204 m².
- 3. The proposed dwelling will be located 1.8 m from the north side lot line; Whereas the minimum required setback is 3.6 m from a side lot line that abuts a street.

4. A total of 25.29% of the rear yard will be maintained as soft landscaping (29.75 m²); Whereas a minimum of 50% of the required rear yard landscaping shall be maintained as soft landscaping (58.8 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

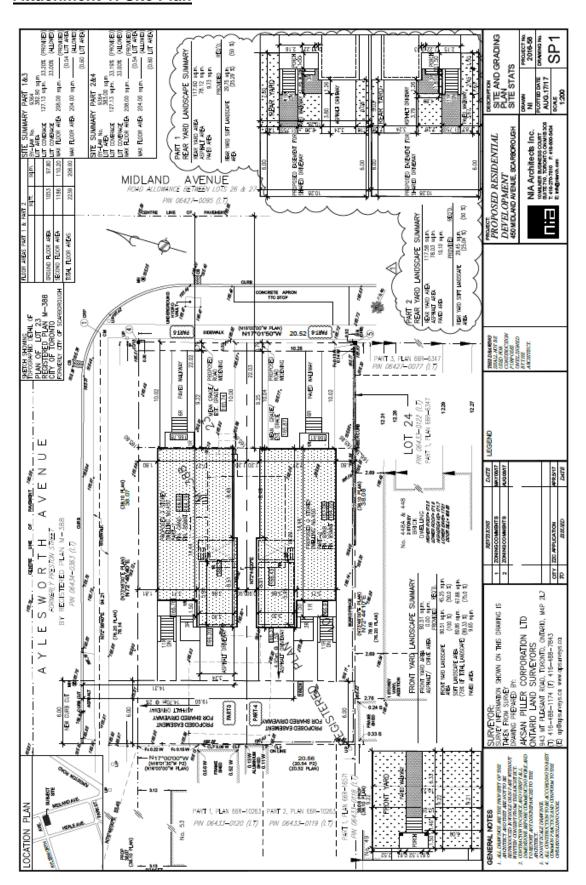
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

1. The shared driveway (Parts 3 & 4) located at the rear of each lot and the portion of the driveway leading to the garage of each dwelling shall be constructed of permeable pavers (see attached Site Plan, Drawing No. SP1, prepared by NIA Architects Inc., dated August 17, 2017).

Attachment 1: Site Plan



SIGNATURE PAGE

Table 4, Signature page information relating to Owner, Property and Legal Description.

File Number: A0197/17SC Zoning Residential Semi-

Detached (RS) & Single-Family (S) or Two-Family (T)

Residential [ZR]

Owner: PINAKIE ABEDIN Ward: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE – Community: Cliffside Community

Address: PART 1

Legal PLAN M388 LOT 23

Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To app	eal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
	\$300 for <u>each</u> appeal filed regardless if related and submitted by the same appellant
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	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

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Thursday, November 2, 2017

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

Table 5, Information relating to Owner, Property and Legal Description

File Number: A0198/17SC Zoning Residential Semi-

Detached (RS) & Single-Family (S) or Two-Family (T)

Owner(s): PINAKIE ABEDIN Ward: Residential [ZR]

Owner(s): Vard: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE - Community: Cliffside Community

Address: PART 2

Legal PLAN M388 LOT 23

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 1.

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

By-law No. 569-2013:

- 1. The proposed dwelling will cover 33.2% of the lot area (127.13 m²); Whereas the maximum permitted coverage is 33% of the lot area (126.39 m²).
- 2. The proposed dwelling will have a floor space index equal to 0.54 times the lot area (208 m²);
 - Whereas the maximum permitted floor space index is 0.6 times the lot area (229.8 m²) to a maximum of 204 m².
- 3. A total of 25.04% of the rear yard will be maintained as soft landscaping (25.04 m²); Whereas a minimum of 50% of the required rear yard landscaping shall be maintained as soft landscaping (58.8 m²).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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

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

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

1. The shared driveway (Parts 3 & 4) located at the rear of each lot and the portion of the driveway leading to the garage of each dwelling shall be constructed of permeable pavers (see attached Site Plan, Drawing No. SP1, prepared by NIA Architects Inc., dated August 17, 2017).

SIGNATURE PAGE

Table 6, Signature Page. Information relating to Owner, Property and Legal Description

File Number: A0198/17SC Zoning Residential Semi-

Detached (RS) & Single-Family (S) or Two-Family (T)

Residential [ZR]

Owner: PINAKIE ABEDIN Ward: Scarborough Southwest

QUAZI NAZMUL ABEDIN (36)

Agent: NIA ARCHITECTS INC Heritage: Not Applicable

Property 450 MIDLAND AVE – Community: Cliffside Community

Address: PART 2

Legal PLAN M388 LOT 23

Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 7, Information relating to Owner, Property and Legal Description.

File Number: B0039/17SC Zoning Residential Detached

(RD) & Single Family (S) or Two Family (T) Residential Zones

Owner(s): NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

Agent: NURUL CHOWDHURY Heritage: Not Applicable

Property 495 WARDEN AVE Community: Oakridge Community

Address:

Legal PLAN 1808 PT LOT 2

Description:

Notice was given and the application considered on Thursday, November 2, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

Conveyed - Part 1 497 Warden Avenue

The proposed lot frontage is 7.61 m and the proposed lot area is 207.82 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0248/17SC.

Retained - Part 2 495 Warden Avenue

The proposed lot frontage is 7.61 m and the proposed lot area is 207.86 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new two-storey detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0247/17SC.

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

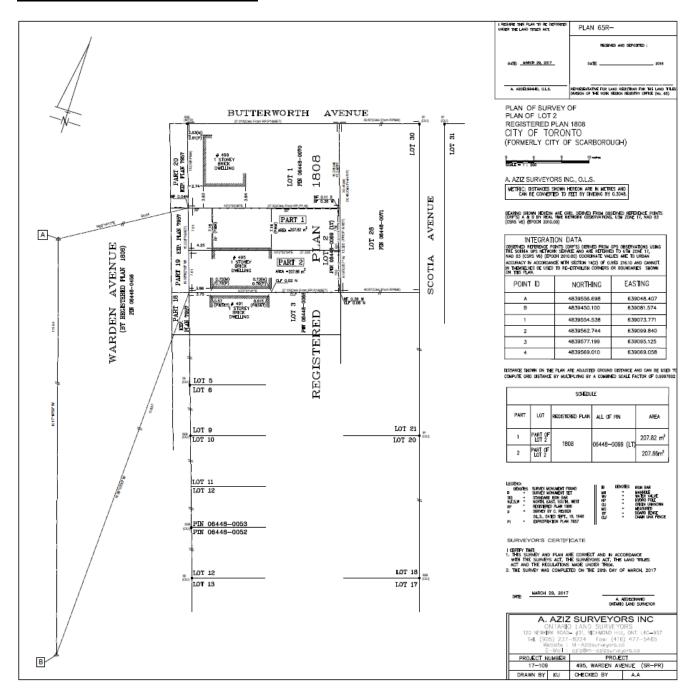
John.House@toronto.ca.

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 create new lots as shown on the attached lot division 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:

- 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; John.House@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; Elizabeth.Machynia@toronto.ca, John Fligg at 416-338-5031; John.Fligg@toronto.ca
- 3. An electronic copy 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, Land and Property Surveys, at 416-392-8338;
- 4. 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.
- 5. The following conditions shall be fulfilled to the satisfaction of the Acting Manager,
 Development Engineering, Engineering & Construction Services, Scarborough District:
 - a. Prepare all documents and convey to the City, at nominal cost a 0.4 metre wide strip of land along the Warden Avenue frontage of this development, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favor of the Grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Chief Engineer and Executive Director of Engineering and Construction Services.

- b. Submit a draft Reference Plan of Survey to the Chief Engineer and Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - i. be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 83 CSRS);
 - ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
- c. Pay all costs for registration and preparation of reference plan(s).
- 6. The following conditions shall be fulfilled to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District:
 - a. The applicant shall submit to Urban Forestry a non-refundable payment of the Appraised Value of the street tree in the amount of **\$4,022.00** in a form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
 - b. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
- 7. The Owner shall obtain Final and Binding Decisions on minor variance applications A0247/17SC and A0248/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
- 8. 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 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.

Attachment 1: Lot Division Plan



SIGNATURE PAGE

Table 8, Signature Page, information relating to Owner, Property and Legal Description.

File Number: B0039/17SC Zoning Residential Detached

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Owner(s): NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

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Property 495 WARDEN AVE Community: Oakridge Community

Address:

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Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

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DATE DECISION MAILED ON: Tuesday, November 7, 2017

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		peal this decision to the OMB you need the following:

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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 9, Information relating to Owner, Property and Legal Description.

File Number: A0248/17SC Zoning Residential Detached

(RD) & Single Family (S) or Two Family (T) Residential Zones [ZR]

Owner(s): NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

Agent: NURUL CHOWDHURY Heritage: Not Applicable

Property 495 WARDEN AVE - Community: Oakridge Community

Address: PART 1

Legal PLAN 1808 PT LOT 2

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 1.

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

By-law No. 569-2013 & No. 9812:

1. The proposed lot area is 207.82 m² for Part 1; Whereas the minimum required lot area is 232 m².

By-law No. 569-2013:

- 2. The proposed dwelling will cover 55.8% of the lot area (115.97 m²); Whereas the maximum permitted coverage is 50% of the lot area (103.93 m²).
- 3. The proposed dwelling will have a length of 17.81 m; Whereas the maximum permitted dwelling length is 17 m.

- 4. The proposed height of the front exterior main wall is 8.33 m for Part 1; Whereas the maximum permitted height of all front exterior main walls is 7 m.
- 5. The proposed rear covered porch will be located 0.45 m from both side lot lines and will encroach 2.5 m into the required rear yard setback;

 Whereas the maximum permitted encroachment is 2.5 m into a required rear yard setback if it is no closer than 0.64 m from a side lot line for Part 1 and no closer than 1.195 m from a side lot line for Part 2.

By-law No. 9812:

6. The proposed garage will have a height of 3.84 m, as measured from the floor to the eaves;

Whereas the maximum permitted height of a garage is 3.7 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. Prior to the issuance of a building permit, the applicant shall submit a Site Plan to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.
- 2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
- 3. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.

SIGNATURE PAGE

Table 10, Signature Page, Information relating to Owner, Property and Legal Description.

File Number: A0248/17SC Zoning Residential Detached

(RD) & Single Family

(RD) & Single Family (S) or Two Family (T) Residential Zones [ZR]

Owner: NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

Agent: NURUL CHOWDHURY Heritage: Not Applicable

Property 495 WARDEN AVE - Community: Oakridge Community

Address: PART 1

Legal PLAN 1808 PT LOT 2

Description:

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:
□ a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
$\ \square$ \$300 for <u>each</u> appeal filed regardless if related and submitted by the same appellant
 Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab .
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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• A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the <u>Application Information Centre</u> and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

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



City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 11, Information relating to Owner, Property and Legal Description.

File Number: A0247/17SC Zoning Residential Detached

(RD) & Single Family (S) or Two Family (T) Residential Zones

Owner(s): NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

Agent: NURUL CHOWDHURY Heritage: Not Applicable

Property 495 WARDEN AVE - Community: Oakridge Community

Address: PART 2

Legal PLAN 1808 PT LOT 2

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on Part 2.

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

By-law No. 569-2013 & No. 9812:

1. The proposed lot area is 207.86 m² for Part 2; Whereas the minimum required lot area is 232 m².

By-law No. 569-2013:

- The proposed dwelling will cover 55.8% of the lot area (115.97 m²);
 Whereas the maximum permitted coverage is 50% of the lot area (103.93 m²).
- 3. The proposed dwelling will have a length of 17.81 m; Whereas the maximum permitted dwelling length is 17 m.

