

Thursday, October 12, 2017

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

File Number:	B0033/17NY	Zoning	R4/RD[WAV]
Owner(s):	SA KUN LEE	Ward:	York Centre (10)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	7 GODDARD ST	Community:	North York
Legal Description:	PLAN 3062 PT LOT 9		

Notice was given and the application considered on Thursday, October 12, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 2

The frontage is 9.14m and the lot area is 393.05m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0294/17NY

Retained - Part 1

The frontage is 9.14m and the lot area is 393.05m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0295/17NY

File Numbers B0033/17NY, A0294/17NY, A0295/17NY will be considered jointly.

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

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number: B0033/17NY
Owner(s): SA KUN LEE
Agent: ARCICA INC
Property Address: **7 GODDARD ST**
Legal Description: PLAN 3062 PT LOT 9

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

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 8, 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
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

Thursday, October 12, 2017

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

File Number:	A0294/17NY	Zoning	R4/RD[WAV]
Owner(s):	MENDEL KESTENBAUM	Ward:	York Centre (10)
	SA KUN LEE		
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	7 GODDARD ST – PART 1	Community:	North York
Legal Description:	PLAN 3062 PT LOT 9		

Notice was given and a Public Hearing was held on Thursday, October 12, 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, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required north side yard setback is 1.8m
The proposed North side yard setback is 1.2m.
- 3. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required side yard setback is 1.8m
The proposed South side yard of 0.6m
- 4. Chapter 10.5.40.10 (5), By-law No. 569-2013**
A minimum required of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 5.8 m².
- 5. Chapter 10.5.40.60 (1), By-law No. 569-2013**
The minimum required side lot line for the front porch is 1.8m.
The proposed front porch is 1.2m from the south side lot line.
- 6. Chapter 10.20.30.20, By-law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 9.14m.

7. **Chapter 10.20.30.10, By-law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 393.05 m².
8. **Section 13.2.1 & 6(8), By-law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage & width is 9.14m.
9. **Section 13.2.2, By-law No. 7625**
The minimum required lot area is 550m²
The proposed lot area of 393.05 m².
10. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area
The proposed lot coverage is 32% of the lot area.
11. **Section 13.2.3A, By-law No. 7625**
The minimum required side yard setback is 1.5m.
The proposed North side yard setback of 1.2m.
12. **Section 13.2.3A, By-law No. 7625**
The minimum required side yard setback is 1.5m.
The proposed South side yard setback is 0.6m.
13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m
The proposed building height is 9.1m.
14. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 19.87m.

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:	A0294/17NY	Zoning	R4/RD[WAV]
Owner:	MENDEL KESTENBAUM	Ward:	York Centre (10)
	SA KUN LEE		
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	7 GODDARD ST – PART 1	Community:	North York
Legal Description:	PLAN 3062 PT LOT 9		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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.

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Thursday, October 12, 2017

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

File Number:	A0295/17NY	Zoning	R4/RD[WAV]
Owner(s):	MENDEL KESTENBAUM SA KUN LEE	Ward:	York Centre (10)
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	7 GODDARD ST – PART 2	Community:	North York
Legal Description:	PLAN 3062 PT LOT 9		

Notice was given and a Public Hearing was held on Thursday, October 12, 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, By-law No. 569-2013

The maximum permitted lot coverage is 30% of the lot area.
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The minimum required lot frontage is 15m.
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SIGNATURE PAGE

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Owner:	MENDEL KESTENBAUM	Ward:	York Centre (10)
	SA KUN LEE		
Agent:	ARCICA INC	Heritage:	Not Applicable
Property Address:	7 GODDARD ST – PART 2	Community:	North York
Legal Description:	PLAN 3062 PT LOT 9		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 12, 2017

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

File Number:	B0039/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner(s):	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Notice was given and the application considered on Thursday, October 12, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - PART 1

PART 1 - The frontage is 4.88m and the lot area is 195.32m². One half of a new semi-detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0505/17NY.

Retained - PART 2

PART 2 - The frontage is 4.89m and the lot area is 195.32m². One half of a new semi-detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0506/17NY.

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

The Consent Application is Approved on Condition

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

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services,

Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca

- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: 2017

Plan 66R- RECEIVED AND DEPOSITED :

DATE: 2017

YURYI BOGDANOV
ONTARIO LAND SURVEYOR

REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO LAND REGISTRY OFFICE (No. 56)

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Schedule

PART	PART OF LOT	REGISTERED PLAN	ALL OF P.L.N.	AREA Sq.mts
1	89	1637	10451 - 0337	195.8
2	88 AND 89			195.8

PLAN OF SURVEY OF
LOT 89 AND PART OF LOT 88
REGISTERED PLAN 1637
CITY OF TORONTO
(FORMERLY CITY OF YORK)



ertl surveyors 2017
Ontario Land Surveyors

Integration

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988804. BEARINGS AND COORDINATES HEREON ARE MTM GRID, DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS IN NAD83 (CSRS) (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 10, LONGITUDE 79°30' W.

