

Wednesday, November 8, 2017

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

File Number:	A0779/17NY	Zoning	RD / R6 (ZZC)
Owner(s):	ELISE NICHOLSON ROBERT JAMES NICHOLSON	Ward:	Eglinton-Lawrence (16)
Agent:	ARCH DWG INC	Heritage:	Not Applicable
Property Address:	416 BEDFORD PARK AVE	Community:	North York
Legal Description:	PLAN M108 LOT 779 PT LOT 780		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached garage at rear of the existing lot.

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

- 1. Chapter 10.5.60.70.(1), By-law No. 569-2013**
The total area on a lot covered by ancillary buildings may not exceed 10% of the lot area.
The proposed ancillary building covers **13.25%** of the lot area.
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage for the dwelling and ancillary building is **36.08%** of the lot area.
- 3. Chapter 10.5.50.10.(3), By-law No. 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping.
The proposed rear yard soft landscaping area is 0.9%.
- 4. Section 6(23)(ii)(B), By-law No. 7625**
A garage in and R6 zone shall not occupy more than 10% of the lot area.
The proposed garage coverage is **13.25%** of the lot area.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0779/17NY	Zoning	RD / R6 (ZZC)
Owner:	ELISE NICHOLSON ROBERT JAMES NICHOLSON	Ward:	Eglinton-Lawrence (16)
Agent:	ARCH DWG INC	Heritage:	Not Applicable
Property Address:	416 BEDFORD PARK AVE	Community:	North York
Legal Description:	PLAN M108 LOT 779 PT LOT 780		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
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Wednesday, November 8, 2017

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

File Number:	A0780/17NY	Zoning	RD (x5)/R5[ZZC]
Owner(s):	GRAZIELLA MARIA ARENA	Ward:	York Centre (09)
Agent:	BATTAGLIA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	22 APPLETREE CRT	Community:	North York
Legal Description:	PLAN 4731 LOT 50		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the west portion of the existing one-storey dwelling.

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

- 1. Chapter 10.5.100.1(1)(D), By-law No. 569-2013**
The maximum driveway width permitted for this lot is 6m.
The proposed driveway has a maximum width of **9.00m**.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 6.45m.
The proposed front yard setback is 3.80m.
- 3. Chapter 10.5.80.40.(1), By-law No. 569-2013**
The maximum combined width of all vehicle entrances through the front main wall of the residential building is 6.0m.
The proposed combined width of all vehicle entrances through the front main wall is 8.44m.
- 4. Chapter 900.6.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.50m**
- 5. Chapter 900.6.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.45m.

6. **Section 14.2.3(a), By-law No. 7625**
The minimum required front yard setback is 6.5m.
The proposed front yard setback is 3.80m.
7. **Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is **1.50m**
8. **Section 14.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.45m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0780/17NY	Zoning	RD (x5)/R5[ZZC]
Owner:	GRAZIELLA MARIA ARENA	Ward:	York Centre (09)
Agent:	BATTAGLIA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	22 APPLETREE CRT	Community:	North York
Legal Description:	PLAN 4731 LOT 50		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

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Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, November 8, 2017

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

File Number:	A0781/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	AHMADREZA SAFAVI HEMAMI	Ward:	York Centre (10)
Agent:	ARASH FARNIA	Heritage:	Not Applicable
Property Address:	416 PATRICIA AVE	Community:	North York
Legal Description:	PLAN 1880 LOT 111		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.60% of the lot area.

2. Chapter 10.5.80.40.(3), By-law No. 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking is from the street on which the lot fronts.

3. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is **8.80m**.

4. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.
The proposed building length is 17.40m.

5. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.52m.

6. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

7. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is 17.40m.

8. Section 13.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

9. Section 13.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is **9.02m**.

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 **APPROVE** the following variance(s):

1. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area.

The proposed lot coverage is 31.60% of the lot area.

2. Chapter 10.5.80.40.(3), By-law No. 569-2013

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

The proposed vehicle access to a parking is from the street on which the lot fronts.

3. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.

The proposed height of the side exterior main walls facing a side lot line is **8.80m**.

4. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.

The proposed building length is 17.40m.

7. Section 13.2.5A, By-law No. 7625

The maximum permitted building length is 16.80m.

The proposed building length is 17.40m.

10. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is **9.02m**.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

5. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

6. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

8. Section 13.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.80m.

The proposed east side yard setback is 1.52m.

9. Section 13.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.80m.

The proposed west side yard setback is 1.52m.

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.

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

- 1) The proposal be developed in substantially in accordance with the east and west side elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 30, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE BUILDING OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

THE ARCHITECT HAS REVIEWED THE PROPOSED DEVELOPMENT AT 416 PATRICIA AVENUE, M2S 2M9 - TORONTO, ON. THE ARCHITECT HAS REVIEWED THE PROPOSED DEVELOPMENT AT 416 PATRICIA AVENUE, M2S 2M9 - TORONTO, ON. THE ARCHITECT HAS REVIEWED THE PROPOSED DEVELOPMENT AT 416 PATRICIA AVENUE, M2S 2M9 - TORONTO, ON.

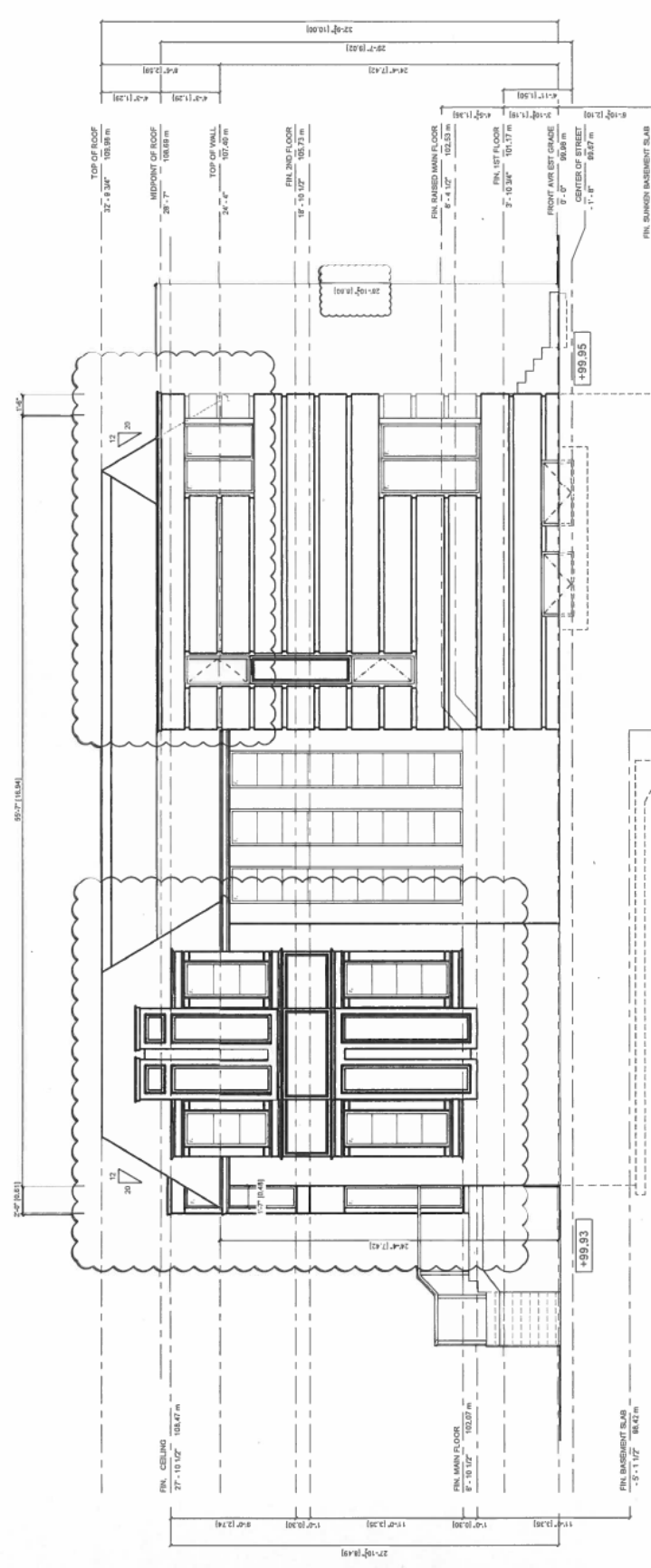
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NO.	DATE	DESCRIPTION
1	2017.10.17	RECEIVED FOR ZONING REVIEW
2	2017.10.17	RECEIVED FOR ZONING REVIEW
3	2017.10.17	RECEIVED FOR ZONING REVIEW
4	2017.10.17	RECEIVED FOR ZONING REVIEW
5	2017.10.17	RECEIVED FOR ZONING REVIEW