- 4. The proposed height of the front exterior main wall is 8.34 m for Part 2; Whereas the maximum permitted height of all front exterior main walls is 7 m.
- 5. The proposed rear covered porch will be located 0.45 m from both side lot lines and will encroach 2.5 m into the required rear yard setback;

 Whereas the maximum permitted encroachment is 2.5 m into a required rear yard setback if it is no closer than 0.64 m from a side lot line for Part 1 and no closer than 1.195 m from a side lot line for Part 2.

By-law No. 9812:

6. The proposed garage will have a height of 3.84 m, as measured from the floor to the eaves;

Whereas the maximum permitted height of a garage is 3.7 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. Prior to the issuance of a building permit, the applicant shall submit a Site Plan to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.
- 2. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
- 3. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.

SIGNATURE PAGE

Table 12, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0247/17SC Zoning Residential Detached

(RD) & Single Family (S) or Two Family (T) Residential Zones

Owner: NAZIR KHAN Ward: Scarborough Southwest

NURUL CHOWDHURY (35)

Agent: NURUL CHOWDHURY Heritage: Not Applicable

Property 495 WARDEN AVE – PART Community: Oakridge Community

Address: 2

Legal PLAN 1808 PT LOT 2

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
Nimrod Salamon (signed)	Sean Karmali (signed)	_	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 13, Information relating to Owner, Property and Legal Description.

File Number: B0040/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

Notice was given and the application considered on Thursday, November 2, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for consent to sever the land into three lots, as shown on the attached Site Plan. Lot to be created Part 1 and Part 4 would have a frontage of 7.62 metres and a lot area of 238.55 square metres. Lot to be created Part 2 and Part 5 would have a frontage of 7.62 metres and a lot area of 237.47 square metres. Lot to be created Part 3, and 6 would have a frontage of 7.62 metres and a lot area of 236.39 square metres. The owner is proposing to demolish the existing dwelling and build three new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0251/17SC, A0252/17SC, and A0253/17SC.

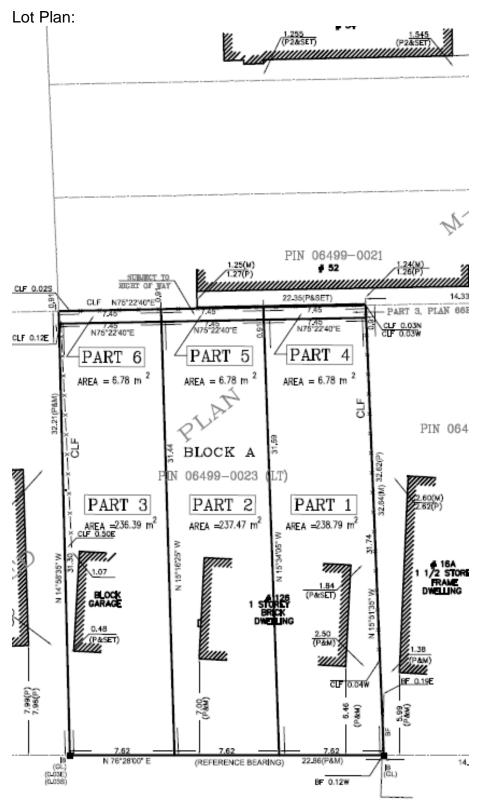
The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Approved

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

create new lots as shown on the attached lot division 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:

- 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
- 3. **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, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416 338-5033; vgomes@toronto.ca
- 4. Proposed driveway for Part 2 must be relocated to the east side of the property to create a larger on-street parking space.) (Contact: Mathu Kamalakaran at 416-396-7361; Mathu.Kamalakaran@toronto.ca)
- 5. **PDF 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.
- 6. a. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
 - b. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **three (3)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
- 7. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.



NEWPORT AVENUE

(FORMERLY HUDSON AVENUE BY REGISTERED PLAN M-431) PIN 06499-0359

SIGNATURE PAGE

Table 14, Signature page. Information relating to Owner, Property and Legal Description.

File Number: B0040/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL: Monday, November 27, 2017

CERTIFIED TRUE COPY

Nimrod Salamon (signed)

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONT	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
To ap	ppeal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

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

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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 15, Information relating to Owner, Property and Legal Description.

File Number: A0251/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 C NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 3.56 metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 9.5 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 3. To permit the proposed 9.16 metres height of the front exterior main wall, whereas the Zoning By-law permits maximum 7 metres height of the exterior main walls.

- 4. To permit the proposed building length of 17.5 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
- 5. To permit the proposed platform to encroach 1.73 metres into the required rear yard setback and would be 0.45 metres from the side lot line, whereas the Zoning By-law permits maximum a platform to encroach 2.5 metres into the required rear yard setback if it is no closer to a side lot line than 1.8 metres.

By-law No. 9812

6. To permit the proposed 9.5 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

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

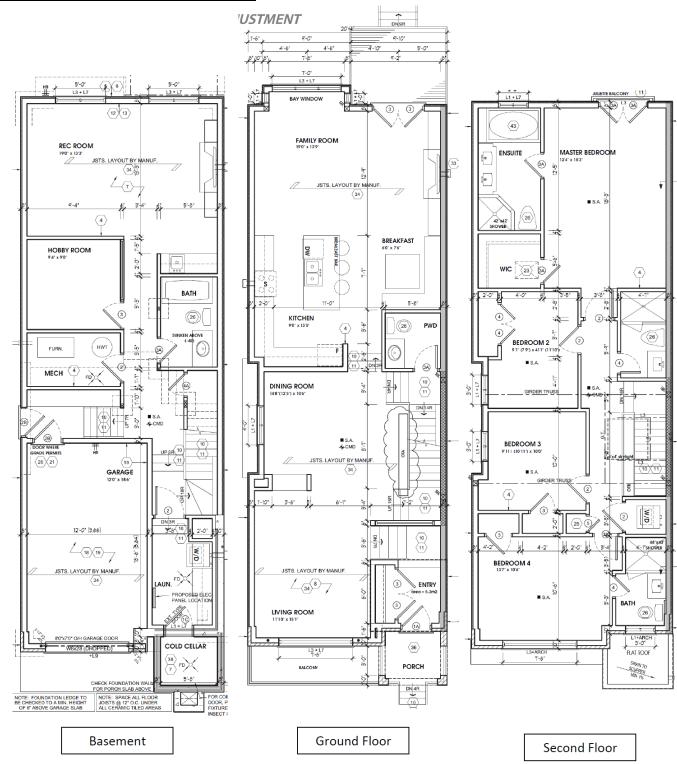
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

1. The Owner shall build in accordance with the Floor Plans, prepared by ARC Design Group, as it relates to building length (see Attachment 1: Typical Floor Plans).

Attachment 1: Typical Floor Plans



Typical Floor Plan

126 Newport Ave

Applicant's Submitted Drawing

File # B0040/17SC, A0251/17SC, A0252/17SC, A0253/17SC

Not to Scale

09/11/2017 – PB Attachment 5

Table 16, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0251/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 C NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
(3 /	, , (3 /	(3 /

Sean Karmali (signed)

DATE DECISION MAILED ON: Thursday, November 2, 2017

LAST DATE OF APPEAL:

Nimrod Salamon (signed)

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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	` '
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 17, Information relating to Owner, Property and Legal Description.

File Number: A0252/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 B NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 3.56 metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 9.35 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 3. To permit the proposed 9.04 metres height of the front exterior main wall, whereas the Zoning By-law permits maximum 7 metres height of the exterior main walls.

- 4. To permit the proposed building length of 17.5 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
- 5. To permit the proposed platform to encroach 1.81 metres into the required rear yard setback and would be 0.45 metres from the side lot line, whereas the Zoning By-law permits maximum a platform to encroach 2.5 metres into the required rear yard setback if it is no closer to a side lot line than 1.8 metres.

By-law No. 9812

6. To permit the proposed 9.35 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

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

- 1. The Owner shall build in accordance with the Floor Plans, prepared by ARC Design Group, as it relates to building length (see Attachment 1: Typical Floor Plans).
- 2. The proposed driveway to be relocated to the east side of the lot.

Table 18, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0252/17SC Zoning RD - Residential

> Detached/ S- Single Family Residential

[ZZC]

Owner: **IOGNA BROTHERS** Ward: Scarborough Southwest

CONSTRUCTION LIMITED

(35)Not Applicable Heritage:

Agent: Property **126 B NEWPORT AVE** Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

ARC DESIGN GROUP

LAST DATE OF APPEAL:

Nimrod Salamon (signed)

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То ар	peal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
	Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

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

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



City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 19, Information relating to Owner, Property and Legal Description.

File Number: A0253/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 A NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 3.56 metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 9.31 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 3. To permit the proposed 9 metres height of the front exterior main wall, whereas the Zoning By-law permits maximum 7 metres height of the exterior main walls.

- 4. To permit the proposed building length of 17.5 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
- 5. To permit the proposed platform to encroach 1.91 metres into the required rear yard setback and would be 0.45 metres from the side lot line, whereas the Zoning By-law permits maximum a platform to encroach 2.5 metres into the required rear yard setback if it is no closer to a side lot line than 1.8 metres.

By-law No. 9812

6. To permit the proposed 9.31 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

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

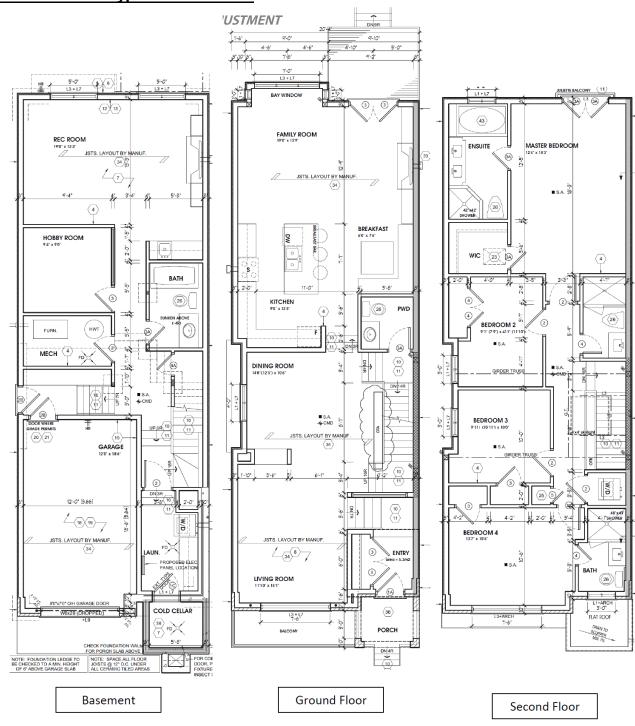
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

1. The Owner shall build in accordance with the Floor Plans, prepared by ARC Design Group, as it relates to building length (see Attachment 1: Typical Floor Plans).

Attachment 1: Typical Floor Plans



Typical Floor Plan

Applicant's Submitted Drawing

126 Newport Ave

File # B0040/17SC, A0251/17SC, A0252/17SC, A0253/17SC

Not to Scale

09/11/2017 – PB Attachment 5

Table 20, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0253/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: IOGNA BROTHERS Ward: Scarborough Southwest

CONSTRUCTION LIMITED (35)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 126 A NEWPORT AVE Community: Oakridge Community

Address:

Legal PLAN M431 PT BLK A

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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

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

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



Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 21, Information relating to Owner, Property and Legal Description.

File Number: B0048/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address:

Legal PLAN 2504 LOT 29

Description:

Notice was given and the application considered on Thursday, November 2, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

Proposal to sever the land at 20 Beath Street into three lots for single family houses. The proposed lots are shown as Parts 1, 2 and 3 on the attached Lot Division Plan. The existing house would remain on the lot shown as PART 1, with a proposed garage addition. A new two-storey house is proposed on each of the lots shown as PART 2 and PART 3.