THE BEARINGS HEREON CAN BE CONVERTED TO ASTROMERIC BY APPLYING A CLOCKWISE ROTATION OF 100.90°.

COORDINATES IN TABLE BELOW COMPLY WITH SUBSECTION 14(2) OF O. REG. 216/10 AND CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

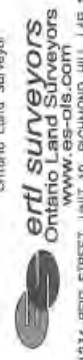
POINT ID	NORTHING	EASTING
A	4839463.59	309590.72
B	4839466.47	309590.04
C	4839425.15	309592.35

Surveyor's Certificate

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF XXXX, 2017.

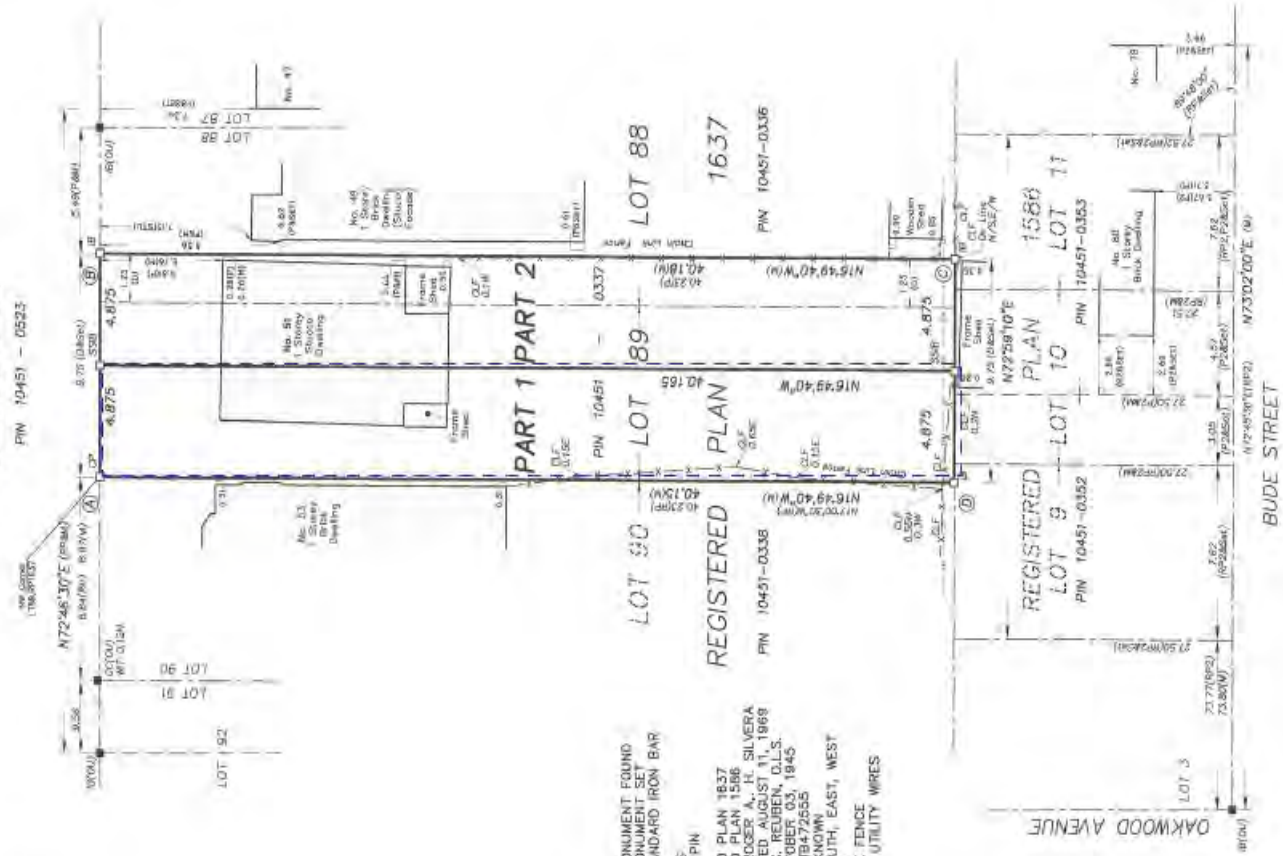
DATE: 2017

Yuryi Bogdanov
Ontario Land Surveyor



1234 RED STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7854, FAX (905) 733-7828, EMAIL info@es-ols.com
DRAWING: 17 085 - 000000 - 000000 - 000000 - 000000 - 000000
DATE BY PLS. DRAWN BY DPL. CHECKED BY CL/BB