TEL: 416.393.8888
INFO@ARKLAB.CA

PROJECT: PROPOSED DEVELOPMENT AT
416 PATRICIA AVENUE
M2S 2M9 - TORONTO, ON

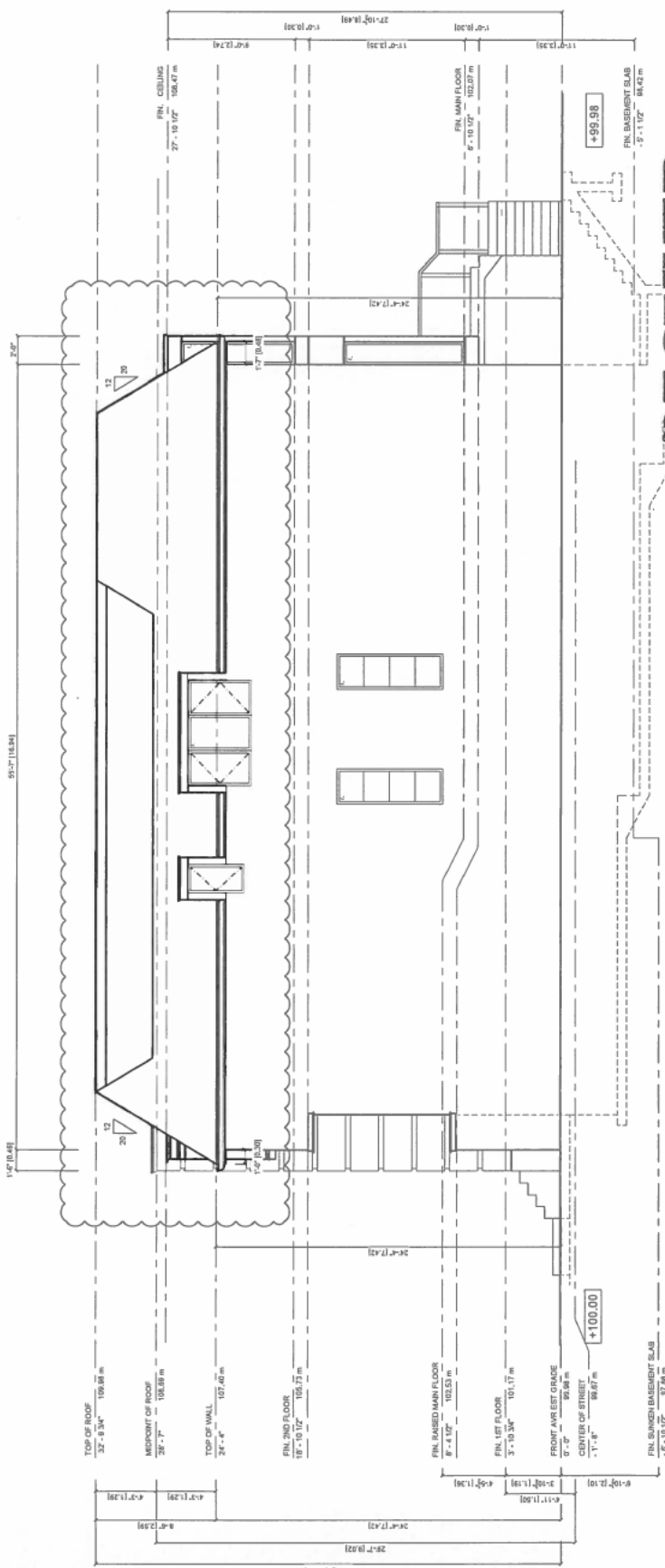
DRAWN BY	DATE
CHECKED BY	1 OCTOBER 2017
SCALE	1/8" = 1'-0"
PROJECT NO.	2709
DRAWING TITLE	WEST ELEVATION
DRAWING NO.	A202



RECEIVED

OCT 30 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE



RECEIVED

OCT 30 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

arklab

TEL (647) 293-9883
INFO@ARKLAB.CA

PROJECT PROPOSED DEVELOPMENT AT
416 PATRICIA AVENUE
M2R 2M9 - TORONTO, ON

DESIGNED BY B.G.	DATE 27 OCTOBER 2011	DRAWING NO. A333
CHECKED BY B.G.		
SCALE: 1/8" = 1'-0"		
PROJECT NO. 2709	DRAWING TITLE EAST ELEVATION	

NO.	DATE	DESCRIPTION
1	AUG.23.17	ISSUED FOR CLIENT REVIEW
2	AUG.06.17	ISSUED FOR ZONING REVIEW
3	AUG.12.17	REISSUED FOR ZONING REVIEW
4	JUL.31.17	REISSUED FOR ZONING REVIEW
5	OCT.27.17	RE-ISSUED FOR ZONING REVIEW

THE BUREAU HAS REVIEWED ALL SUBMITTALS AND HAS NOT IDENTIFIED ANY CONFLICTS OF INTEREST. THE BUREAU HAS REVIEWED THE SUBMITTALS AND HAS NOT IDENTIFIED ANY CONFLICTS OF INTEREST. THE BUREAU HAS REVIEWED THE SUBMITTALS AND HAS NOT IDENTIFIED ANY CONFLICTS OF INTEREST.

SIGNATURE PAGE

File Number: A0781/17NY
Owner: AHMADREZA SAFAVI
HEMAMI
Agent: ARASH FARNIA
Property Address: **416 PATRICIA AVE**
Legal Description: PLAN 1880 LOT 111

Zoning: RD/R4 [ZZC]
Ward: York Centre (10)
Heritage: Not Applicable
Community: North York

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

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

File Number:	A0782/17NY	Zoning	RD / R1 (ZZC)
Owner(s):	SHADAN KIANI	Ward:	Don Valley West (25)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	89 DAWLISH AVE	Community:	Toronto
Legal Description:	PLAN 1485 LOT 17		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
Required Minimum area of the first floor within 4.0 m of the front wall is 10 m².
The proposed area of the first floor within 4.0 m of the front wall is 0.0 m².
- 2. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The permitted maximum height of a building is 10 m.
The proposed height of the building is 11.85 m.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is **8.40m**.
- 4. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted building length is 17.0 m.
The proposed building length is 19.0 m.
- 5. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.54 times the area of the lot.
- 6. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.5 m.
The proposed west side yard setback is 1.22 m.

7. Chapter 10.20.40.70.(3), By-law No. 569-2013

The required minimum side yard setback is 1.5 m.

The proposed east side yard setback is 1.22 m.

8. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.35 times the area of the lot.

The proposed gross floor area is 0.54 times the area of the lot.

9. Section 6(3) Part II 3.B(II), By-law No. 438-86

A minimum side yard setback of 7.5 m is required for the portion of the dwelling exceeding 17.0 m in depth.

The proposed west side lot line setback is 1.55 m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0782/17NY	Zoning	RD / R1 (ZZC)
Owner:	SHADAN KIANI	Ward:	Don Valley West (25)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	89 DAWLISH AVE	Community:	Toronto
Legal Description:	PLAN 1485 LOT 17		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
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MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0783/17NY	Zoning	R1 Z0.35/RD (f15.0; d0.35) (x961)[ZZC]
Owner(s):	SEGAL ADLER	Ward:	Eglinton-Lawrence (16)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	207 STRATHALLAN BLVD	Community:	Toronto
Legal Description:	PLAN 1161 LOT 41		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a three-storey dwelling. The existing would be demolished.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 8.21m.
The proposed front yard setback is 5.46m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 1.23m.
- 3. Chapter 10.20.40.70.(6), By-law No. 569-2013**
The minimum required side yard setback is 3.0m for a corner lot.
The proposed east side yard setback is 1.23m.
- 4. Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted building height is 10m.
The proposed building height is 10.87m.
- 5. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.0m.
The proposed building length is 19.7m.