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:

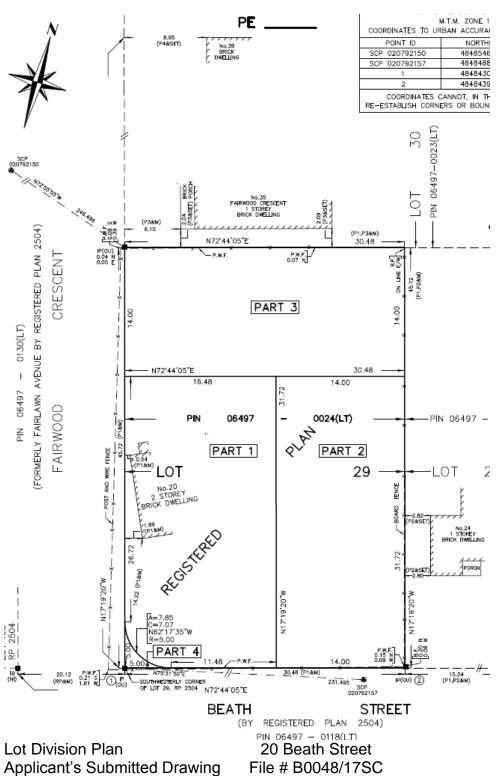
The Consent Application is Approved on Condition

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 Lot Division 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:

- 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
- 3. **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, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416-338-5033; vgomes@toronto.ca
- 4. Three copies 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.
- 5. The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry:
 - a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
 - b. The Owner shall submit a complete application for permit to injure or destroy Cityowned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at: www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
 - c. The Owner shall submit a tree protection guarantee security deposit of \$16771.00 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.
 - d. The owner shall provide payment of \$583 per tree for 1 tree to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.
- 6. The Owner shall satisfy the following conditions to the satisfaction of Engineering and Construction Services:
 - a. Prepare all documents and convey to the City, at nominal cost, (a 5.0 metre corner rounding's at southeast corner of Fairwood Crescent and Beath Street of this property) in fee simple, such lands to be free and clear of all physical and title

encumbrances, and subject to a right-of-way for access in favour of the grantor until such time as said lands have dedicated as a public highway, all to the satisfaction to the Chief Engineer and Executive Director of Engineering and Construction Services and the City Solicitor;

- b. Submit a draft Reference Plan of Survey to the Chief Engineer and Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan shall
 - be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAO 83 CSRS);
 - ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- c) Pay all costs for registration and preparation of reference plan(s);
- 7. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A0314/17SC, A0315/17SC and A0316/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
- 8. 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 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.



Applicant's Submitted Drawing File # B0048/17 **Not to Scale**02/11/2017 Attachment 1

Table 22, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: B0048/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address:

Legal PLAN 2504 LOT 29

Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL: Monday, November 27, 2017

CERTIFIED TRUE COPY

Nimrod Salamon (signed)

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

To ap	peal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
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	otain a copy of the Notice of Appeal Form (Form 1) and other information about the all process please visit the TLAB web site at www.toronto.ca/tlab .
ONT	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
To ap	peal this decision to the OMB you need the following:
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 23, Information relating to Owner, Property and Legal Description.

File Number: A0314/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address: PART 3

Legal PLAN 2504 PT LOT 29

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 20 Beath Street Avenue into three lots, and has applied for variances for a new house on the proposed lot shown as Part 3 on the attached Lot Division Plan.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. s. 10.20.30.10

The proposed lot area is 426 sq.m.

Whereas the minimum required lot area is 557 sq.m.

2. s. 10.20.40.10 (1)

The proposed building height is 9.31m

Whereas the maximum permitted building height is 9.0m

3. Exception 1462

The proposed floor area is 0.58 times the lot area (244.6 sq.m.) Whereas the maximum permitted floor area is 0.5 times the lot area to a max of 279 sq.m.

By-law No. 10327:

4. Performance Standard 4

The proposed lot area is 426 sq.m.

Whereas the minimum required lot area is 557 sq.m.

5. CLAUSE VI s.15.3

The proposed floor area is 0.58 times the lot area (244.6 sq.m.)

Wheeras the maximum permitted floor area is 0.5 times the lot area to a max of 279 sq.m.

CLAUSE VI s.15.1

The proposed building height is 9.31m

Whereas the maximum permitted building height is 9.0m

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 24, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0314/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address: PART 3

Legal PLAN 2504 PT LOT 29

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

	,
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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То ар	peal this decision to the OMB you need the following:
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Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 25, Information relating to Owner, Property and Legal Description.

File Number: A0315/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address: PART 1

Legal PLAN 2504 PT LOT 29

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 20 Beath Street into three lots, and has applied for variances for the proposed lot shown as PART 1 on the attached Lot Division Plan. The existing house would remain on the lot, with a proposed garage addition.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. s. 10.20.30.10

The proposed lot area is 517 sq.m.

Whereas the minimum required lot area is 557 sq.m.

2. s. 10.20.40.70 (2)

The proposed rear yard setback is 5.68 m.

Whereas the minimum required rear yard setback is 7.93 m.

3. Exception 471(E)

The existing dwelling is 0.54m from the east side lot line abutting Fairwood Crescent Whereas the minimum required side yard setback on a corner lot abutting a street is 3.6m

Exception 471(C)
 The proposed lot frontage is 11.48m
 Whereas the minimum required lot frontage is 15m

By-law No. 10327:

- Performance Standard 4
 The proposed lot area is 517 sq.m.
 Whereas the minimum required lot area is 557 sq.m.
- 6. Performance Standard 49
 The existing dwelling is 0.54m from the east side lot line abutting Fairwood Crescent
 Whereas the minimum required side yard setback on a corner lot abutting a street is 3.6m

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Scarborough Panel

Table 26, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0315/17SC Single Family (S) and Zoning Residential Detached (RD) [Waiver] LAURA CAVAZZON Ward: Scarborough East (44) Owner: **EUGENE CORRIGAN CANTAM GROUP LTD** Agent: Heritage: Not Applicable West Hill Community Property 20 BEATH ST Community: Address: PART 1 Legal PLAN 2504 PT LOT 29 Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: LAST DATE OF APPEAL: CERTIFIED TRUE COPY Andre Robichaud Manager & Deputy Secretary Treasurer

Appeal Information

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

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

То арр	eal this decision to the TLAB you need the following:
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ONTAI	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 27, Information relating to Owner, Property and Legal Description.

File Number: A0316/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address: PART 2

Legal PLAN 2504 PT LOT 29

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land at 20 Beath Street Avenue into three lots, and has applied for variances for a new house on the proposed lot shown as Part 2 on the attached Lot Division Plan.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. s. 10.20.30.10

The proposed lot area is 444 sq.m.

Whereas the required lot area is 557 sq.m.

2. s. 10.5.40.70(1)(A)

The proposed front yard setback is 9.14 m

Whereas the minimum required front yard setback is 12.07 m

3. s. 10.20.40.10 (1)

The proposed building height is 9.33m

Whereas the maximum permitted building height is 9.0m

4. Exception 1462

The proposed floor area is 0.56 times the lot area (244.6 sq.m.) Whereas the maximum permitted floor area is 0.5 times the lot area to a max of 279 sq.m.

By-law No. 10327:

5. Performance Standard 4

The proposed lot area is 444 sq.m.

Whereas the minimum required lot area is 557 sq.m.

6. CLAUSE VI s.15.1

The proposed floor area is 0.56 times the lot area (244.6 sq.m.) Whereas the maximum permitted floor area is 0.5 times the lot area to a max of 279 sq.m.

7. CLAUSE VI s.15.3

The proposed building height is 9.40m Whereas the maximum permitted building height is 9.0m

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 28, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0316/17SC Zoning Single Family (S) and

Residential Detached

(RD) [Waiver]

Owners: LAURA CAVAZZON Ward: Scarborough East (44)

EUGENE CORRIGAN

Agent: CANTAM GROUP LTD Heritage: Not Applicable

Property 20 BEATH ST Community: West Hill Community

Address: PART 2

Legal PLAN 2504 PT LOT 29

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
Nimrod Salamon (signed)	Sean Karmali (signed)	_	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

То ар	peal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
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	stain a copy of the Notice of Appeal Form (Form 1) and other information about the appeass please visit the TLAB web site at www.toronto.ca/tlab .
ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 29, Information relating to Owner, Property and Legal Description.

File Number: B0049/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): RIKTA ADLINE ROZARIO Ward: Scarborough Southwest

VANYA RUSEVA AHSAN (35)

Agent: PAUL MARQUES Heritage: Not Applicable

ARCHITECT

Property 3 DONSIDE DR Community: Clairlea Community

Address:

Legal PLAN 1859 LOT 62

Description:

Notice was given and the application considered on Thursday, November 2, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created Part 1 and Part 2 would have a frontage of 7.62 metres and a lot area of 236.1 square metres. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0320/17SC and A0321/17SC.

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

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 create new lots as shown on the attached lot division 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:

- 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 the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
- 3. PDF copy 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, Land and Property Surveys, at 416 392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416 338-5033; vgomes@toronto.ca
- 4. **PDF 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.
- 5. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is one (1) and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
- 6. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.

Lot Division:

(KNOWN AS) DONSIDE DRIVE (ADRIEN AVENUE BY REGISTERED PLAN 1859) PIN 06001-0294(LT)

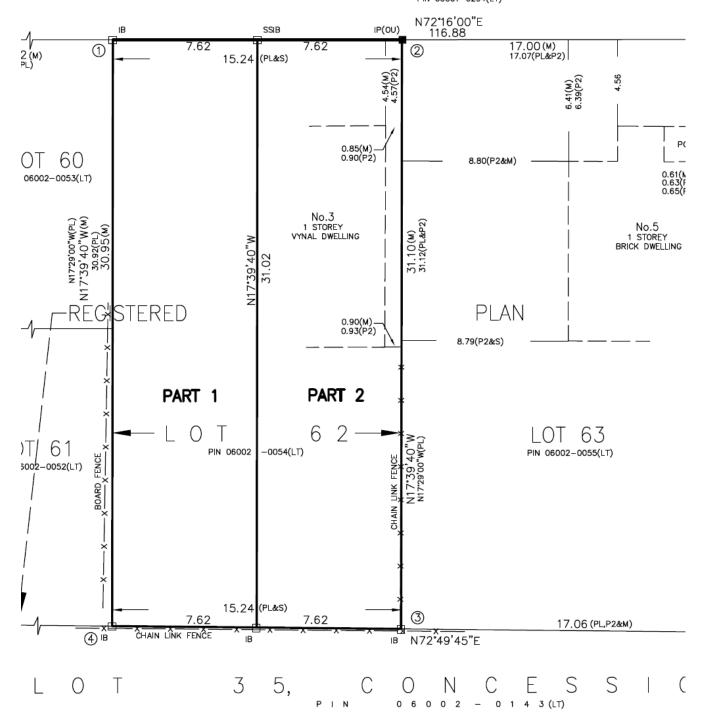


Table 30, Signature Page. Information relating to Owner, Property and Legal Description. File Number: B0049/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner(s): RIKTA ADLINE ROZARIO Ward: Scarborough Southwest VANYA RUSEVA AHSAN (35)Not Applicable Agent: PAUL MARQUES Heritage: ARCHITECT 3 DONSIDE DR Property Community: Clairlea Community Address: PLAN 1859 LOT 62 Legal Description: Hena Kabir (signed) David Peacock (signed) Eden Gajraj (signed) Sean Karmali (signed) Nimrod Salamon (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Monday, November 27, 2017 **CERTIFIED TRUE COPY** Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL ATTEAL BODT (TEAD) ATTEAL MOTROOTION
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 31, Information relating to Owner, Property and Legal Description.