CLOVELLY AVENUE
(b) Registered Plan 1637



- Legend**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - WT DENOTES WITNESS
 - RP DENOTES REGISTERED PLAN 1637
 - P DENOTES REGISTERED PLAN 1586
 - P2 DENOTES PLAN BY ROSER A., H. SILVERA D.L.S., DATED AUGUST 11, 1968
 - D DENOTES PLAN BY C. REUBEN, D.L.S., 1968
 - OU DENOTES OUSTING NOTICE, 1945
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - M DENOTES MEASURED
 - CLF DENOTES CHAIN LINK FENCE
 - OH- DENOTES OVERHEAD UTILITY WIRES

SIGNATURE PAGE

File Number:	B0039/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner(s):	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 8, 2017

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Thursday, October 12, 2017

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

File Number:	A0505/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner(s):	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE (PART 1)	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct one half of a new semi-detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
On a lot with a semi-detached house, a minimum of 75 % of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 72.5 %.
- 2. Chapter 10.80.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 6.0 m.
The proposed lot frontage is 4.88 m.
- 3. Chapter 10.80.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 8.5 m.
The proposed height of the front exterior main walls is 9.57 m.
- 4. Chapter 10.80.40.40.(1), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.8 times the area of the lot: 156.26 m².
The proposed floor space index is 0.94 times the area of the lot: 182.58 m².
- 5. Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback for a semi-detached house is 1.5 m.
The proposed side yard setback is 0.61 m.

6. **Chapter 10.80.40.10.(4), Zoning 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 1.40 m.
7. **Chapter 200.5.10.1.(1), Zoning By-law No. 569-2013**
The required minimum number of parking space(s) for the semi-detached house is 1 space.
The proposal will have zero spaces.
8. **Section 3. (a), York Zoning By-law 1-83**
The minimum sideyard set back is 1.2m.
The proposed side yard setback is 0.61m.
9. **Section 3. (a), York Zoning By-law 1-83**
The maximum floor sapce index is 0.8.
The proposed floor space index is 0.94.
10. **Section 3(a), York Zoning By-law 1-83**
The minimum lot frontage is 6.0 m.
The proposed lot frontage is 4.88 m.
11. **Section 3.2.1D.1, York Zoning By-law 1-83**
The proposed semi-detached house requires 1 parking space.
The site can provide zero parking spaces.

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

The Minor Variance Application is Approved on Condition

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

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

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

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

i) Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

- 2) The property being developed essentially in accordance with the side elevations attached to this decision date stamped received by the City of Toronto Planning Division, September 27, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

3) The applicant to satisfy the requirements of the Transportation Services;