6. **Chapter 10.5.80.40.(3), By-law No. 569-2013**
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is from fronting street.
7. **Chapter 10.20.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is 0.71 times the area of the lot.
8. **Section 6(3) Part II 2(III), By-law No. 438-86**
The minimum required front yard setback is 8.21m.
The proposed front yard setback is 5.46m.
9. **Section 6(3) Part II 3.A(II), By-law No. 438-86**
The by-law requires a building to have a minimum flanking street setback of 6.0m.
The proposed flanking street setback is 1.21m.
10. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed east side lot line setback is 1.21m
11. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback from the side lot line for that portion of the building exceeding 17.0m in depth is 7.5m.
The proposed west side lot line setback is 1.23m.
12. **Section 6(3) Part I 1, By-law No. 438-86**
The maximum permitted Floor Space Index is 0.35 times the area of the lot.
The proposed Floor Space Index is 0.71 times the area of the lot.
13. **Section 6(3) Part IV 2, By-law No. 438-86**
The by-law requires a building on a lot that abuts a flanking street or public lane to gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking is from the main street.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1) **The requirements of the Parks and Recreation, Urban Forestry Division;**

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

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

ii) Submission of a complete application for permit to injure or remove privately owned trees.

The applicant to satisfy the requirements of the Transportation Services Division:

i) The access on Proudfoot Avenue must be removed and restored to soft landscaping; and

ii) The applicant must apply for a Construction Access permit from Transportation Services' Right-of-Way Management for the required access approval and curb repairs.

SIGNATURE PAGE

File Number:	A0783/17NY	Zoning	R1 Z0.35/RD (f15.0; d0.35) (x961)[ZZC]
Owner:	SEGAL ADLER	Ward:	Eglinton-Lawrence (16)
Agent:	Peter Higgins Architect Inc.	Heritage:	Not Applicable
Property Address:	207 STRATHALLAN BLVD	Community:	Toronto
Legal Description:	PLAN 1161 LOT 41		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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- ☐ a completed OMB Appellant Form (A1) in **paper format**
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Wednesday, November 8, 2017

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

File Number:	A0784/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner(s):	NATALIE SHIELD KEVIN SHIELD	Ward:	Eglinton-Lawrence (16)
Agent:	CATHERINE FRIIS ARCHITECT	Heritage:	Not Applicable
Property Address:	225 CORTLEIGH BLVD	Community:	Toronto
Legal Description:	PLAN M346 PT LOT 238		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey and one-storey addition to the south portion of the existing dwelling, in conjunction with other interior and exterior alterations.

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

1. Chapter 10.20.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.50m.

The existing and proposed east side yard setback is 0.90m.

2. Chapter 10.20.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.35 times the lot area.

The proposed floor space index is 0.59 times the lot area.

3. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.

The proposed building length is 17.72m.

4. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.90m provided that they are no closer than 0.30m to a lot line.

The proposed eaves project 1.00m and are 0.50m from the east lot line.

5. Chapter 200.5.1.10.(2), By-law No. 569-2013

The minimum required parking space must have minimum required dimensions of 3.20m in width and 5.60m in length and 2.00m vertical clearance.

The proposed parking space is 2.82m in width.

6. Section 6(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.35 times the lot area.

The proposed gross floor area is 0.59 times the lot area.

7. Section 6(3) Part II 3.A(II), By-law No. 438-86

The By-law requires a building to have a minimum flanking street setback of 6.00m.

The proposed flanking street setback is 1.50m.

8. Section 6(3) Part II 3.B(II), By-law No. 438-86

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed east side yard setback is 3.30m for the portion of the dwelling exceeding 17.00m in depth.

9. Section 6(3) Part II 3.B(II), By-law No. 438-86

The minimum required side yard setback is 7.50m for the portion of the dwelling exceeding 17.00m in depth.

The proposed west side yard setback is 7.00m for the portion of the dwelling exceeding 17.00m in depth.

10. Section 4(17), By-law No. 438-86

The required minimum driveway width is 3.20m.

The proposed driveway is 2.82m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0784/17NY	Zoning	RD/R1 Z0.35 [ZZC]
Owner:	NATALIE SHIELD KEVIN SHIELD	Ward:	Eglinton-Lawrence (16)
Agent:	CATHERINE FRIIS ARCHITECT	Heritage:	Not Applicable
Property Address:	225 CORTLEIGH BLVD	Community:	Toronto
Legal Description:	PLAN M346 PT LOT 238		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0785/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	FURLAN CONSULTING LTD	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	74 DE VERE GDNS	Community:	North York
Legal Description:	PLAN 2391 LOT 51		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum required 10 m² of the first floor area must be within 4 m of the front wall.
There is 0 m² proposed within 4 m of the front wall.
- 2. Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length for a dwelling is 17.0 m.
The proposed building length is **21.48m**.
- 3. Chapter 10.20.40.30.(1), By-law No. 569-2013**
The permitted maximum building depth is 19.0 m.
The proposed building depth is **21.48m**.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 1.5 m
The proposed west side yard setback is 1.21 m.
- 5. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The propose lot coverage is **35.4%** of the lot area.

6. **Section 12.4(b), By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard setback is 1.21 m.
7. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is **21.48m**.
8. **Section 12.7, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.04 m.
9. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; 18 m.
The existing lot width is 15.24 m.
10. **Section 12.2, By-law No. 7625**
The minimum required lot frontage is 18 m.
The existing lot frontage is 15.24 m.
11. **Section 12.3, By-law No. 7625**
The minimum required lot area is 690 m².
The existing lot area is 650.29 m².

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0785/17NY	Zoning	RD / R3 (ZZC)
Owner:	FURLAN CONSULTING LTD	Ward:	Eglinton-Lawrence (16)
Agent:	GLENN RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	74 DE VERE GDNS	Community:	North York
Legal Description:	PLAN 2391 LOT 51		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Wednesday, November 8, 2017

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

File Number:	A0786/17NY	Zoning	RD (f18.0; a690)/R3[ZZC]
Owner(s):	SUSAN MERTENS	Ward:	Don Valley West (25)
Agent:	SUSTAINABLE TO	Heritage:	Not Applicable
Property Address:	286 YORK MILLS RD	Community:	North York
Legal Description:	PLAN M503 PT BLK X		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition on the west portion and the rear of the existing two-storey dwelling. The existing deck would be demolished.

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

1. Chapter 10.20.40.70.(1), By-law No. 569-2013

The required minimum front yard setback is 10.04m
The existing front yard setback is 6.39m.
The proposed front yard setback is 6.13m.

2. Chapter 10.20.40.10.(3), By-law No. 569-2013

The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.

3. Chapter 5.10.40.70.(7), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority, a lawfully existing building or structure closer to a shoreline hazard limit or stable top-of-bank may be replaced or altered provided that the alteration or replacement is no closer to the shoreline hazard limit or stable top-of-bank than the existing building setback.
The proposed replacement or alteration is **0.62m** closer to the shoreline hazard limit or stable top-of-bank than the existing building setback.

4. Chapter 5.10.40.80.(2), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority, a lawfully existing building or structure located closer to a shoreline hazard limit or stable top-of-bank than the separation distance required by this By-law may be replaced or altered provided that the replacement or alteration is no closer to the shoreline hazard limit or stable top-of-bank than the existing distance of the lawfully existing building or structure.

The proposed replacement or alteration is **0.62m** closer to the shoreline hazard limit or stable top-of-bank than the existing distance of the lawfully existing building or structure.

5. Section 12.4(a), By-law No. 7625

The required minimum front yard setback is 6.5m

The existing front yard setback is 6.39m.

The proposed front yard setback is 6.13m..

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 requirements of the Toronto and Region Conservation Authority.

SIGNATURE PAGE

File Number: A0786/17NY
Owner: SUSAN MERTENS
Agent: SUSTAINABLE TO
Property Address: **286 YORK MILLS RD**
Legal Description: PLAN M503 PT BLK X

Zoning: RD (f18.0; a690)/R3[ZZC]
Ward: Don Valley West (25)
Heritage: Not Applicable
Community: North York

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0787/17NY	Zoning	RD/R5 [ZZC]
Owner(s):	DANIEL LOWENBERG	Ward:	Eglinton-Lawrence (15)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	1120 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 2502 PT LOTS 27 & 28		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m.
The proposed height of the side exterior main walls facing a side lot line is **8.00m**.

2. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.
The proposed west side yard setback is 1.25m.

3. Chapter 900.3.10.(5), By-law No. 569-2013

The minimum required side yard setback is 1.80m.
The proposed east side yard setback is 1.25m.

4. Section 14.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 1.25m.

5. Section 6(30), By-law No. 7625

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 2.01m.

6. Section 6(24), By-law No. 7625

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.