File Number: A0320/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): RIKTA ADLINE ROZARIO Ward: Scarborough Southwest

VANYA RUSEVA AHSAN (35)

Agent: PAUL MARQUES Heritage: Not Applicable

ARCHITECT

Property 3 DONSIDE DR – PART 2 Community: Clairlea Community

Address:

Legal PLAN 1859 LOT 62

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 236.1 square metres lot area, whereas the Zoning By-law requires a minimum 371 square metres lot area.
- 2. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.
- 3. To permit the proposed 7.3 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.

4. To permit the proposed 39.4% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8978

- 5. To permit the proposed 236.1 square metres lot area, whereas the Zoning By-law requires a minimum 371 square metres lot area.
- 6. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.
- 7. To permit the proposed 41.2% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 8. To permit the proposed 3.2 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

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

- 1. Prior to the issuance of a building permit, the applicant shall submit a Site Plan to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.
- 2. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).

Table 32, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0320/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: RIKTA ADLINE ROZARIO Ward: Scarborough Southwest VANYA RUSEVA AHSAN PAUL MARQUES Not Applicable Agent: Heritage: ARCHITECT 3 DONSIDE DR-PART 2 Property Community: Clairlea Community Address: PLAN 1859 LOT 62 Legal Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Sean Karmali (signed) Nimrod Salamon (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL ATT LAL BODT (TLAB) ATT LAL MOTROCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 33, Information relating to Owner, Property and Legal Description.

File Number: A0321/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): RIKTA ADLINE ROZARIO Ward: Scarborough Southwest

VANYA RUSEVA AHSAN (35)

Agent: PAUL MARQUES Heritage: Not Applicable

ARCHITECT

Property 3 DONSIDE DR – PART 1 Community: Clairlea Community

Address:

Legal PLAN 1859 LOT 62

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 236.1 square metres lot area, whereas the Zoning By-law requires a minimum 371 square metres lot area.
- 2. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.
- 3. To permit the proposed 7.3 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.

4. To permit the proposed 39.4% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8978

- 5. To permit the proposed 236.1 square metres lot area, whereas the Zoning By-law requires a minimum 371 square metres lot area.
- 6. To permit the proposed 7.62 metres lot frontage, whereas the Zoning By-law requires a minimum 12 metres lot frontage.
- 7. To permit the proposed 41.2% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 8. To permit the proposed 3.2 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

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

- Prior to the issuance of a building permit, the applicant shall submit a Site Plan to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Scarborough District.
- 2. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).

Table 34, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0321/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: RIKTA ADLINE ROZARIO Ward: Scarborough Southwest VANYA RUSEVA AHSAN PAUL MARQUES Not Applicable Agent: Heritage: ARCHITECT 3 DONSIDE DR - PART 1 Property Community: Clairlea Community Address: PLAN 1859 LOT 62 Legal Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Sean Karmali (signed) Nimrod Salamon (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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City Planning Division

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Thursday, November 2, 2017

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

Table 35, Information relating to Owner, Property and Legal Description.

File Number: A0215/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[WAIVER]

Owner(s): FARIDA HAQUE Ward: Scarborough Southwest

ZAMAL HOSSAIN (36)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 39 GRADWELL DR Community: Cliffcrest Community

Address:

Legal PLAN M475 PT LOT 224 PT LOT 223

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 9.25 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 2. To permit the proposed 299 square metres floor area or 0.58 times the lot area, whereas the Zoning By-law permits maximum 259.46 square metres floor area or 0.5 times the lot area. Note: The Committee approved 292.13 square metres floor area or 0.56 times the lot area (A036/16SC).
- 3. To permit the proposed 8.41 square metres platform (rear balcony) area, whereas the Zoning By-law permits maximum 4 square metres platform area.

By-law No. 9396

- 4. To permit the proposed 9.25 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 5. To permit the proposed 284.4 square metres floor area or 0.55 times the lot area, whereas the Zoning By-law permits maximum 207.5 square metres floor area or 0.4 times the lot area. Note: The Committee approved 279.63 square metres floor area or 0.54 times the lot area (A036/16SC).

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:**

Minor Variance Items No. 1, 2, 4 and 5 are 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.

Minor Variance Item No. 3 is Refused

It is the decision of the Committee of Adjustment to <u>NOT</u> approve this variance 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.

Table 36, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0215/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[WAIVER]

Owner: FARIDA HAQUE Ward: Scarborough Southwest

ZAMAL HOSSAIN (36)

Agent: ARC DESIGN GROUP Heritage: Not Applicable

Property 39 GRADWELL DR Community: Cliffcrest Community

Address:

Legal PLAN M475 PT LOT 224 PT LOT 223

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
(0 ,	, , , ,	(0 ,

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Nimrod Salamon (signed)

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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	` ,
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ONT	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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Thursday, November 2, 2017

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

Table 37, Information relating to Owner, Property and Legal Description.

File Number: A0232/17SC Zoning RS - Residential Semi-

Detached/T - Two Family Residential

[WAIVER]

Owner(s): LEUNG M C Ward: Scarborough Southwest

(35)

Agent: LEUNG M C Heritage: Not Applicable

Property 50 AUGUST AVE Community: Oakridge Community

Address:

Legal PLAN 1936 LOT 49 PT LOT 50

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to legalize the existing 3 units in a single family dwelling.

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

By-law No. 569-2013 & By-law No. 9812

1. To permit the proposed 3 dwelling units located within a residential building, whereas the Zoning By-law permits maximum 1 dwelling unit with a permitted second 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 Refused

It is the decision of the Committee of Adjustment to <u>NOT</u> 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.

Table 38, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0232/17SC Zoning RS - Residential Semi-

Detached/T - Two Family Residential

[WAIVER]

Owner: LEUNG M C Ward: Scarborough Southwest

(35)

Agent: LEUNG M C Heritage: Not Applicable

Property 50 AUGUST AVE Community: Oakridge Community

Address:

Legal PLAN 1936 LOT 49 PT LOT 50

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 39, Information relating to Owner, Property and Legal Description.

File Number: A0239/17SC Zoning E- Employment

Industrial/M-

Industrial/MG-General Industrial [WAIVER]

Owner(s): FRONTPOINT HOLDING Ward: Scarborough-Rouge

River (42)

Agent: HEMAN SHIH ARCHITECT Heritage: Not Applicable

Property **2651-2671 MARKHAM RD** Community:

COMPANY LTD

Address:

Legal CON 4 PT LOT 17 EASEMENT ON 64R-14172 PART 1&2 TO

Description: METRO TORONTO PART 3 TO CITY OF TORONTO

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

In April 2008 the Committee of Adjustment approved permit vehicle sales operation, vehicle service station, vehicle service garage and vehicle repair garage without a truck terminal for the loading of transport vehicles on the subject property and permit a vehicle service area (truck washing use) not in an enclosed building (2671 Markham Road) for a period of 5 years (file no. A121/08SC). A new tenant plans to take over the existing spaces for the same use and are seeking relief from the provisions of the Zoning By-law to permanently permit vehicle service station/garage and repair garage and repair garage.

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

By-law No. 569-2013

To permit a vehicle service area (truck washing use) not in an enclosed building (2671
Markham Road), whereas the Zoning By-law states that all uses shall be conducted
wholly within an enclosed building.

By-law No. 24982

To permit a vehicle service area (truck washing use) not in an enclosed building (2671
Markham Road), whereas the Zoning By-law states that all uses shall be conducted
wholly within an enclosed building.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 40, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0239/17SC Zoning E- Employment

Industrial/M-

Industrial/MG-General Industrial [WAIVER]

Owner: FRONTPOINT HOLDING Ward: Scarborough-Rouge

COMPANY LTD River (42)

Agent: HEMAN SHIH ARCHITECT Heritage: Not Applicable

Property 2651-2671 MARKHAM RD Community:

Address:

Legal CON 4 PT LOT 17 EASEMENT ON 64R-14172 PART 1&2 TO

Description: METRO TORONTO PART 3 TO CITY OF TORONTO

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

	` '
То ар	peal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
	\$300 for each appeal filed regardless if related and submitted by the same appellant
	Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
	stain a copy of the Notice of Appeal Form (Form 1) and other information about the appears please visit the TLAB web site at www.toronto.ca/tlab .
ONT	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 41, Information relating to Owner, Property and Legal Description.

File Number: A0255/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): MANOHAR VELAYUTHAN Ward: Scarborough Centre

VENNILA MANOHAR (37)

Agent: NICOLINA LAZIC Heritage: Not Applicable

Property 199 ELLINGTON DR Community: Wexford Community

Address:

Legal PLAN M640 LOT 66

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new second floor additions with a two-storey side addition to the existing one storey dwelling.

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

By-law No. 569-2013

1. To permit the proposed 0.78 metres south side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.

By-law No. 9511

- 2. To permit the existing 10.9 metres by 3.49 metres garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.
- 3. To permit the proposed 0.78 metres south side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 42, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0255/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: MANOHAR VELAYUTHAN Ward: Scarborough Centre

VENNILA MANOHAR (37)

Agent: NICOLINA LAZIC Heritage: Not Applicable

Property 199 ELLINGTON DR Community: Wexford Community

Address:

Legal PLAN M640 LOT 66

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
(0 ,	, , , ,	(0 ,

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Nimrod Salamon (signed)

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То ар	peal this decision to the OMB you need the following:
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 43, Information relating to Owner, Property and Legal Description.

File Number: A0266/17SC Zoning Commercial-Residential

(CR) Zone [ZR]

Owner(s): THOMAS KIRIAKOU Ward: Scarborough Centre

ANTHONY KIRIAKOU (37)

Agent: DIANA POIDA Heritage: Not Applicable

Property 2075 LAWRENCE AVE E Community: Wexford Community

Address:

Legal PLAN 4539 PT BLK B RP 64R3606 PART 1

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposed one-storey addition to the west side of the existing two-storey commercial building.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013 & By-law No. 9511:

 The existing/proposed building setback from the lot line at Lawrence Avenue E is 19.9 metres

Whereas the required building setbacks from a lot line that abuts Lawrence Avenue E are:

- a minimum of 2.0 metres; and
- ii. a maximum of 4.0 metres.
- 2. The existing and proposed floor to ceiling height at first storey is 2.89 metres Whereas the minimum floor to ceiling height at first storey is 4.5 metres

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 44, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0266/17SC Zoning Commercial-Residential

(CR) Zone [ZR]

Owner: THOMAS KIRIAKOU Ward: Scarborough Centre

ANTHONY KIRIAKOU (37)

Agent: DIANA POIDA Heritage: Not Applicable

Property 2075 LAWRENCE AVE E Community: Wexford Community

Address:

Legal PLAN 4539 PT BLK B RP 64R3606 PART 1

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
Nimrod Salamon (signed)	Sean Karmali (signed)	_	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То ар	peal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 45, Information relating to Owner, Property and Legal Description.

File Number: A0282/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): NANCY BANNING Ward: Scarborough Southwest

MOSS BROOKFIELD (36)

Agent: MILA KOMAR Heritage: Not Applicable

Property 29 EAST RD Community: Birchcliff Community

Address:

Legal PLAN M446 PT LOT 6 PT LOT 7

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new one storey rear addition to the existing dwelling.

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

By-law No. 569-2013

- 1. To permit the existing 0.22 metres north and the addition would have 0.38 metres side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
- 2. To permit the proposed 138 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 124.8 square metres or 0.6 times to the lot area.
- 3. To permit the proposed 53% lot coverage, whereas the Zoning By-law permits maximum 43% lot coverage.