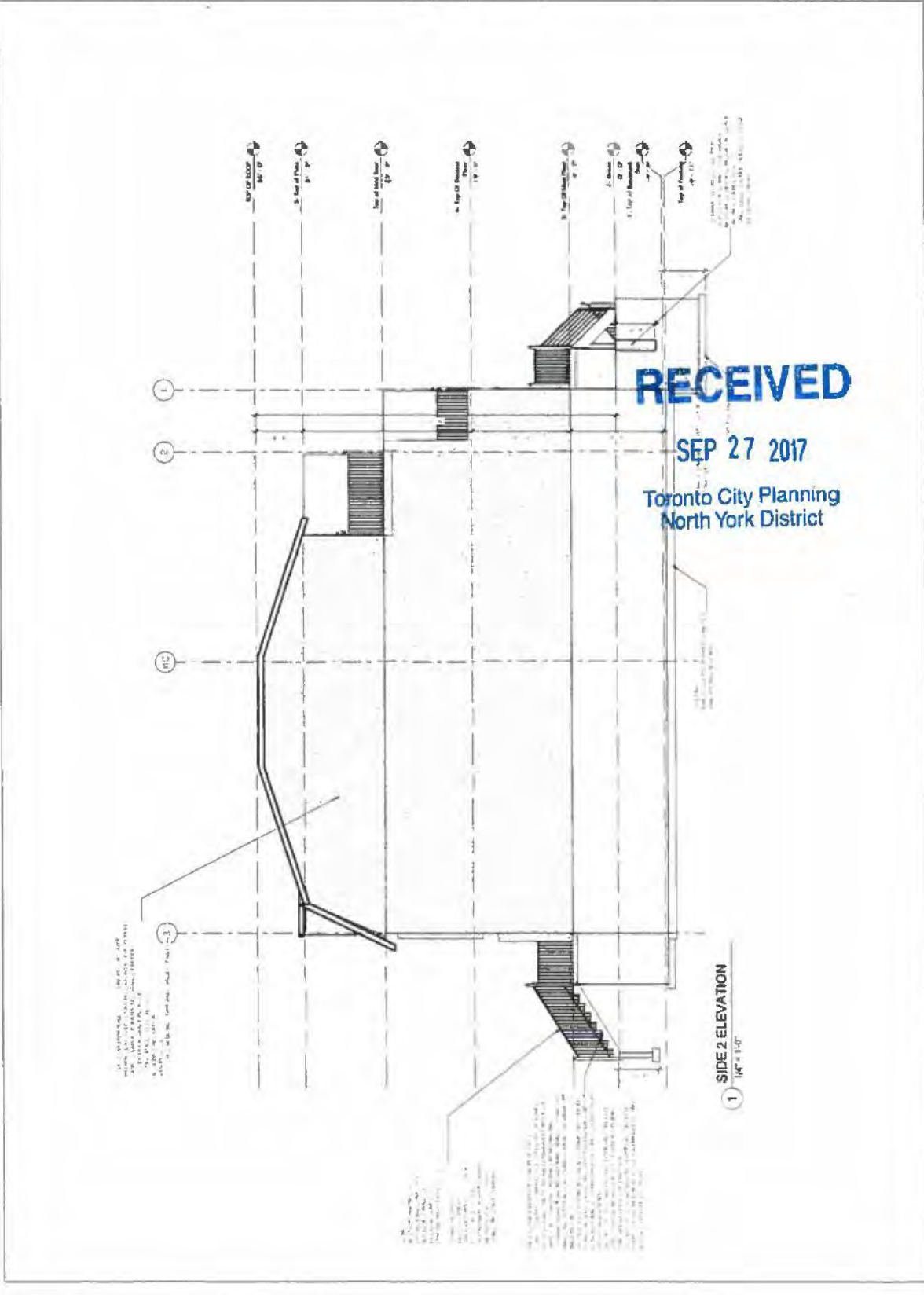
i) The existing driveway ramp access is to be reinstated with a full curb.

ATRIX ARCHITECTURE
 416-602-0121
 www.atrixarchitect.com

DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER
 THE ENGINEERING COUNCIL OF ONTARIO
 REG. NO. 19856
 STRUCTURAL ENGINEERING
 TORONTO

11 CLOVELLY AVENUE, TORONTO, ONT.
PROJECT INFORMATION
SIDE 1 ELEVATION
 Project No. 1110-113
 Date: 17th APRIL
 Client: CLOVELLY
 Drawing No. **A9**
 Scale: 1/4" = 1'-0"



ATRYX ARCHITECTURE
416-502-8121
www.atryxarchitect.com

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE

PROJECT NO. 11-111-1111
DATE: 11-11-11
SCALE: 1/8" = 1'-0"

PROJECT ENGINEER
[Signature]



PROJECT INFORMATION
PROJECT NO. 11-111-1111
DATE: 11-11-11
SCALE: 1/8" = 1'-0"

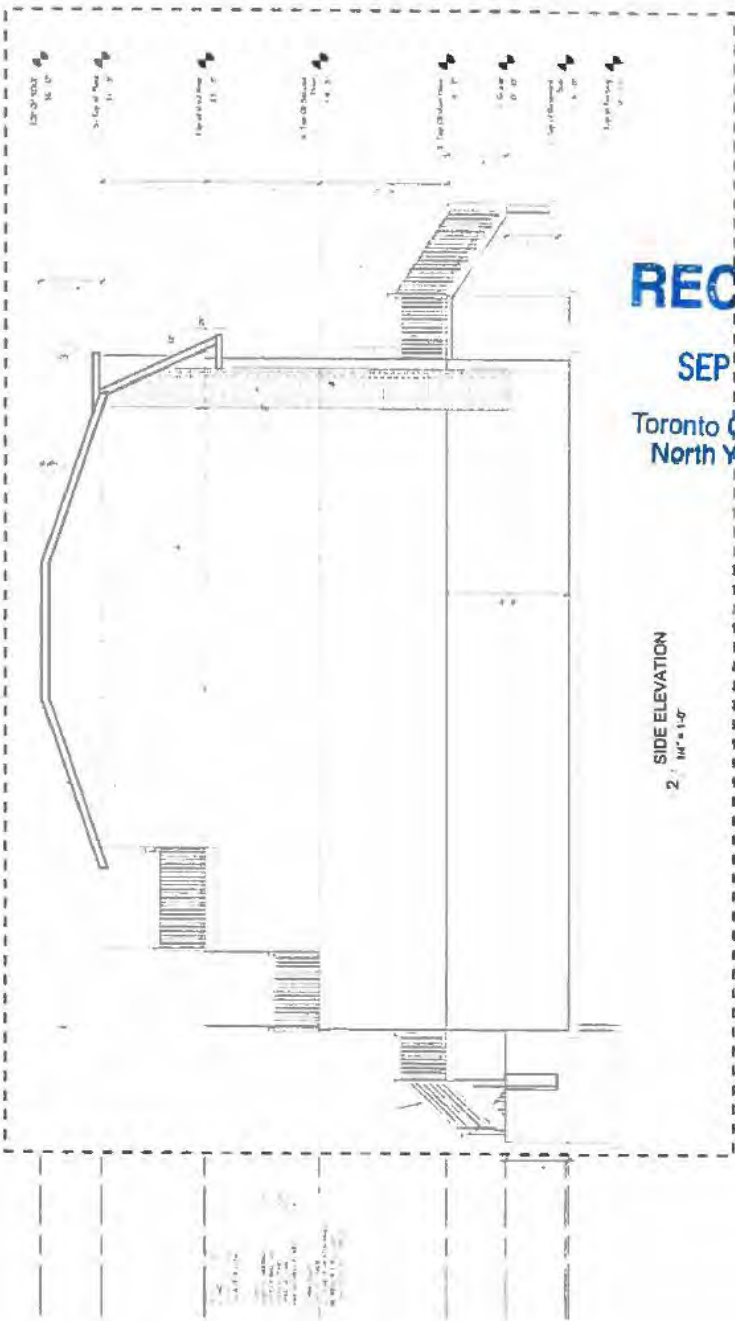
CLIENT INFORMATION
CLIENT: [Name]
ADDRESS: [Address]