The proposed rear deck projects 2.49m from the rear wall, and is 100.00% of the width of the dwelling.

7. Section 14.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.

The proposed building height is 9.87m.

8. Section 14.2.3(b), By-law No. 7625

The minimum required side yard setback is 1.50m.

The proposed east side yard setback is 1.25m.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0787/17NY	Zoning	RD/R5 [ZZC]
Owner:	DANIEL LOWENBERG	Ward:	Eglinton-Lawrence (15)
Agent:	EKP DESIGNS INC	Heritage:	Not Applicable
Property Address:	1120 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 2502 PT LOTS 27 & 28		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, November 8, 2017

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

File Number:	A0788/17NY	Zoning	RM/R2 (ZZC)
Owner(s):	1965111 ONTARIO LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	28 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1493 W PT LOT 60		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new rear two storey addition as well as to construct a new two and a half storey addition over the existing dwelling.

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

1. **Chapter 10.5.50.10.(1), By-law No. 569-2013**
A minimum of 75% of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping is 41.4%.
2. **Chapter 10.80.40.40.(1), By-law No. 569-2013**
The permitted maximum floor space index is 0.8 times the area of the lot.
The proposed floor space index is 1.25 times the area of the lot.
3. **Chapter 10.50.40.10.(5), By-law No. 569-2013**
A minimum of 10.0 m² of the first floor must be within 4.0 m of the front main wall.
The proposed area of the first floor within 4.0 m of the front main wall is 8.93 m².
4. **Chapter 10.80.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of each platform at or above the second storey is 7.0 m².
5. **Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space width is 3.2 m.
The proposed parking space width is 3.0 m.

6. Section 3.2.1(a)(i), By-law No. 1-83

A parking space that is obstructed by a wall or other permanent obstruction on both sides shall be a minimum of 3.2 m wide and a minimum of 5.6 m long.

The proposed parking space will be 3.0 m wide and is 6.0 m long.

7. Section 3(a), By-law No. 1-83

The minimum side yard setback is 1.2 m.

The proposed side yard setback is 0.22 m.

8. Section 3(a), By-law No. 1-83

The maximum floor space index is 0.8 m.

The proposed floor space index is 0.94 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 Refused

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

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

SIGNATURE PAGE

File Number:	A0788/17NY	Zoning	RM/R2 (ZZC)
Owner:	1965111 ONTARIO LIMITED	Ward:	Eglinton-Lawrence (15)
Agent:	ANDREW TROTTER	Heritage:	Not Applicable
Property Address:	28 BELGRAVIA AVE	Community:	York
Legal Description:	PLAN 1493 W PT LOT 60		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0789/17NY	Zoning	R2 / RD(f21.0, a975)(x70)[WAV]
Owner(s):	JIANJI ZHU	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	10 BERKINDALE DR	Community:	North York
Legal Description:	PLAN 4457 LOT 259 PT LOT 260		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

1. Chapter 10.20.30.40.(1)(A), Bylaw 569-2013

The maximum permitted lot coverage is 30%
The proposed lot coverage is 31.9%.

2. Chapter 10.5.100.1, Bylaw 569-2013

For lots with a lot frontage greater than 23.0m, a maximum driveway width the lesser of: (i) 9.0m; (ii) the cumulative width of side-by-side parking spaces behind the front main wall if there is at least one parking space behind the front main wall but not in the rear yard; or (iii) 2.6m if all parking spaces are in the rear yard.

The proposed driveway width is **7.25m**, while the 3-car integral garage is facing side yard.

3. Section 11.2.5, Bylaw 7625

The maximum permitted lot coverage is 30%
The proposed lot coverage is 31.9%.

4. Section 6A(5) (ii) (D), Bylaw 7625

For lots with a frontage greater than 23m, a maximum width of: (a) 9m where there are 3 or more side-by-side parking spaces; or (b) 6m where there are less than 3 side-by-side parking spaces; provided the front yard landscaping and front yard soft landscaping requirements of this bylaw are met.

The proposed driveway width is **7.25m**, while the 3 side-by-side parking spaces are facing the side yard.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0789/17NY	Zoning	R2 / RD(f21.0, a975)(x70)[WAV]
Owner:	JIANJI ZHU	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	10 BERKINDALE DR	Community:	North York
Legal Description:	PLAN 4457 LOT 259 PT LOT 260		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0792/17NY	Zoning	RD/R7 [ZZC]
Owner(s):	LUKASZ KUCZCREPA	Ward:	Willowdale (23)
Agent:	URBANSCAPE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	123 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 218 & 219		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition over the existing dwelling, in conjunction with other interior and exterior alterations.

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

1. Chapter 10.5.40.10.(5), By-law No. 569-2013

A minimum of 10.00m² of the first floor area must be within 4.00m of the main front wall.
The proposed first floor area is 7.66m² within 4.00m of the main front wall.

2. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 7.50m for 100.00% of the width of the wall.
The proposed height of the east side exterior main wall facing a side lot line is **8.65m** for 10.00% of the width of the wall.

3. Chapter 10.20.40.10.(3), By-law No. 569-2013

The maximum number of storeys permitted is two (2).
The proposed number of storeys is three (3).

4. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length is 17.00m.
The proposed building length is 17.36m.

5. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 30.00% of the lot area.
The **existing and** proposed lot coverage is 36.27% of the lot area.

6. Section 14-A(5)c, By-law No. 7625

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.91m.

7. Section 14-A(5)c, By-law No. 7625

The minimum required side yard setback is 1.20m.

The proposed east side yard setback is 0.90m.

8. Section 14-B(9), By-law No. 7625

The maximum permitted building length is 15.30m.

The proposed building length is 17.36m.

9. Section 14-A(8), By-law No. 7625

The maximum number of storeys permitted is two (2).

The proposed number of storeys is three (3).

10. Section 6(9)(f), By-law No. 7625

Canopies shall be permitted to project 2.10m from the front wall but no closer to the side lot line than the required side yard setback for the main building; 1.20m.

The proposed west side yard setback to the front canopy is **0.91m**.

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

The Minor Variance Application is Approved on Condition

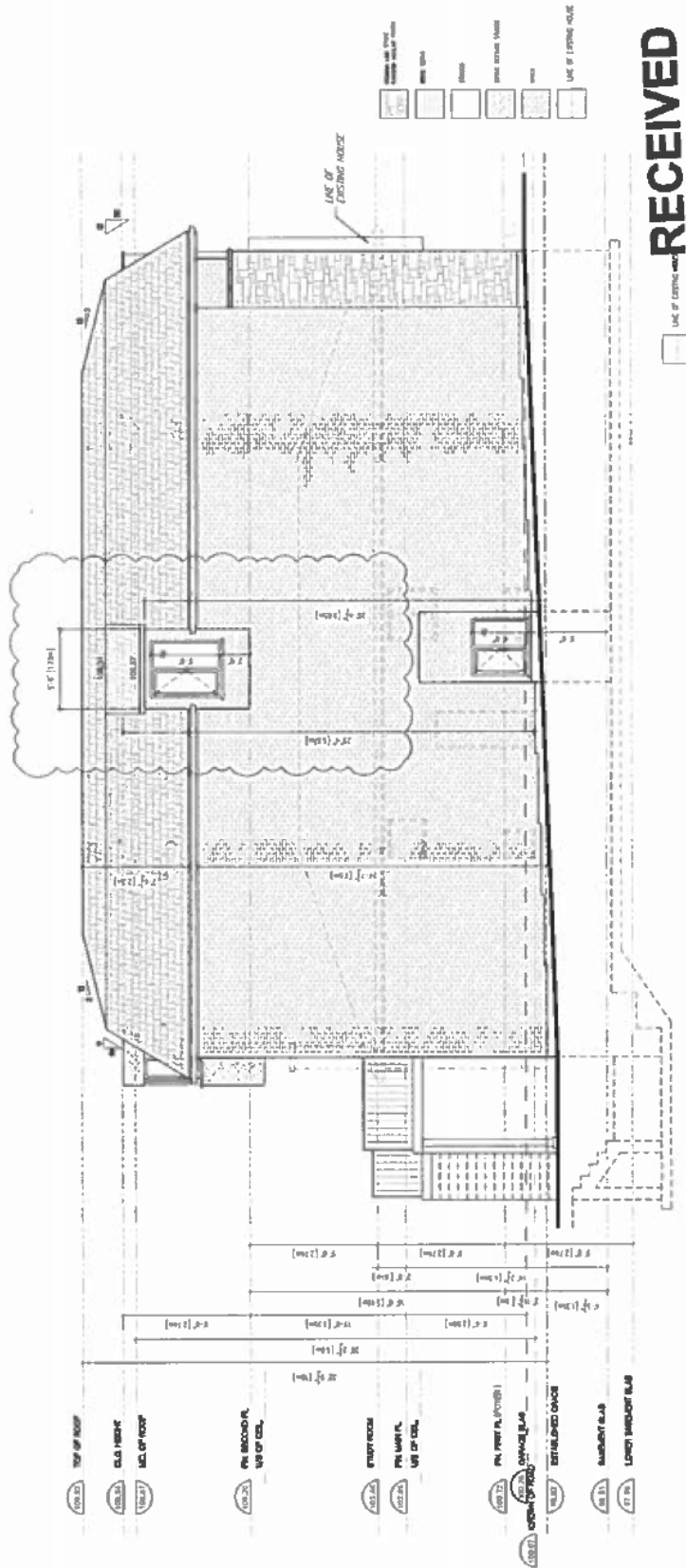
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