By-law No. 8786

- 4. To permit the proposed 53% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 5. To permit the proposed 138 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 124.8 square metres or 0.6 times to the lot area.
- 6. To permit the existing 0.22 metres north and the addition would have 0.38 metres side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres 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 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

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

1. The proposed rear addition shall be limited to one-storey.

Table 46, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0282/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: **NANCY BANNING** Ward: Scarborough Southwest MOSS BROOKFIELD Not Applicable MILA KOMAR Heritage: Agent: Property 29 EAST RD Community: Birchcliff Community Address: PLAN M446 PT LOT 6 PT LOT 7 Legal Description: Eden Gajraj (signed) Hena Kabir (signed) David Peacock (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 47, Information relating to Owner, Property and Legal Description.

File Number: A0285/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[WAIVER]

Community

Owner(s): YUFAN WANG Ward: Scarborough-Agincourt

LIANG WANG (40)

Agent: HEYDAY FINE HOMES Heritage: Not Applicable Property 53 NEDDIE DR Community: Tam O'Shanter

Address:

Legal PLAN 4557 LOT 11

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 9.6 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 2. To permit the proposed building depth of 21 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
- 3. To permit the proposed 0.47 times the lot area, whereas the Zoning By-law permits maximum 0.4 times to the lot area.

By-law No. 12360

- 4. To permit the proposed 9.6 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 5. To permit the proposed 0.47 times the lot area, whereas the Zoning By-law permits maximum 0.4 times to 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

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 48, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0285/17SC Zoning RD - Residential Detached/S - Single Family Residential [WAIVER] Owner: YUFAN WANG Ward: Scarborough-Agincourt LIANG WANG (40)Not Applicable **HEYDAY FINE HOMES** Heritage: Agent: Property 53 NEDDIE DR Community: Tam O'Shanter Address: Community Legal PLAN 4557 LOT 11 Description: Eden Gajraj (signed) Hena Kabir (signed) David Peacock (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017 CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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ONTA	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 49, Information relating to Owner, Property and Legal Description.

File Number: A0290/17SC Zoning Single Family (S) &

Residential Detached

(RD) Zone [ZR]

2500182 ONTARIO INC Ward: Scarborough East (44) Owners:

Agent: VANLE ARCHITECT INC Heritage: Not Applicable **Property 41 PYTHAGORAS DR** Community: Highland Creek Address:

Community

PLAN 2129 PT LOT 81 PLAN 66M2466 PT BLK 33 RP 66R28481 Legal

Description: PARTS 1 AND 7

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposal to construct a two-storey detached house.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

- 1. The existing lot frontage is 13.41m Whereas the minimum lot frontage is that which existed on the day of the enactment of this By-law.
- 2. The existing lot area is 614 m² Whereas the minimum lot area is that which existed on the day of the enactment of this By-law.
- 3. The proposed building setback from a side lot line is 0.78 metres. Whereas the minimum building setback from a side lot line is 1.2 metres in all other cases.

- 4. The proposed building setbacks on the east side is 0.78. The chimney on the west side encroaches into the setback by 0.43m and the basement walkout on the east side encroaches into setback by 0.24 m.
 Whereas the minimum building setback from a side lot line is 1.0 metres on one side and
 - 0.9 metres on the other side and nothing may encroach into the required side yard.
- 5. The proposed floor space index is 50.1% of the lot area: 226.75 square metres. Whereas the maximum floor space index for a lot with a dwelling unit in a permitted building type is 50% the lot area: 226.45 square metres.
- 6. The proposed front yard setback is 3.10 metres.
 Whereas the required minimum front yard setback in the RD zone is 6.0 metres.

By-law No. 10927:

- 7. The existing lot frontage is 13.62 metres and the existing lot area is 452.9 m²
 Whereas one single-family dwelling per parcel of land with a minimum of 15 m frontage on a public street, and a minimum area of 696 m2.
- 8. The proposed front yard setback is 3.10 metres.
 Whereas the required minimum front yard setback in the RD zone is 6.0 metres.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This approval is subject to the following condition:

- 1. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s), to the satisfaction of Toronto Urban Forestry. A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
- 2. The Owner shall submit a tree protection guarantee security deposit of \$1,166.00 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, to the satisfaction of Toronto Urban Forestry.

Table 50, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0290/17SC Zoning Single Family (S) &

Residential Detached

(RD) Zone [ZR]

Owners: 2500182 ONTARIO INC Ward: Scarborough East (44)

Agent: VANLE ARCHITECT INC Heritage: Not Applicable Property 41 PYTHAGORAS DR Community: Highland Creek

Address: Community

Legal PLAN 2129 PT LOT 81 PLAN 66M2466 PT BLK 33 RP 66R28481

Description: PARTS 1 AND 7

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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



Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 2, 2017

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

Table 51, Information relating to Owner, Property and Legal Description.

File Number: A0291/17SC Zoning Single Family (S) &

Residential Detached

(RD) Zone [ZR]

2500182 ONTARIO INC Ward: Scarborough East (44) Owners:

Agent: VANLE ARCHITECT INC Heritage: Not Applicable Property **37 PYTHAGORAS DR** Community: Highland Creek Address:

Community

PLAN 2129 PT LOT 81 PLAN 66M2466 PT BLK 33 RP 66R28481 Legal

Description: PARTS 3 AND 5

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposal to construct a two-storey detached house on a vacant lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

- 1. The existing lot frontage is 13.41m Whereas the minimum required lot frontage is that which existed on the day of the enactment of the By-law.
- 2. The existing lot area is 614 m² Whereas the minimum lot area is that which existed on the day of the enactment of the By-law.
- 3. The proposed building setback from the east side lot line is 1.02 metres. Whereas the minimum building setback from a side lot line is 1.2 metres
- 4. The proposed building setbacks comply but the roof eaves encroach into the sideyard setback.

Whereas the minimum building setback from a side lot line is 1.0 metres on one side and 0.9 metres on the other side and nothing may encroach into the required side yard.

By-law No. 10827:

- 5. The existing lot frontage is 10.43 metres and the existing lot area is 614 m² Whereas one single-family dwelling per parcel of land with a minimum of 15 m frontage on a public street, and a minimum area of 696 m².
- 6. The proposed side yard setback is 1.02 metres
 Whereas Minimum 1.2 m from each side for one-storey dwelling plus 600 mm for each
 additional or partial storey.

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:

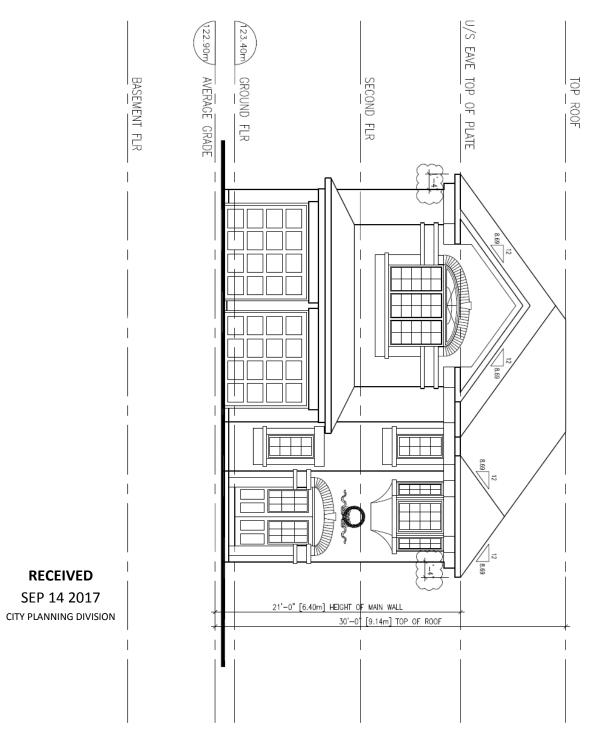
The Minor Variance Application is Approved

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This variance is subject to the following condition:

- 1. The Owner shall build substantially in accordance with the Front Elevation, Drawing No. A.06, prepared by Vanle Architect, dated June 21, 2017 (date stamped received by City Planning on September 14, 2017), as it relates to the roof eaves (see Attachment 1: Front Elevation).
- 2. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s), to the satisfaction of Toronto Urban Forestry.
- 3. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s), to the satisfaction of Toronto Urban Forestry. A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
- 4. The Owner shall submit a tree protection guarantee security deposit of \$1,166.00 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, to the satisfaction of Toronto Urban Forestry.



FRONT ELEVATION



							37	PYTHAGORA	S DRIVE	SCARBORO
·M.	3.	CITY COMMENTS MAR24'17	JUN21'17	MP	6.			Sco		Checked By:
	2.	CITY COMMENTS MAY12'16	JUN21'16	MP	5.			1,	′8"=1'-0"	TVL
info@vante.ca VANLE ARCHITECT	1.	ZC SUBMISSION	APR.01'16	GM	4.				ect No.:	Drawing No.:
Road, Suite.302, Toronto, Ontario M98.5E1 5714 Elinfo@vanie.ca Website:vanie.ca	No.	Revision Description			No.	Revision Description		20	15-27	A.06
Decision Notice - MV.do	С								Pa	ige 115

Table 52, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0291/17SC Single Family (S) & Zoning

Residential Detached

(RD) Zone [ZR]

Owner: **2500182 ONTARIO INC** Ward: Scarborough East (44)

Agent: VANLE ARCHITECT INC Heritage: Not Applicable Property **37 PYTHAGORAS DR** Community: Highland Creek Address:

Community

Legal PLAN 2129 PT LOT 81 PLAN 66M2466 PT BLK 33 RP 66R28481

Description: PARTS 3 AND 5

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
		<u> </u>
Nimrod Salamon (signed)	Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To ap	peal this decision to the TLAB you need the following:
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ONTA	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 53, Information relating to Owner, Property and Legal Description.

File Number: A0297/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner(s): BRENDA RITCHIE- Ward: Scarborough East (43)

BRENNAN

EAMONN BRENNAN

Agent: ANGELLA BLAHAS Heritage: Not Applicable

Property 142 KITCHENER RD Community: West Hill Community

Address:

Legal PLAN 2042 PT LOT 43 & 44

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling and to legalize and maintain the two-storey detached garage in the rear.

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

By-law No. 569-2013:

- 1. The existing/altered dwelling will be located 0.93 m from the north side lot line; Whereas the minimum required side yard setback is 1.2 m.
- 2. The existing detached garage has a total floor area of 130.3 m²; Whereas the maximum permitted area of an accessory structure is 60 m².
- 3. The existing detached garage has a height of 8.1 m; Whereas the maximum permitted height of an accessory structure is 4 m.
- 4. The existing detached garage is two (2) storeys; Whereas the maximum permitted height is one (1) storey.

By-law No. 10327:

- 5. The existing/altered dwelling will be located 0.93 m from the north side lot line; Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.
- 6. The existing detached garage has a total floor area of 130.3 m²; Whereas the maximum permitted area of all accessory structures is 75 m².
- 7. The existing detached garage has a total floor area of 130.3 m²; Whereas the total floor area of an accessory structure shall not exceed the ground floor area of said structure (65.2 m²).
- 8. The existing detached garage has dimensions of 9.29 m by 7 m; Whereas the maximum permitted dimensions of an accessory structure is 7.6 m by 7.6 m.
- 9. The existing detached garage has a height of 8.1 m; Whereas the maximum permitted height of an accessory structure is 5 m.
- 10. The existing detached garage has a height of 4.9 m, as measured from the floor to the eaves;

Whereas the maximum permitted height of a garage is 3.7 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.

Table 54, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0297/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner: BRENDA RITCHIE- Ward: Scarborough East (43)

BRENNAN

EAMONN BRENNAN

Agent: ANGELLA BLAHAS Heritage: Not Applicable

Property 142 KITCHENER RD Community: West Hill Community

Address:

Legal PLAN 2042 PT LOT 43 & 44

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
	<u></u>	<u> </u>	
Nimrod Salamon (signed)	Sean Karmali (signed)		

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

То арլ	peal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
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ONTA	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 55, Information relating to Owner, Property and Legal Description.