PROJECT TITLE
PROJECT TITLE: [Title]

DATE
DATE: [Date]

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

NOT TO SCALE
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



RECEIVED
SEP 27 2017
Toronto City Planning
North York District

SIDE ELEVATION
2 1/8" = 1'-0"

SIGNATURE PAGE

File Number:	A0505/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner:	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE (PART 1)	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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
- ┆ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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

Thursday, October 12, 2017

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

File Number:	A0506/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner(s):	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE (PART 2)	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct one half of a new semi-detached residential dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, a minimum of 75 % of the required front yard landscaping must be soft landscaping.
The proposed front yard soft landscaping area is 72.7 %.
- 2. Chapter 10.80.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 6.0 m.
The proposed lot frontage is 4.89 m.
- 3. Chapter 10.80.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all rear exterior main walls is 8.5 m.
The proposed height of the rear exterior main walls is 9.57 m.
- 4. Chapter 10.80.40.10.(4), Zoning 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 1.40 m.
- 5. Chapter 10.80.40.40.(1), Zoning By-law No. 569-2013**
The permitted maximum floor space index is 0.8 times the area of the lot: 156.26 m².
The proposed floor space index is 0.94 times the area of the lot: 182.58 m².

6. **Chapter 10.80.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback for a semi-detached house is 1.5 m.
The proposed side yard setback is 0.61 m.
7. **Chapter 200.5.10.1.(1), Zoning By-law No. 569-2013**
The required minimum number of parking space(s) for the semi-detached house is 1 space.
The proposal will have zero spaces.
8. **Section 3.2.1D.1., York Zoning By-law 1-83**
The proposed semi-detached house requires 1 parking space.
The site can provides zero parking spaces.
9. **Section 3. (a), York Zoning By-law 1-83**
The minimum side yard set back is 1.2m.
The proposed side yard setback is 0.61m.
10. **Section 3. (a), York Zoning By-law 1-83**
The maximum floor space index is 0.8.
The proposed floor space index is 0.94.
11. **Section 3(a), York Zoning By-law 1-83**
The minimum lot frontage required is 6.0 m.
The proposed lot frontage is 4.89 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 Parks and Recreation, Urban Forestry Division;

i)Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

- 2) The property being developed essentially in accordance with the side elevations attached to this decision date stamped received by the City of Toronto Planning Division, September 27, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

3) The applicant to satisfy the requirements of the Transportation Services;

i) The existing driveway ramp access is to be reinstated with a full curb.

MTM ARCHITECTURE
416-822-8121
mtmarchitect.com

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
ALL MATERIALS TO BE USED SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.