- 1) The proposal be developed substantially in accordance with the front elevation and east side elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division. October 30, 2017.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



RECEIVED

OCT 30 2017

Toronto City Planning
North York District

URBANSCAPE
(905) 470-1234
info@urbanscape.ca
www.urbanscape.ca

PROJECT NO. **USG-207-17**
SHEET NO. **A2.3**
SCALE: 1/8" = 1'-0"

SIDE [EAST] ELEVATION

123 Johnston Ave., North York, ON M2N 1H1



NO.	DATE	REVISION DESCRIPTION	NOTE
1	2017-07-14	ISSUED FOR COA & ZONING REVIEW	CITY
2	2017-08-18	ISSUED FOR COA & ZONING REVIEW	CITY
3	2017-10-25	ISSUED FOR COA (Just Size Boundary)	CITY

NOTES:
1. This drawing is prepared for the purpose of providing a visual representation of the proposed project and is not to be used for construction purposes.
2. The client is responsible for ensuring that the project complies with all applicable laws and regulations.
3. The client is responsible for ensuring that the project complies with all applicable laws and regulations.

SIGNATURE PAGE

File Number:	A0792/17NY	Zoning	RD/R7 [ZZC]
Owner:	LUKASZ KUCZCREPA	Ward:	Willowdale (23)
Agent:	URBANSCAPE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	123 JOHNSTON AVE	Community:	North York
Legal Description:	PLAN 1743 PT LOTS 218 & 219		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0793/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	LAWRENCE A RUBIN LAWRENCE A RUBIN	Ward:	Don Valley West (25)
Agent:	POIESES ARCHITECTURE	Heritage:	Not Applicable
Property Address:	117 MILDENHALL RD	Community:	North York
Legal Description:	PLAN 2473 PT LOT 2		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one storey dwelling with integral garage. The existing dwelling will be demolished.

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

1. Chapter 5.10.40.70.(6), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority pursuant to the Conservation Authorities Act, R.S.O 1990 c. C.27, as amended, other than in the Open Space Zone category, if the Toronto and Region Conservation Authority determines that a shoreline hazard limit or a stable top-of-bank crosses a lot, a building or structure on that lot must be set back a minimum of 10 m from that shoreline hazard limit or stable top-of-bank.

The proposed dwelling and structures is within the required 10 m setback.

2. Chapter 5.10.40.80.(1), By-law No. 569-2013

On lands under the jurisdiction of the Toronto and Region Conservation Authority pursuant to the Conservation Authorities Act, R.S.O 1990 c. C.27, as amended, other than in the Open Space Zone category, a building or structure on a lot may be no closer than 10 m from a shoreline hazard limit or a stable top-of-bank not on that lot, as determined by the Toronto and Region Conservation Authority. The proposed dwelling and structures is within 10 m from the top of the bank located on the neighbouring properties.

3. Chapter 10.20.40.20.(1), By-law No. 569-2013

The maximum permitted building length for a detached house is 17.0 m.

The proposed building length is 18.6 m.

4. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 13.35 m.
The proposed front yard setback is 4.9 m.
5. **Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure above a platform may encroach into a required building setback to the same extent as the platform it is covering.
The proposed platform encroaches beyond the platform it is covering by 0.35 m.
6. **Chapter 10.5.40.60.(2), By-law No. 569-2013**
A canopy, awning or similar structure not covering a platform may encroach in a front yard by 2.5 m, if it is no closer to a side lot line than the minimum required side yard setback; 1.8 m.
The proposed front canopy is setback from the east side lot line by 1.72 m.
7. **Section 12.4(a), By-law No. 7625**
The minimum required front yard setback is 6.5 m.
The proposed front yard setback is 4.9 m.
8. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 22.4 m.
9. **Section 6(9)(f), By-law No. 7625**
The maximum permitted projection of a canopy is 2.1 m from the front wall and no closer to the side lot line than the minimum side yard setback for the main building; 1.8 m.
The proposed front canopy over the lightwell projects 2.3 m from the front wall and the canopy over the garage is setback 1.72 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 requirements of the Toronto and Region Conservation Authority.

SIGNATURE PAGE

File Number:	A0793/17NY	Zoning	RD / R3 (ZZC)
Owner:	LAWRENCE A RUBIN	Ward:	Don Valley West (25)
	LAWRENCE A RUBIN		
Agent:	POIESES ARCHITECTURE	Heritage:	Not Applicable
Property Address:	117 MILDENHALL RD	Community:	North York
Legal Description:	PLAN 2473 PT LOT 2		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

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Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, November 8, 2017

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

File Number:	A0794/17NY	Zoning	R4(91)[BLD]
Owner(s):	FARAH PIRA AAYAZ PIRA	Ward:	Willowdale (23)
Agent:	TBM ENGINEERS	Heritage:	Not Applicable
Property Address:	20 B SENLAC RD	Community:	North York
Legal Description:	PLAN 2069 N PT LOT 2 RP 66R25180 PART 3		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a deck on top of the existing flat roof.

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

1. Section [64.13(91) R4(91), By-law No. 7625

Notwithstanding any other provision of this by-law, no balcony, sundeck or porch located at or above the second storey, or gaining access from the second storey of the dwelling, shall not exceed 10m² in area. The proposed sundeck above the second storey is 55.21m² in 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 Refused

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

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

SIGNATURE PAGE

File Number:	A0794/17NY	Zoning	R4(91)[BLD]
Owner:	FARAH PIRA AAYAZ PIRA	Ward:	Willowdale (23)
Agent:	TBM ENGINEERS	Heritage:	Not Applicable
Property Address:	20 B SENLAC RD	Community:	North York
Legal Description:	PLAN 2069 N PT LOT 2 RP 66R25180 PART 3		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
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Wednesday, November 8, 2017

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

File Number:	A0795/17NY	Zoning	RD/R4 [BLD]
Owner(s):	HOA AI TRAN SON HAN CHUNG	Ward:	York West (08)
Agent:	JONATHAN PEPIN	Heritage:	Not Applicable
Property Address:	31 CANDLEWOOD CRES	Community:	North York
Legal Description:	PLAN M1066 LOT 40		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey addition to the rear of the existing dwelling.

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

1. Chapter 10.20.40.70.(2), By-law No. 569-2013

The minimum required rear yard setback is 8.27m.
The proposed rear yard setback is 8.18m.

2. Section 13.2.3,c By-law No. 7625

The minimum required rear yard setback is 9.50m.
The proposed rear yard setback is 8.18m.

3. Section 6(24), By-law No. 7625

The maximum permitted rear deck projection is 2.10m from the wall, a maximum height of 1.00m and is not to be more than half the width of the dwelling.

The proposed rear deck projects 3.05m from the rear wall and is 1.12m in 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0795/17NY	Zoning	RD/R4 [BLD]
Owner:	HOA AI TRAN	Ward:	York West (08)
	SON HAN CHUNG		
Agent:	JONATHAN PEPIN	Heritage:	Not Applicable
Property Address:	31 CANDLEWOOD CRES	Community:	North York
Legal Description:	PLAN M1066 LOT 40		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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

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

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- ☐ a completed OMB Appellant Form (A1) in **paper format**
- ☐ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Wednesday, November 8, 2017

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

File Number:	A0797/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner(s):	LAN PING DUAN HUA CHEN	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	203 NORTON AVE	Community:	North York
Legal Description:	PLAN 6043 LOT 11 AV		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 8.27m **for 39.00% of width of the east wall and 8.00% of the width of the west wall.**
- 2. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.68m.
The proposed rear yard setback is 5.32m.
- 3. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 4. Chapter 10.5.40.60.(1), By-law No. 569-2013**
A platform without main walls, attached to or less than 0.3m from a building, with a floor no higher than the first floor of the building above established grade may encroach 2.5m into the required rear yard setback.
The proposed rear deck encroaches 3.86m into the required rear yard setback.

5. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed front porch stairs are 2.31m wide.
6. **Chapter 10.5.40.60.(3), By-law No. 569-2013**
Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0m.
The proposed rear walk-out stairs are 5.59m wide.
7. **Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.27m.
8. **Chapter 900.3.10.(5), By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.26m.
9. **Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.27m.
10. **Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.26m.
11. **Section 13.2.3c, By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 5.32m.
12. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.18m.
13. **Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.5m.
The proposed finished first floor height is 1.57m.

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

The Minor Variance Application is Approved on Condition

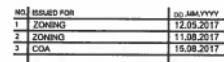
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

- 1) The proposal be developed substantially in accordance with the site plan drawing submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 30, 2017.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



SIGNATURE PAGE

File Number:	A0797/17NY	Zoning	RD (f15.0; a550) (x5)/R4[ZZC]
Owner:	LAN PING DUAN HUA CHEN	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	203 NORTON AVE	Community:	North York
Legal Description:	PLAN 6043 LOT 11 AV		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0798/17NY	Zoning	RD/R1 [WAV]
Owner(s):	LI YANG	Ward:	Don Valley West (25)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	32 THE BRIDLE PATH	Community:	North York
Legal Description:	PLAN 5302 LOT 5		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey dwelling. The existing dwelling would be demolished.

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

1. Section 10.20.30.20. By-law No. 569-2013

The minimum required lot frontage is 30.00m.

The existing lot frontage is 28.96m.

2. Chapter 10.20.40.10.(1), By-law No. 569-2013

The maximum permitted building height is 11.50m.

The proposed building height is 11.80m.

3. Chapter 10.20.40.10.(2), By-law No. 569-2013

The maximum permitted height of all exterior main walls is 9.00m.

The proposed main wall height is 7.91m for 53.39% of the width of the wall and 10.31m for 46.61% of the width of the wall (for an average height of 9.06m).

4. Chapter 10.5.100.1 By-law No. 569-2013

For lots with a frontage greater than 23.00m, a maximum width of: (i) 9.00m or (ii) the cumulative width of the side-by-side parking spaces behind the front main wall if there is at least one parking space behind the front main wall but not in the rear yard; or (iii) 2.60m if all parking spaces are in the rear yard.

The proposed driveway width is **23.24m**, while the 4 side-by-side parking spaces are provided at underground level with a 3.35m wide entrance at ground level.

5. Chapter 10.20.30.40.(1), By-law No. 569-2013

The maximum permitted lot coverage is 25.00% of the lot area.

The proposed lot coverage is 25.80% of the lot area.

6. Chapter 10.20.40.50.(B), By-law No. 569-2013

The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is 11.80m².

7. Chapter 900.3.10.(69), By-law No. 569-2013

The minimum required side yard setback is 3.00m.
The proposed west side yard setback is 2.50m.

8. Section 10.2.1 (1), By-law 7625

The minimum required lot frontage and lot width is 30.00m
The existing lot frontage and lot width is 28.96m.

9. Section 6A(5)(a), By-law No. 7625

The maximum permitted building height is 9.50m.
The proposed building height is 10.38m.

10. Section 6A(5)(ii)(D), By-law No. 7625

For lots with a frontage greater than 23.00m, a maximum width of: (a) 9.00m where there are 3 or more side-by-side parking spaces; or (b) 6.00m where there are less than 3 side-by-side parking spaces; provided the front yard landscaping and front yard soft landscaping requirements of this By-law are met.
The proposed driveway width is **23.24m**, while the 4 side-by-side parking spaces are provided at underground level with a 3.35m wide entrance at ground level.

11. Section 10.2.4, By-law No. 7625

The maximum permitted lot coverage is 25.00% of the lot area.
The proposed lot coverage is 25.80% of the lot area.

12. Section 10.2.3.(b), By-law No. 7625

The minimum required side yard setback is 3.00m.
The proposed west side yard setback is 2.50m.

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 requirements of the Parks and Recreation, Urban Forestry Division;

- i) Submission of a complete application for permit to injure or remove privately owned trees.

The applicant to satisfy the requirements of the Transportation Services Division.

SIGNATURE PAGE

File Number: A0798/17NY
Owner: LI YANG
Agent: TAES ARCHITECTS INC
Property Address: **32 THE BRIDLE PATH**
Legal Description: PLAN 5302 LOT 5

Zoning: RD/R1 [WAV]
Ward: Don Valley West (25)
Heritage: Not Applicable
Community: North York

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0799/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	AARON ISAAC GRINHAUS	Ward:	Eglinton-Lawrence (15)
Agent:	MICHAEL COGAN ARCHITECT	Heritage:	Not Applicable
Property Address:	648 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 PT LOTS 214 & 215		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three storey dwelling with integral garage. The existing dwelling will be demolished.

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

- 1. Chapter 10.5.40.50.(2), By-law No. 569-2013**
A platform without main walls, such as a deck, porch, balcony or similar structure, attached to or within 0.3 m of a building, must comply with the required minimum building setbacks for the zone: 1.8 m.
The proposed west side yard setback for the front porch is 1.20 m.
- 2. Chapter 10.5.40.10.(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor area must be within 4 m of the front wall.
There is 0 m² proposed within 4 m of the front wall.
- 3. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 m.
The proposed height of the side exterior main walls facing a side lot line is 7.83 m.
- 4. Chapter 10.20.40.10.(3), By-law No. 569-2013**
The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.
- 5. Chapter 10.20.40.10.(6), By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2 m.
The proposed height of the first floor above established grade is 1.5 m.

6. **Chapter 10.20.40.20.(1), By-law No. 569-2013**
The permitted maximum building length is 17.0 m.
The proposed building length is 18.52 m.
7. **Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 m².
The proposed area of the rear platform at the second storey is 10.42 m².
8. **Chapter 900.2.10.(5) Exception RD 5, By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed west side yard setback is 1.22 m.
9. **Chapter 900.2.10.(5) Exception RD 5, By-law No. 569-2013**
The required minimum side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
10. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The existing lot frontage is 10.67 m.
11. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550 m².
The existing lot area is 429.40 m².
12. **Section 13.2.3(A), By-law No. 7625**
The minimum required side yard setback is 1.5 m.
The proposed east side yard setback is 1.22 m.
13. **Section 13.2.3(A), By-law No. 7625**
The minimum required side yard setback is 1.5 m.
The proposed west side yard setback is 1.22 m.
14. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed; 15 m.
The existing lot width is 10.67 m.
15. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 20.96 m.
16. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.57 m.
17. **Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
18. **Section 13.2.6A, By-law No. 7625**
The maximum permitted area is 3.8 m² for balcony, sundeck or porches located at or above the second storey, or gaining access from the second storey of the dwelling.
The proposed balcony area is 10.42 m².

19. Section 6(9)(i), By-law No. 7625

The maximum permitted projection of a canopy is 1.8 m from the rear wall.
The proposed rear canopy projects 2.44 m.