File Number: A0298/17SC Zoning Commercial Residential

(CR) & Commercial (C)

[ZR]

Owner(s): RADIUM-O Ward: Scarborough-Agincourt

DEVELOPMENTS LTD (40)

Agent: RADIUM-O Heritage: Not Applicable

DEVELOPMENTS LTD

Property 880 ELLESMERE RD Community: Dorset Park Community

Address:

Legal CON 2 PT LOT 29

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit an existing vehicle dealership to occupy Unit N1 in the multi-tenant commercial building.

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

By-law No. 569-2013:

- The current use for Unit N1 is a vehicle dealership;
 Whereas a vehicle dealership is only permitted in a Commercial Residential (CR) Zone if
 it complies with all the specific use regulations in Section 150.90. The existing vehicle
 dealership does not comply with all the specific use regulations in Section 150.90, as
 outlined in Variances No. 2 and 3 below.
- 2. The existing vehicle dealership has an interior floor area of 81.2 m²; Whereas the minimum required interior floor area of a vehicle dealership is 150 m².

3. The five (5) parking spaces proposed as vehicle storage/display are required parking spaces;

Whereas vehicles may not be displayed or stored in required parking spaces.

By-law No. 9508:

- 4. The current use for Unit N1 is a vehicle dealership; Whereas a vehicle dealership is not a permitted use in a Commercial (C) Zone.
- 5. The five (5) parking spaces proposed as vehicle storage/display are required parking spaces;
 Whereas vehicles may not be displayed or stored in required parking spaces.

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 number of parking spaces to be used by the vehicle dealership (Platinum Car Rental) for vehicle storage or display shall be limited to three (3) parking spaces and these spaces shall be clearly marked.
- 2. The use shall be limited to vehicle rental only.

Table 56, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0298/17SC Zoning Commercial Residential

(CR) & Commercial (C)

[ZR]

Owner: RADIUM-O Ward: Scarborough-Agincourt

DEVELOPMENTS LTD (40)

Agent: RADIUM-O Heritage: Not Applicable

DEVELOPMENTS LTD

Property 880 ELLESMERE RD Community: Dorset Park Community

Address:

Legal CON 2 PT LOT 29

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
, ,	, , ,	,	
	<u> </u>	_	
Nimrod Salamon (signed)	Sean Karmali (signed)		

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

TORONTO LOCAL APPEAL BODT (TLAB) APPEAL INSTRUCTIONS
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$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
To appeal this decision to the OMB you need the following:
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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 57, Information relating to Owner, Property and Legal Description.

File Number: A0301/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): JOHN PAUL SCHMIDER Ward: Scarborough Southwest

JILL ST CLAIR (36)

Agent: RESIDENTIAL DRAFTING Heritage: Not Applicable

SERVICE LTD

Property 42 NORTH DR Community: Birchcliff Community

Address:

Legal PLAN 3952 LOT 13

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new second storey over the existing single family dwelling and a two storey rear addition.

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

By-law No. 569-2013

1. To permit the proposed 4.31 metres front yard setback, whereas the Zoning By-law requires a minimum 4.5 metres front yard setback.

By-law No. 8786

2. To permit the proposed 4.31 metres building yard setback, whereas the Zoning By-law requires a minimum 6 metres building 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 58, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0301/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: JOHN PAUL SCHMIDER Ward: Scarborough Southwest JILL ST CLAIR RESIDENTIAL DRAFTING Not Applicable Agent: Heritage: SERVICE LTD **42 NORTH DR** Property Community: Birchcliff Community Address: PLAN 3952 LOT 13 Legal Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Sean Karmali (signed) Nimrod Salamon (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS	
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☐ Fees are payable to the Minister of Finance by certified cheque or money order	

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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 59, Information relating to Owner, Property and Legal Description.

File Number: A0308/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): JMZ DEVELOPMENTS INC Ward: Scarborough Southwest

(36)

Agent: JMZ DEVELOPMENTS INC Heritage: Not Applicable

Property 19 A LINTON AVE Community: Birchcliff Community

Address:

Legal PLAN 3472 LOT 9

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 167 square metres floor area or 0.73 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.

- 3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
- 4. To permit the proposed 38.1% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

- 5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
- 6. To permit the proposed 167 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
- 7. To permit the proposed 38.1% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning Bylaw requires a minimum 5.6 metres by 3.3 metres parking space.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 60, Signature Page. Information relating to Owner, Property and Legal Description.File Number:A0308/17SCZoningRD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: JMZ DEVELOPMENTS INC Ward: Scarborough Southwest

JMZ DEVELOPMENTS INC

Agent: JMZ DEVELOPMENTS INC Heritage: Not Applicable

Property 19 A LINTON AVE Community: Birchcliff Community

Address:

Legal PLAN 3472 LOT 9

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
Nimrod Salamon (signed)	Sean Karmali (signed)	_	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 61, Information relating to Owner, Property and Legal Description.

File Number: A0307/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): JMZ DEVELOPMENTS INC Ward: Scarborough Southwest

JMZ DEVELOPMENTS INC (36)

Agent: JMZ DEVELOPMENTS INC Heritage: Not Applicable

Property 19 B LINTON AVE Community: Birchcliff Community

Address:

Legal PLAN 3472 LOT 9

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 167 square metres floor area or 0.73 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.

- 3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
- 4. To permit the proposed 38.1% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

- 5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
- 6. To permit the proposed 167 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
- 7. To permit the proposed 38.1% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning Bylaw requires a minimum 5.6 metres by 3.3 metres parking space.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 62, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0307/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: JMZ DEVELOPMENTS INC Ward: Scarborough Southwest

JMZ DEVELOPMENTS INC

(36)

JMZ DEVELOPMENTS INC

Heritage: Not Applicable

Property 19 B LINTON AVE

Community: Birchcliff Community

Address:

Agent:

Legal PLAN 3472 LOT 9

Description:

	<u>. </u>	
David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
Nimrod Salamon (signed)	Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 63, Information relating to Owner, Property and Legal Description.

File Number: A0309/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): NAINA JOSHI Ward: Scarborough Southwest

(36)

Agent: SUTHAR KAUSHIK Heritage: Not Applicable

Property 8 LAKEWOOD AVE Community: Cliffside Community

Address:

Legal PLAN 4035 LOT 28

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling. The existing dwelling would be demolished.

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

By-law No. 569-2013

- 1. To permit the proposed 0 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
- 2. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.
- 3. To permit the proposed 6 square metres platform area, whereas the Zoning By-law permits maximum 4 square metres platform area.

By-law No. 9364

- 4. To permit the proposed 1.2 metres south and north side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.
- 5. To permit the proposed 9.7 metres building height, whereas the Zoning By-law permits maximum 9 metres building height.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

The owner shall provide payment of \$583 per tree for 1 trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

Table 64, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0309/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner: NAINA JOSHI Ward: Scarborough Southwest

(36)

Agent: SUTHAR KAUSHIK Heritage: Not Applicable Property 8 LAKEWOOD AVE Community: Cliffside Community

Address:

Legal PLAN 4035 LOT 28

Description:

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 65, Information relating to Owner, Property and Legal Description.

File Number: A0313/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): MAHAD ABDULKADIR Ward: Scarborough Centre

MOHAMED (37)

Agent: DANIEL FALZON Heritage: Not Applicable

Property 36 ELECTRO RD Community: Wexford Community

Address:

Legal PLAN 4963 LOT 63

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new carport on the east side of the existing dwelling.

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

By-law No. 569-2013

- 1. To permit the proposed 0.75 metres east side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
- 2. To permit the proposed 6.25 metres front yard setback, whereas the Zoning By-law requires a minimum 8.87 metres front yard setback.
- 3. To permit the proposed 3.89 metres driveway width, whereas the Zoning By-law permits maximum 3 metres driveway width.
- 4. To permit the proposed 3 metres wide parking space, whereas the Zoning By-law requires a minimum 3.2 metres wide parking space.

By-law No. 9511

- 5. To permit the proposed 0.75 metres east side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
- 6. To permit the proposed 3 metres wide parking space, whereas the Zoning By-law requires a minimum 3.3 metres wide parking space.
- 7. To permit the proposed 3.89 metres driveway width, whereas the Zoning By-law permits maximum 3 metres driveway width.

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

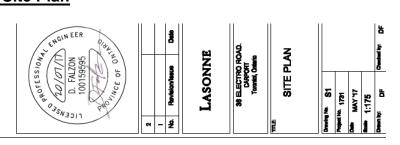
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

1. The Owner shall build in accordance with the Site Plan, prepared by, D. Falzon, dated May 2017, as it relates to the building footprint and side yard setback (see Attachment 1: Site Plan).

Attachment 1: Site Plan



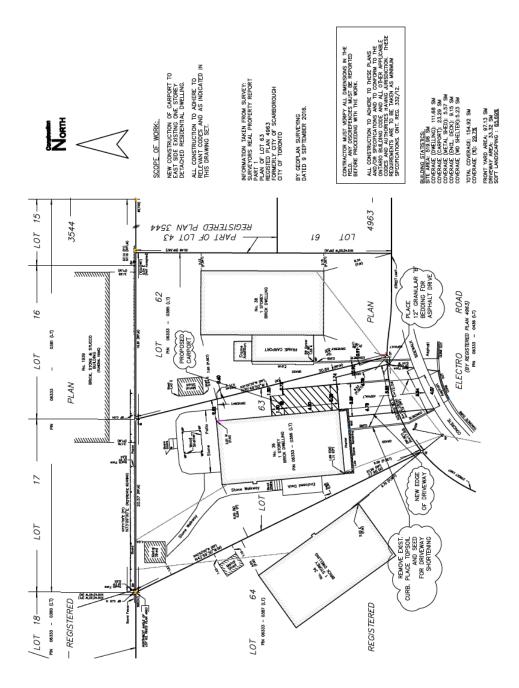


Table 66, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0313/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: MAHAD ABDULKADIR Ward: Scarborough Centre MOHAMED (37)Not Applicable DANIEL FALZON Heritage: Agent: Property 36 ELECTRO RD Community: **Wexford Community** Address: Legal PLAN 4963 LOT 63 Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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City Planning Division

Committee of Adjustment
150 Borough Drive
Toronto ON M1P 4N7
Tel: 416-396-7014
Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 67, Information relating to Owner, Property and Legal Description.

File Number: A0318/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner(s): MURALITHARAN Ward: Scarborough Centre

MURUKES (38)

Agent: VARATHA DESIGN Heritage: Not Applicable

ASSOCIATES

Property 6 SEMINOLE AVE Community: Bendale Community

Address:

Legal PLAN 4530 LOT 13

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear and east side addition with integral garage to the existing dwelling.

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

By-law No. 569-2013:

- 1. The altered dwelling will cover 43.2% of the lot area (200.64 m²); Whereas the maximum permitted coverage is 33% of the lot area (153.29 m²).
- 2. The existing/altered dwelling is located 10.03 m from the front lot line; Whereas the minimum required front yard setback is 11.56 m.
- 3. The altered dwelling will be located 7.18 m from the rear lot line; Whereas the minimum required rear yard setback is 9.15 m.
- 4. The altered dwelling will have a length of 19.36 m; Whereas the maximum permitted building length is 17 m.