REGISTERED ARCHITECT
Ontario
No. 2007
10100
M. J. [Signature]
A10

RECEIVED
SEP 27 2017
Toronto City Planning
North York District

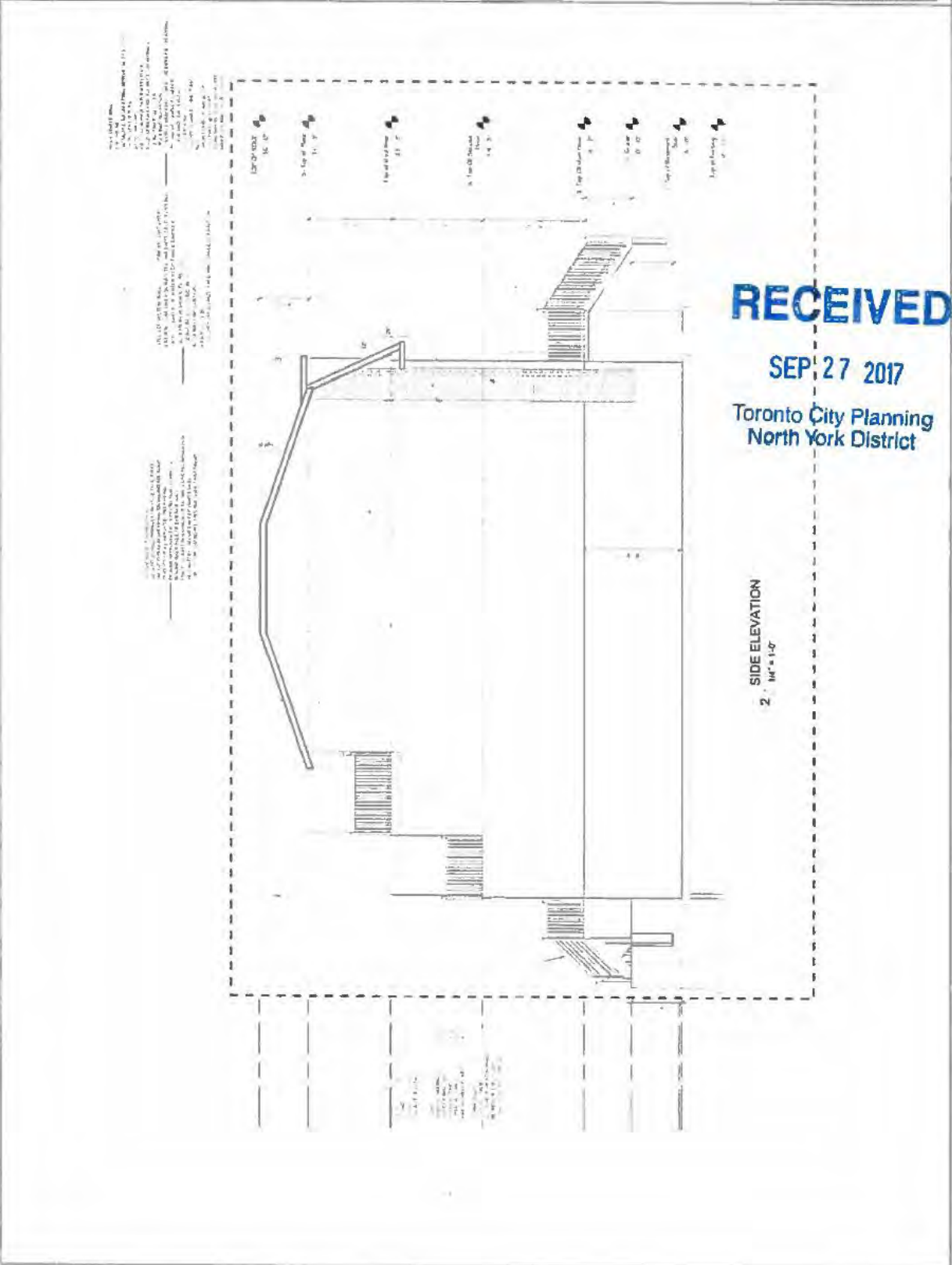
PROJECT
1171 FARM 1 (A10)

PROJECT NUMBER
01-10001A

DATE
02/15/17

SCALE
A10

1/4" = 1'-0"



SIGNATURE PAGE

File Number:	A0506/17NY	Zoning	R2/RM (f12.0; u2; d0.8) x252(ZR)
Owner:	9738037 CANADA INC	Ward:	Eglinton-Lawrence (15)
Agent:	9738037 CANADA INC	Heritage:	Not Applicable
Property Address:	51 CLOVELLY AVE (PART 2)	Community:	York
Legal Description:	PLAN 1637 PT LOTS 88 & 89		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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

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

Thursday, October 12, 2017

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

File Number:	B0042/17NY	Zoning	RM5/RM(ZR)
Owner(s):	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Notice was given and the application considered on Thursday, October 12, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1 (A)

Address to be assigned

The frontage is 6.40m and the lot area is 220.74 m². The property will be redeveloped as one-half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0572/17NY.