20. Section 6(9)(k), By-law No. 7625

The maximum permitted projection of a balcony is 1.6 m from the wall.
The rear balcony projects 2.44 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):

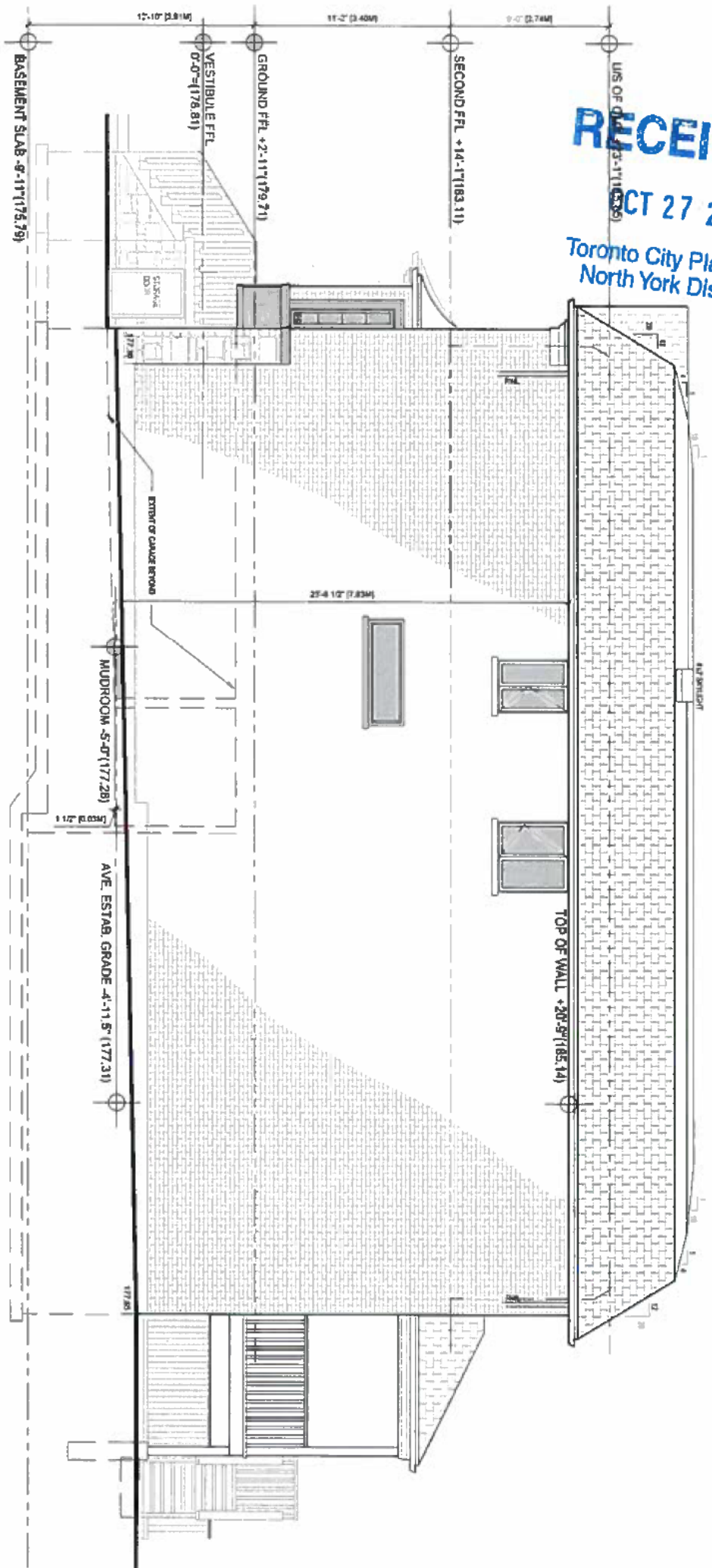
- 1) The proposal be developed substantially in accordance with the east elevation submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 27, 2017, in conjunction with the first floor and basement floor plans attached to this Decision.

Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

RECEIVED

OCT 27 2017

Toronto City Planning
North York District



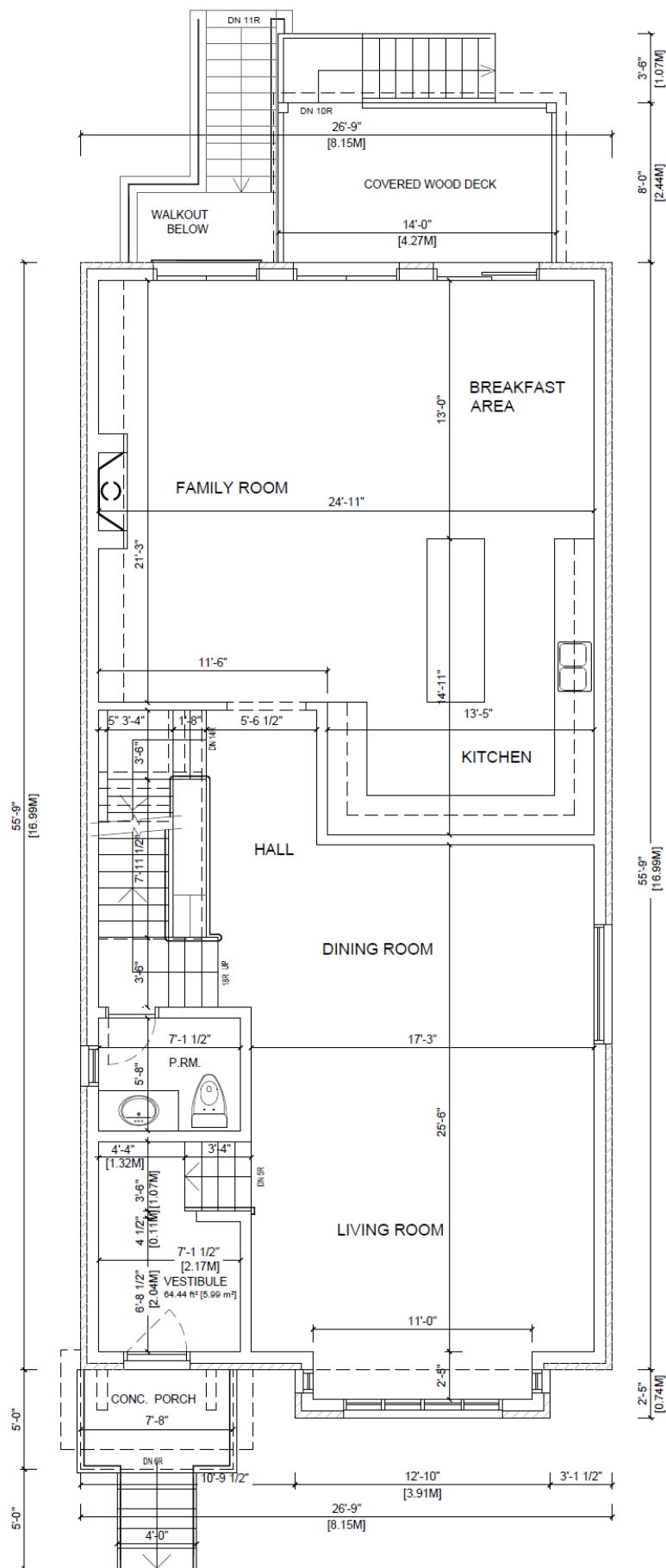
648 GLENCAIRN AVENUE

EAST ELEVATION
SCALE: 3/16" AUGUST 29, 2017
1704

michael cogan architect

367 1/2 Bathurst Street
Toronto, ON M6A 2E6
Tel: (416) 787-2502
Fax: (416) 781-7596

3671a Bathurst Street
Toronto, ON M6A 2E6
Tel.(416)787-2502
Fax (416)781-7596



michael cogan architect

3671a Bathurst Street
Toronto, ON M6A 2E6
Tel.(416)787-2502
Fax (416)781-7596

SIGNATURE PAGE

File Number:	A0799/17NY	Zoning	RD / R4 (ZZC)
Owner:	AARON ISAAC GRINHAUS	Ward:	Eglinton-Lawrence (15)
Agent:	MICHAEL COGAN ARCHITECT	Heritage:	Not Applicable
Property Address:	648 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 PT LOTS 214 & 215		

Wayne McEachern (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0811/17NY	Zoning	RD (f15.0; a550) (x5)/R4[BLD]
Owner(s):	EMERSON JAIME	Ward:	York Centre (09)
Agent:	SAQIB MANSOOR	Heritage:	Not Applicable
Property Address:	81 DOWNSVIEW AVE	Community:	North York
Legal Description:	PLAN 3649 PT LOT 190		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second floor addition above the existing one-storey dwelling.

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

- 1. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.24m.
The existing and proposed front yard setback is 8.16m.
- 2. Chapter 10.20.40.70.(4), By-law No. 569-2013**
The required minimum side yard setback is 1.5m
The existing and proposed east side yard setback is 1.15m.
- 3. Section 13.2.3(b), By-law No. 7625**
The required minimum side yard setback is 1.8m
The existing and proposed east side yard setback is 1.15m.

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

The Minor Variance Application is Approved

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.

- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0811/17NY	Zoning	RD (f15.0; a550) (x5)/R4[BLD]
Owner:	EMERSON JAIME	Ward:	York Centre (09)
Agent:	SAQIB MANSOOR	Heritage:	Not Applicable
Property Address:	81 DOWNSVIEW AVE	Community:	North York
Legal Description:	PLAN 3649 PT LOT 190		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Wednesday, November 8, 2017

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

File Number:	A0436/17NY	Zoning	RM (d0.6) (x263)/ R2A [WAIVER]
Owner(s):	MAHDI TAEBI	Ward:	Don Valley West (26)
Agent:	ADSTRUCT LTD	Heritage:	Not Applicable
Property Address:	248 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 LOT 289		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage. The existing dwelling would be demolished.