By-law No. 9350:

- 5. The altered dwelling will cover 43.2% of the lot area (200.64 m²); Whereas the maximum permitted coverage is 33% of the lot area (153.29 m²).
- 6. The altered dwelling will be located 7.18 m from the rear lot line; Whereas the minimum required rear yard setback is 9.04 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 to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
- 2. The proposed additional shall be limited to one storey, as shown on the Site Plan (see Attachment 1: Site Plan). Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

Attachment 1: Site Plan

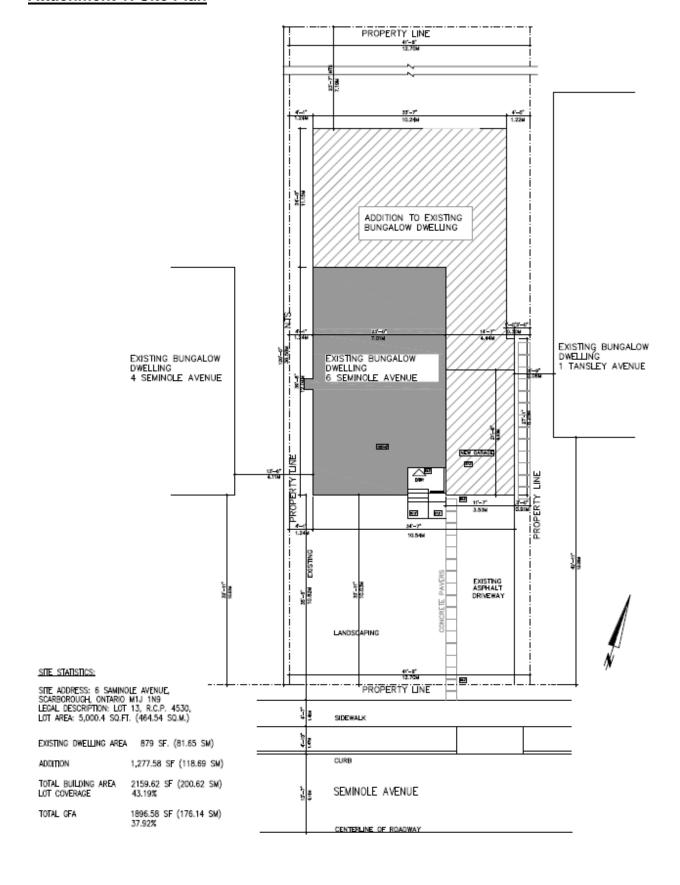


Table 68, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0318/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner: MURALITHARAN Ward: Scarborough Centre

(38)

Agent: VARATHA DESIGN Heritage: Not Applicable

ASSOCIATES

MURUKES

Property 6 SEMINOLE AVE Community: Bendale Community

Address:

Legal PLAN 4530 LOT 13

Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

TORONTO LOCAL AFFEAL BODT (TLAB) AFFEAL INSTRUCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 69, Information relating to Owner, Property and Legal Description.

File Number: A0323/17SC Zoning Employment Industrial

(E) & Industrial (M) [ZR]

Owner(s): QSI HOLDINGS INC Ward: Scarborough Centre

(37)

Agent: CONROY DOWSON Heritage: Not Applicable

Property 110 CROCKFORD BLVD District: Wexford Employment

Address:

Legal PLAN 4297 PT LOT 1 PT LOT 2

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a vehicle service shop to occupy Unit 2 and Unit 3 in the existing multi-tenant commercial building.

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

By-law No. 569-2013:

- The existing vehicle access to the lot is 5.03 m wide;
 Whereas vehicle access to a lot with a vehicle service shop must have a minimum with of 6 m.
- The existing vehicle access is located 0 m from the north side lot line;
 Whereas vehicle access to a lot with a vehicle service shop must be located at least 3 m from a side lot line.
- 3. The existing commercial building has no soft landscaping abutting the front lot line; Whereas a minimum 1.5 m soft landscape buffer is required along the front lot line.

By-law No. 24982:

4. To permit the existing vehicle service shops in Units 2 & 3; Whereas a vehicle service shop is not a permitted use in an Industrial Zone (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. A 1.5-metre soft landscape buffer be installed abutting the front lot line for a minimum length of 9 metres.
- 2. Prior to the issuance of any building permit, the Owner shall submit a Site Plan to the satisfaction of the Director, Community Planning, Scarborough District, illustrating improvements to the front yard landscaping by extending the soft landscaping adjacent to Unit 2 to abut the front lot line and parking spaces 29-31.
- 3. The Owner shall install a continuous row of coniferous planting within 3 m of the rear lot line, adjacent to the residential dwellings along Frey Crescent.

Table 70, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0323/17SC Zoning Employment Industrial

(E) & Industrial (M) [ZR]

Owner: QSI HOLDINGS INC Ward: Scarborough Centre

(37)

Agent: CONROY DOWSON Heritage: Not Applicable

Property 110 CROCKFORD BLVD Community:

Address:

Legal PLAN 4297 PT LOT 1 PT LOT 2

Description:

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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City Planning Division

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Thursday, November 2, 2017

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

Table 71, Information relating to Owner, Property and Legal Description.

File Number: A0324/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): SYED GHOLAM RE Ward: Scarborough Southwest

GHADIMI ZAKER (36)

FARIBA MANDOUZEI

Agent: RUBINOFF DESIGN Heritage: Not Applicable

GROUP

Property 59 FALLINGBROOK RD Community: Birchcliff Community

Address:

Legal PLAN 2836 LOT 16

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family residential dwelling. The existing dwelling would be demolished.

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

By-law No. 569-2013

- 1. To permit the proposed 3 storey dwelling, whereas the Zoning By-law permits maximum 2 storey dwelling.
- 2. To permit the proposed 29% of the rear yard for soft landscaping, whereas the Zoning By-law requires a minimum 50% of the rear yard for soft landscaping.

By-law No. 8786

- 3. To permit the proposed 4.81 metres front yard setback to the bay window and 5.45 metres front yard setback to the main wall, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
- 4. To permit the proposed 1.1 metres basement height, whereas the Zoning By-law permits maximum 1 metres basement height.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is 1 and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Center, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

Scarborough Panel

Table 72, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0324/17SC Zoning RD - Residential Detached/S - Single Family Residential [ZZC] Owner: SYED GHOLAM RE Ward: Scarborough Southwest GHADIMI ZAKER (36)FARIBA MANDOUZEI RUBINOFF DESIGN Heritage: Not Applicable Agent: **GROUP Property** 59 FALLINGBROOK RD Birchcliff Community Community: Address: Legal PLAN 2836 LOT 16 Description: Eden Gajraj (signed) Hena Kabir (signed) David Peacock (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017 CERTIFIED TRUE COPY Andre Robichaud Manager & Deputy Secretary Treasurer

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS
To appeal this decision to the TLAB you need the following:
□ a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
 Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab .
ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 73, Information relating to Owner, Property and Legal Description.

File Number: A0327/17SC Zoning RD - Residential

Detached/ S- Single Family Residential

[ZZC]

Owner(s): ANTONIOS PIALIS Ward: Scarborough Southwest

DIANA PIALIS (36)

Agent: RICHARD MANN Heritage: Not Applicable

ARCHITECT

Property 18 PINE RIDGE DR Community: Cliffcrest Community

Address:

Legal PLAN M440 LOT 83

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling. The existing dwelling would be demolished.

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

By-law No. 9396

- 1. To permit the 9.74 metres building height, whereas the Zoning By-law maximum 9 metres building height.
- 2. To permit the proposed 5.8 metres by 16 metres front porch dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres accessory building dimensions.

- 3. To permit the proposed 7.35 metres by 14.3 metres rear covered porch dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres accessory building dimensions.
- 4. To permit the proposed 8 metres by 12.3 metres interior garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.
- 5. To permit the proposed 204 square metres combined gross floor area of all garage/free standing buildings on a lot, whereas the Zoning By-law permits maximum 75 square metres combined gross floor area of all garage/free standing buildings on a lot.

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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This Approval is Conditional on the Following:

The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).

Table 74, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0327/17SC Zoning RD - Residential Detached/ S- Single Family Residential [ZZC] Owner: ANTONIOS PIALIS Ward: Scarborough Southwest DIANA PIALIS Not Applicable Agent: RICHARD MANN Heritage: ARCHITECT **18 PINE RIDGE DR** Property Community: Cliffcrest Community Address: Legal **PLAN M440 LOT 83** Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Sean Karmali (signed) Nimrod Salamon (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS
To appeal this decision to the TLAB you need the following:
□ a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
To appeal this decision to the OMB you need the following:
□ a completed OMB Appellant Form (A1) in paper format
\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
 Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

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

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



Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 75, Information relating to Owner, Property and Legal Description.

File Number: A0328/17SC Zoning Residential Semi-

Detached (RS) & Two-Family (T) Zone [ZR]

Owner(s): ADRIEN BRADLEY Ward: Scarborough Southwest

KIT YIN KATHERINE LAM (36)

Agent: GREGORY DESIGN Heritage: Not Applicable

GROUP

Property 34 COURCELETTE RD Community: Birchcliff Community

Address:

Legal PLAN 958 S PT LOT 45

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of the existing detached dwelling.

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

By-law No. 569-2013 & 8786:

- 1. The altered dwelling will cover 39.72% of the lot area (112.64 m²); Whereas the maximum permitted coverage is 33% of the lot area (93.5 m²).
- 2. The existing/altered dwelling is located 0.33 m from the south side lot line; Whereas the minimum required side yard setback is 0.45 m.

By-law No. 569-2013:

3. The eaves, including the eavestrough, will be located 0.22 m from the south side lot line; Whereas the minimum required eaves setback is 0.3 m from 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. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.

Table 76, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0328/17SC Zoning Residential Semi-

Detached (RS) & Two-Family (T) Zone [ZR]

Owner: ADRIEN BRADLEY Ward: Scarborough Southwest

KIT YIN KATHERINE LAM (36)

Agent: GREGORY DESIGN Heritage: Not Applicable

GROUP

Property 34 COURCELETTE RD Community: Birchcliff Community

Address:

Legal PLAN 958 S PT LOT 45

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
,	, , , ,	, ,

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Nimrod Salamon (signed)

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

То арр	eal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
	\$300 for <u>each</u> appeal filed regardless if related and submitted by the same appellant
	Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
	ain a copy of the Notice of Appeal Form (Form 1) and other information about the appeas please visit the TLAB web site at www.toronto.ca/tlab .
ONTAI	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То арр	eal this decision to the OMB you need the following:
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City Planning Division

Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, November 2, 2017

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

Table 77, Information relating to Owner, Property and Legal Description.

File Number: A0329/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[WAIVER]

Owner(s): SAIRA YOUSUF MURTUZA Ward: Scarborough Centre

YASSER MOHAMMED (37)

MURTUZA

Agent: YASSER MOHAMMED Heritage: Not Applicable

MURTUZA

Property 136 BERTRAND AVE Community: Ionview Community

Address:

Legal PLAN 4150 LOT 157

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new one-storey rear addition to the existing one-storey.

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

By-law No. 569-2013

- 1. To permit the proposed building length of 19.8 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
- 2. To permit the proposed second suite, whereas the Zoning By-law requires the entire building to have been constructed more than 5 years prior to the introduction of a secondary suite.

By-law No. 9089

3. To permit the proposed second suite, whereas the Zoning By-law requires the entire building to have been constructed more than 5 years prior to the introduction of a 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

Table 78, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0329/17SC Zoning RD - Residential Detached/S - Single Family Residential [WAIVER] Owner: SAIRA YOUSUF MURTUZA Ward: Scarborough Centre YASSER MOHAMMED (37)MURTUZA YASSER MOHAMMED Heritage: Not Applicable Agent: **MURTUZA Property 136 BERTRAND AVE Ionview Community** Community: Address: Legal PLAN 4150 LOT 157 Description: Eden Gajraj (signed) Hena Kabir (signed) David Peacock (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017 CERTIFIED TRUE COPY Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORUNTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS
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Thursday, November 2, 2017

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

Table 79, Information relating to Owner, Property and Legal Description.