Retained - Part 2 (B)

Address to be assigned

The frontage is 6.40m and the lot area is 220.74 m². The property will be redeveloped as one-half of a new semi-detached dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0573/17NY.

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

The Consent Application is Approved on Condition

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

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be

assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca

- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

PLAN 66R-
 RECORDS AND DEPOSITED:
 DATE: APRIL 06, 2017
 DATE: _____, 2017
 AAZ SURVEYORS INC. O.L.S.
 REPRESENTATIVE FOR LAND INFORMATION FOR THE LAND TILES
 DIVISION OF THE TORONTO ROOSTERY OFFICE (NO. 66)

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (M ²)
1	123 & 124	2053	PIN 10215-0298 (L1)	230.81 P
2	125		PIN 10215-0298 (L2)	230.81 P

* PARTS IN 2 COMPRISE ALL OF PIN 10215-0298 (L1)

PLAN OF SURVEY OF
 PLAN OF PART OF LOTS 123 & 124
 REGISTERED PLAN 2053
 CITY OF TORONTO
 (FORMERLY THE CITY OF NORTH YORK)

SCALE = 1 : 200
 A-AZ SURVEYORS INC. O.L.S.
 METRIC DISTANCES SHOWN HEREIN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTERPRETATION DATA
 1. ALL DISTANCES ARE TO BE MEASURED IN METRES UNLESS OTHERWISE NOTED AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.
 2. ALL ANGLES ARE TO BE MEASURED IN DEGREES UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTRE OF THE LINE UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO BE MEASURED TO THE POINTS SHOWN UNLESS OTHERWISE NOTED.

POINT ID	NORTHING	EASTING
OPP. A	464377.007	30088.070
OPP. B	464378.100	30092.767
OPP. 1	464379.259	30090.256
OPP. 2	464379.489	30093.638
OPP. 3	464379.258	30093.634
OPP. 4	464378.986	30093.351

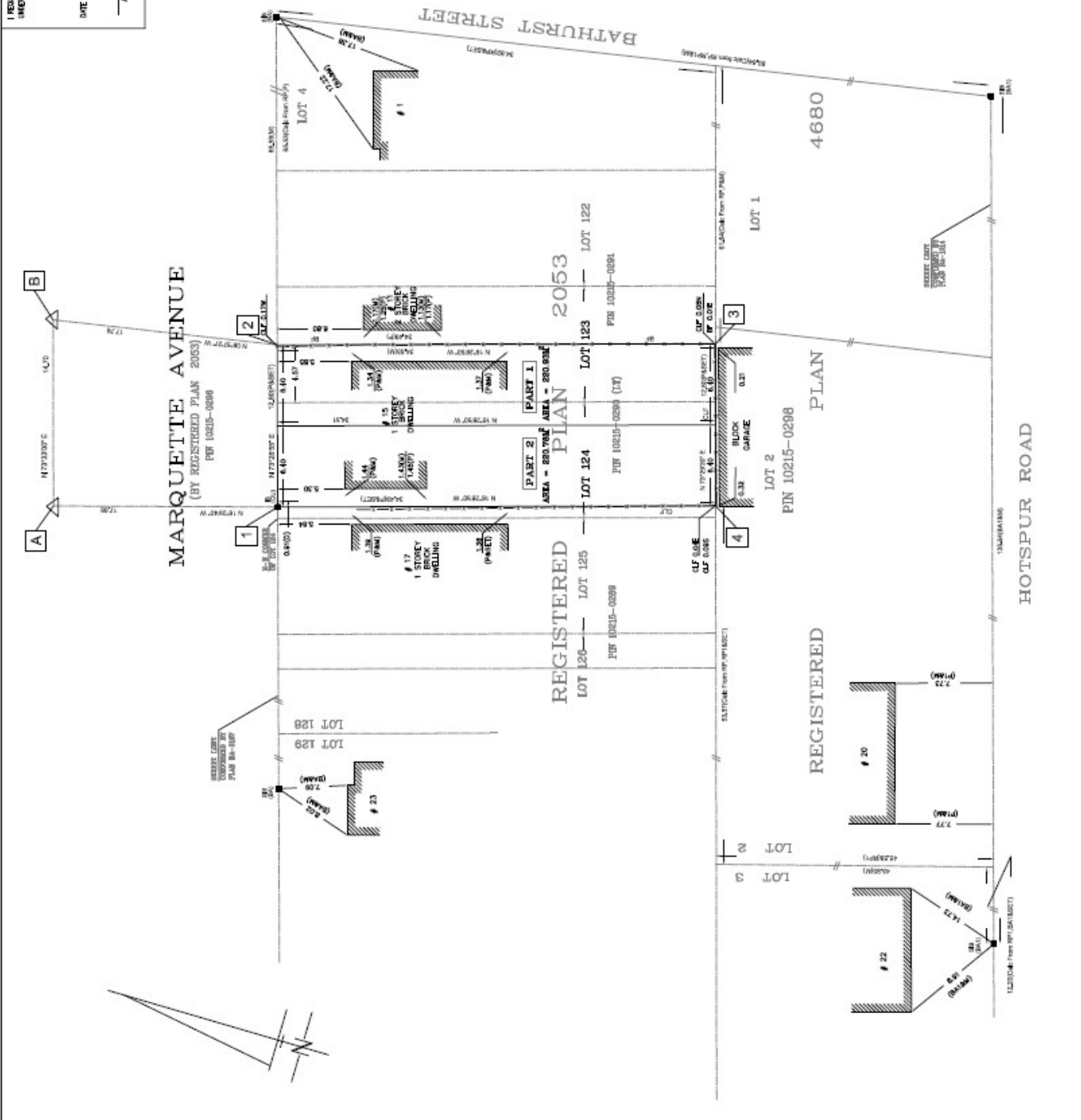
LEGEND
 [Symbol] EXISTING SURVEY MONUMENT SET
 [Symbol] SURVEY MONUMENT FOUND
 [Symbol] BOUNDARY FROM PLAN 2053
 [Symbol] BOUNDARY FROM PLAN 66R-
 [Symbol] BOUNDARY FROM PLAN 2053
 [Symbol] SURVEY BY AAZ SURVEYORS INC. O.L.S. DATED OCTOBER 20, 1988
 [Symbol] SURVEY BY AAZ SURVEYORS INC. O.L.S. DATED OCTOBER 20, 1988
 [Symbol] REFERENCED PLAN 480
 [Symbol] REFERENCED PLAN 480
 [Symbol] SURVEYED BY AAZ SURVEYORS INC. O.L.S.
 [Symbol] CIVIL ENGINEER REG. NO. 1000
 [Symbol] PROFESSIONAL SEAL