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

- 1. Chapter 10.80.40.10.(2), By-law No. 569-2013**
The maximum permitted main wall height is 7.00m above established grade.
The proposed main wall height is 8.45m.
- 2. Chapter 10.80.40.10.(4), By-law No. 569-2013**
The maximum permitted height of the first floor above established grade is 1.20m.
The proposed height of the first floor above grade is **1.49m**.
- 3. Chapter 10.80.40.40.(1), By-law No. 569-2013**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.66 times the lot area.
- 4. Section 6.4.3, By-law No. 1916**
The maximum permitted building height is 8.5m.
The proposed building height is 8.81m.
- 5. Section 6.4.3, By-law No. 1916**
The maximum permitted floor space index is 0.60 times the lot area.
The proposed floor space index is 0.66 times the lot area.

6. Section 6.4.3, By-law No. 1916

The maximum permitted height of the first floor above established grade is 1.20m.

The proposed height of the first floor above grade is **1.49m**.

7. Section 6.1.2, By-law No. 1916, amended By-law No. 829-2000

In all R1 and R2 Residential Zones, garages located below finished grade are prohibited; the minimum required elevation of the garage entrance is 100.56.

The proposed garage is located below finished grade with an elevation of 100.37.

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

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

File Number:	A0436/17NY	Zoning	RM (d0.6) (x263)/ R2A [WAIVER]
Owner:	MAHDI TAEBI	Ward:	Don Valley West (26)
Agent:	ADSTRUCT LTD	Heritage:	Not Applicable
Property Address:	248 SUTHERLAND DR	Community:	East York
Legal Description:	PLAN 2120 LOT 289		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Wednesday, November 8, 2017

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

File Number:	A0800/17NY	Zoning	C1(142) WAV
Owner(s):	HILTIN HILLS DEVELOPMENT INC	Ward:	Don Valley East (33)
Agent:	TRIBUTE (MUTUAL STREET) LIMITED	Heritage:	Not Applicable
Property Address:	2135 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN 7612 BLK A CON 4 EY PT LOT 15		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit an increase to the proposed number of units and a reduction in the number of resident parking spaces.

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

1. Section 64.23(142)(j), By-law No. 7625 as amended

The number of dwelling units shall not exceed 1,100.

The proposed number of dwelling units is 1,200.

2. Section 64.23(142)(t) of North York Zoning By-law No. 7625 as amended

The minimum required number of resident parking spaces is 928.

The proposed number of parking spaces is **644** for residents and **3** car-share parking spaces.

3. Section 2, By-law No. 7625 as amended

The Zoning By-law does not define "car-share parking space" and "car share motor vehicle".

A car-share parking space will mean a parking space used exclusively for the parking of a car-share motor vehicle. Further, a car-share motor vehicle will mean a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the 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 **APPROVE** the following variance(s):

2. Section 64.23(142)(t) of North York Zoning By-law No. 7625 as amended

The minimum required number of resident parking spaces is 928.

The proposed number of parking spaces is **644** for residents and **3** car-share parking spaces.

3. Section 2, By-law No. 7625 as amended

The Zoning By-law does not define "car-share parking space" and "car share motor vehicle".

A car-share parking space will mean a parking space used exclusively for the parking of a car-share motor vehicle. Further, a car-share motor vehicle will mean a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of a building erected on the lot.

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.

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

1. Section 64.23(142)(j), By-law No. 7625 as amended

The number of dwelling units shall not exceed 1,100.

The proposed number of dwelling units is 1,200.

For the following reasons:

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

SIGNATURE PAGE

File Number:	A0800/17NY	Zoning	C1(142) WAV
Owner:	HILTIN HILLS DEVELOPMENT INC	Ward:	Don Valley East (33)
Agent:	TRIBUTE (MUTUAL STREET) LIMITED	Heritage:	Not Applicable
Property Address:	2135 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN 7612 BLK A CON 4 EY PT LOT 15		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Wednesday, November 8, 2017

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

File Number:	A0801/17NY	Zoning	RD / R3 (ZZC)
Owner(s):	BARRY SONSHINE	Ward:	York Centre (10)
Agent:	STUDIO ARCHITECTONIC INC	Heritage:	Not Applicable
Property Address:	23 TIMBERLANE DR	Community:	North York
Legal Description:	PLAN 4580 LOT 32		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey addition to the existing garage and dwelling.

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

1. Chapter 10.5.100.1(6), By-law No. 569-2013

A driveway may have two points of vehicle access to the same street, if the lot has a lot frontage greater than 18.0 m and the front yard landscaping complies with Clause 10.5.50.10.

The lot has two existing points of vehicles access to the same street and the proposed garage addition does not meet the landscaping requirement set out in Clause 10.5.50.10.

2. Chapter 10.20.40.70.(1), By-law No. 569-2013

The required minimum front yard setback is 6.39 m.

The proposed front yard setback is 4.35 m.

3. Chapter 10.5.50.10.(1), By-law No. 569-2013

A minimum of 60% of the front yard must be landscaping.

The proposed front yard landscaping is 53%.

4. Section 12.4(a), By-law No. 7625

The minimum required front yard setback is 6.5 m.

The proposed front yard setback is 4.35 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 driveway be constructed of permeable pavers; and
- 2) The requirements of the Toronto and Region Conservation Authority.

SIGNATURE PAGE

File Number:	A0801/17NY	Zoning	RD / R3 (ZZC)
Owner:	BARRY SONSHINE	Ward:	York Centre (10)
Agent:	STUDIO ARCHITECTONIC INC	Heritage:	Not Applicable
Property Address:	23 TIMBERLANE DR	Community:	North York
Legal Description:	PLAN 4580 LOT 32		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 8, 2017

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

File Number:	A0443/17NY	Zoning	RA (f30.0; a930; d1.25)/ R3A [PPR]
Owner(s):	MOHICAN HOLDINGS LIMITED	Ward:	Don Valley West (26)
Agent:	MCCARTHY TETRAULT LLP	Heritage:	Not Applicable
Property Address:	54 THORNCLIFFE PARK DR	Community:	East York
Legal Description:	PLAN M795 LOT 3		

Notice was given and a Public Hearing was held on Wednesday, November 8, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing two-storey, 72-space parking lot and replace it with a 38-space surface parking lot.

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

- 1. Chapter 200.5.10.10.(1), By-law No. 569-2013**
The minimum required number of parking spaces is 72.
The proposed number of parking spaces including one visitor space is 38.
- 2. Chapter 15.5.50.10.(1)(A), By-law No. 569-2013**
The minimum required landscaping is 50.00% of the lot area.
The proposed landscaping is 48.00% of the lot area.
- 3. Chapter 15.5.80.10.(2), By-law No. 569-2013**
A minimum of 50% of the required parking spaces for an apartment building, other than required visitor spaces, must be located in a building or underground structure.
0% of the required parking spaces are located in a building or underground structure.
- 4. Chapter 200.15.10.(1)(B), By-law No. 569-2013**
The minimum required number of accessible parking spaces is three.
The proposed number of accessible parking spaces is two.
- 5. Chapter 15.5.80.30.(1), By-law No. 569-2013**
A surface parking space must be at least 3.0 m from any main wall of an apartment building.
The proposed parking space is 1.8 m from the main wall.

6. Section 5.17, By-law No. 1916

The minimum required number of parking spaces for a dwelling apartment with 71 units is 89.
The proposed number of parking spaces is 38.

7. Section 5.18.1, By-law No. 1916

A minimum of 25% of the total number of off-street parking spaces required shall be placed under cover.
0% of the total number of off-street parking spaces required are placed under cover.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number:	A0443/17NY	Zoning	RA (f30.0; a930; d1.25)/ R3A [PPR]
Owner:	MOHICAN HOLDINGS LIMITED	Ward:	Don Valley West (26)
Agent:	MCCARTHY TETRAULT LLP	Heritage:	Not Applicable
Property Address:	54 THORNCLIFFE PARK DR	Community:	East York
Legal Description:	PLAN M795 LOT 3		

Denise Graham (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Wednesday, November 15, 2017

LAST DATE OF APPEAL:
Tuesday, November 28, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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