File Number: A0330/17SC Zoning RD - Residential

Detached/S - Single Family Residential

[ZZC]

Owner(s): NICHOLAS ROBERT BECK Ward: Scarborough Southwest

SUSAN DOREEN BRAUN (36)

Agent: TONY VALENTIN DESIGN Heritage: Not Applicable

Property 36 HAIG AVE Community: Birchcliff Community

Address:

Legal PLAN 914 S PT LOT 17

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a secondstorey addition with a two storey rear addition to the existing one-storey.

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

By-law No. 569-2013

- 1. To permit the proposed 3.33 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
- 2. To permit the proposed 0.3 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
- 3. To permit the proposed 46.5% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

- 4. To permit the proposed floor index of 0.86 time the lot area, whereas the Zoning By-law permits maximum floor index of 0.6 times the lot area.
- 5. To permit the proposed 0 parking spaces provided on site, whereas the Zoning By-law requires a minimum 2 parking spaces.

By-law No. 8786

- 6. To permit the proposed 3.33 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
- 7. To permit the proposed 0.3 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.45 metres side yard setback.
- 8. To permit the proposed 46.5% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
- 9. To permit the proposed floor index of 0.86 time the lot area, whereas the Zoning By-law permits maximum floor index of 0.6 times the lot area.
- 10. To permit the proposed 0 parking spaces provided on site, whereas the Zoning By-law requires a minimum 2 parking spaces.

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 <u>NOT</u> 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.

Table 80, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0330/17SC Zoning RD - Residential

> Detached/S - Single Family Residential

[ZZC]

Owner: NICHOLAS ROBERT BECK Ward: Scarborough Southwest

SUSAN DOREEN BRAUN

Not Applicable TONY VALENTIN DESIGN Heritage:

Property 36 HAIG AVE Community: **Birchcliff Community**

Address:

Agent:

PLAN 914 S PT LOT 17 Legal

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
		_
Nimrod Salamon (signed)	Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTA	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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	a completed OMB Appellant Form (A1) in paper format
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City Planning Division

Committee of Adjustment
150 Borough Drive
Toronto ON M1P 4N7
Tel: 416-396-7014
Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 81, Information relating to Owner, Property and Legal Description.

File Number: A0332/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner(s): OLI KUNDRAXHI Ward: Scarborough Southwest

REXHEP SANXHAKU (36)

Agent: ADVANCED CANADIAN Heritage: Not Applicable

HOMES INC

Property 8 DUNCOMBE BLVD Community: Scarborough Village

Address: Community

Legal PLAN 4235 LOT 75 PT LOT 74

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013:

- 1. The proposed dwelling will have a floor space index equal to 0.43 times the lot area; Whereas the maximum permitted floor space index is 0.4 times the lot area.
- 2. The combined width of all vehicle entrances in the front main wall is proposed to be 7.32 m;

Whereas the maximum permitted combined width of all vehicle entrances through the front wall is 6 m.

3. The proposed driveway will be 8.5 m wide; Whereas the maximum permitted width of a driveway is 6 m.

By-law No. 10010:

- 4. The proposed driveway will be 8.5 m wide; Whereas the maximum permitted width of a driveway is 6 m.
- 5. The proposed number of parking spaces is three (3); Whereas the maximum permitted number of parking spaces is two (2).
- 6. The proposed garage will have a total width of 9.06 m;
 Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 m.
- 7. The proposed rear deck will have a total width of 13.1 m;
 Whereas the maximum permitted dimensions of an accessory structure are 7.6 m by 7.6 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:

Minor Variance Items No. 1 through 6 are 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 to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.

Minor Variance Item No. 7 is Refused

It is the decision of the Committee of Adjustment to <u>NOT</u> 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.

Table 82, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0332/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner: OLI KUNDRAXHI Ward: Scarborough Southwest

REXHEP SANXHAKU (36)

Agent: ADVANCED CANADIAN Heritage: Not Applicable

HOMES INC

Property 8 DUNCOMBE BLVD Community: Scarborough Village

Address: Community

Legal PLAN 4235 LOT 75 PT LOT 74

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)
Nimrod Salamon (signed)	Sean Karmali (signed)	_

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

То ар	peal this decision to the TLAB you need the following:
	a completed TLAB Notice of Appeal (Form 1) in digital format on a CD/DVD
	\$300 for each appeal filed regardless if related and submitted by the same appellant
	Fees are payable to the City of Toronto by cash, certified cheque or money order (Canadian funds)
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ONTA	RIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
То ар	peal this decision to the OMB you need the following:
	a completed OMB Appellant Form (A1) in paper format
	\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 83, Information relating to Owner, Property and Legal Description.

File Number: A0336/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner(s): HONGYAN YU Ward: Scarborough Southwest

(36)

Agent: VITELUS JEAN-VERNET Heritage: Not Applicable

Property 174 PHYLLIS AVE Community: Cliffcrest Community

Address:

Legal PLAN M601 LOT 14

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013 & No. 9396:

1. The proposed dwelling will have a floor area equal to 0.452 times the lot area (333.15 m²);

Whereas the maximum permitted floor area is 0.4 times the lot area (294.95 m²).

2. The proposed driveway will be 6.4 m wide; Whereas the maximum permitted width of a driveway is 6 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 to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
- 2. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

Table 84, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0336/17SC Zoning Residential Detached (RD) & Single Family (S) [ZR] HONGYAN YU Ward: Scarborough Southwest Owner: (36)VITELUS JEAN-VERNET Not Applicable Agent: Heritage: Property **174 PHYLLIS AVE** Community: Cliffcrest Community Address: Legal **PLAN M601 LOT 14** Description: David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 85, Information relating to Owner, Property and Legal Description.

File Number: A0342/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner(s): ANDREW JOHN ABBOTT Ward: Scarborough Southwest

MICHELLE ANN ABBOTT (36)

Agent: SIXTEEN DEGREE Heritage: Not Applicable

STUDIO INC

Property 18 FERNCROFT DR Community: Birchcliff Community

Address:

Legal PLAN 3223 LOT 112 PT LOT 111

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a second storey addition over the existing dwelling, including alterations to the exterior facade the installation of a below grade pool.

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

By-law No. 569-2013:

- 1. The altered dwelling will cover 38% of the lot area (175.43 m²); Whereas the maximum permitted lot coverage is 33% of the lot area (153.95 m²).
- 2. The altered dwelling will have a floor space index equal to 0.53 times the lot area (244.93 m²):
 - Whereas the maximum permitted floor space index is 0.5 times the lot area (233.26 m²).
- The existing/altered dwelling is located 2.07 m from the south side lot line abutting Winston Churchill Drive;
 - Whereas the minimum required side yard setback from a side lot line that abuts a street is 3.6 m.

- 4. The proposed pool will be located 3.57 m from the south side lot line; Whereas the minimum required setback for an accessory structure (pool) is 5.1 m.
- 5. The proposed parking space is located in the north side yard and accessed from the front yard;

Whereas vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.

By-law No. 8786:

- 6. The existing/altered dwelling is located 4.76 m from the front lot line; Whereas the minimum required front yard setback is 6 m.
- 7. The proposed rear deck has dimensions of 8.7 m by 8.4 m; Whereas the maximum permitted dimensions of an accessory structure is 7.6 m by 7.6 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.

Table 86, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0342/17SC Zoning Residential Detached

(RD) & Single Family

(S) [ZR]

Owner: ANDREW JOHN ABBOTT Ward: Scarborough Southwest

MICHELLE ANN ABBOTT (36)

Agent: SIXTEEN DEGREE Heritage: Not Applicable

STUDIO INC

Property 18 FERNCROFT DR Community: Birchcliff Community

Address:

Legal PLAN 3223 LOT 112 PT LOT 111

Description:

David Peacock (signed)	Eden Gajraj (signed)	Hena Kabir (signed)	
Nimrod Salamon (signed)	Sean Karmali (signed)	_	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel: 416-396-7014 Fax: 416-396-7341

Thursday, November 2, 2017

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

Table 87, Information relating to Owner, Property and Legal Description.

File Number: A0343/17SC Zoning Residential Semi-

Detached (RS) & Single

Family (S) [ZR]

Owner(s): MAHFUZ RAHMAN Ward: Scarborough Southwest

(36)

Agent: MAHFUZ RAHMAN Heritage: Not Applicable

Property 45 NATAL AVE Community: Cliffside Community

Address:

Legal PLAN M388 PT LOT 241

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

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

By-law No. 569-2013 & No. 9364:

- 1. The proposed dwelling will cover 36.83% of the lot area; Whereas the maximum permitted coverage is 33% of the lot area.
- 2. The proposed dwelling will have a floor space index equal to 0.63 times the lot area (277.43 m²);

Whereas the maximum permitted floor space index is 0.5 times the lot area (220.6 m²).

By-law No. 9364:

3. The proposed dwelling will be located 15.97 m from the centreline of the road; Whereas the minimum required setback is 16 m from the centreline of the original road allowance.

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 applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.

Table 88, Signature Page. Information relating to Owner, Property and Legal Description.

File Number: A0343/17SC Zoning Residential Semi-

Detached (RS) & Single

Family (S) [ZR]

Owner: MAHFUZ RAHMAN Ward: Scarborough Southwest

(36)

Agent: MAHFUZ RAHMAN Heritage: Not Applicable

Property 45 NATAL AVE Community: Cliffside Community

Address:

Legal PLAN M388 PT LOT 241

Description:

Eden Gajraj (signed)	Hena Kabir (signed)	
, , , , ,	,	
	_	
Sean Karmali (signed)		
	Eden Gajraj (signed) Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, November 7, 2017

LAST DATE OF APPEAL:

Wednesday, November 22, 2017

CERTIFIED TRUE COPY

Andre Robichaud Manager & Deputy Secretary Treasurer Scarborough Panel

Appeal Information

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

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ONTA	ARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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City Planning Division

Committee of Adjustment 150 Borough Drive Toronto ON M1P 4N7 Tel 416-396-7019 Fax 416-396-7341

Thursday, November 3, 2017

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

Table 89, Information relating to Owner, Property and Legal Description.

File Number: A0378/17SC Zoning Two Family Residential

(T) & Residential Semidetached (RS) Zone

[ZR]

(36)

Owners: MICHELLE CARBERY Ward: Scarborough Southwest

JONATHAN THAKE

Agent: TIMBERMEN Heritage: Not Applicable

CONSTRUCTION GROUP

INC

Property 304 BLANTYRE AVE Community: Birchcliff Community

Address:

Legal PLAN 3472 LOT 12

Description:

Notice was given and a Public Hearing was held on Thursday, November 2, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposed second storey addition over the existing dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

By-law No. 8786:

The proposed side yard setback abutting the street at Linton Avenue is 1.17 m Whereas the minimum required side yard setback is 3.6 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 is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is minor.

Scarborough Panel

Table 90, Signature Page. Information relating to Owner, Property and Legal Description. File Number: A0378/17SC Zoning Two Family Residential (T) & Residential Semidetached (RS) Zone [ZR] Owner: MICHELLE CARBERY Ward: Scarborough Southwest JONATHAN THAKE TIMBERMEN Not Applicable Agent: Heritage: CONSTRUCTION GROUP INC **Property 304 BLANTYRE AVE** Community: Birchcliff Community Address: Legal PLAN 3472 LOT 12 Description: Eden Gajraj (signed) Hena Kabir (signed) David Peacock (signed) Nimrod Salamon (signed) Sean Karmali (signed) DATE DECISION MAILED ON: Tuesday, November 7, 2017 LAST DATE OF APPEAL: Wednesday, November 22, 2017 CERTIFIED TRUE COPY Andre Robichaud Manager & Deputy Secretary Treasurer

Appeal Information

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

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

TORONTO LOCAL AFFEAL BODT (TLAB) AFFEAL INSTRUCTIONS
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS
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