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HAVE MADE THIS PLAN AND HAVE CONDUCTED THE SURVEY AND IN ACCORDANCE WITH THE
 1. SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 19th DAY OF APRIL, 2017.

APRIL 07, 2017
 DATE
 AAZ SURVEYORS INC.
 O.L.S.
 ONSHAW, ONTARIO

A. AZIZ SURVEYORS INC.
 ONTARIO LAND SURVEYORS
 130 NEWKENS ROAD, SUITE 201, MARKHAM, ONTARIO L3R 0S1
 Tel: (905) 237-8224 Fax: (416) 477-5465
 Website: www.aazsurveyors.com
 E-Mail: info@azsurveyors.com

PROJECT NUMBER: _____ PROJECT
 DRAWN BY: AT CHECKED BY: A.A.



SIGNATURE PAGE

File Number:	B0042/17NY	Zoning	RM5/RM(ZR)
Owner(s):	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 8, 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

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

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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NOTE: Only individuals, corporations and public agencies may appeal a decision. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, October 12, 2017

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

File Number:	A0572/17NY	Zoning	RM5/RM(ZR)
Owner(s):	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct one half of a new semi-detached dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.80.30.10.(1), Zoning By-law No. 569-2013**
A) The required minimum lot area is 225 m².
The proposed lot area is 220.74 m².
- 2. Chapter 10.80.30.20, Zoning By-law No. 569-2013**
The minimum lot frontage is 7.5 m.
The proposed is 6.4 m.
- 3. Chapter 10.80.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 % of the lot area.
The proposed lot coverage is 38.6 % of the lot area.
- 4. Chapter 10.80.40.10, Zoning By-law No. 569-2013**
The maximum building height is 10 m
The proposed is 10.3 m.
- 5. Chapter 10.80.40.10.(3), Zoning By-law No. 569-2013**
A) The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.

6. **Chapter 10.80.40.10.(2), Zoning By-law No. 569-2013**
 B)(ii) 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 8.03 m.
7. **Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
 (B) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 6.0 m to less than 15.0 m, or a townhouse dwelling unit at least 6.0 m wide, a minimum of 50 % of the front yard must be landscaping.
 The proposed front yard landscaping area is 47 %.
8. **Section 17(3)(a) / 17(4)(a), Zoning By-law No. 7625**
 The minimum required lot area is 300 m².
 The proposed lot area is 220.74 m².
9. **Section 17(3)(b) / 17(4)(b), Zoning By-law No. 7625**
 The minimum required lot frontage is 8.5 m.
 The proposed lot frontage is 6.4 m.
10. **Section 6(8), Zoning 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.
11. **Section 17(3)(d) / 17(4)(d), Zoning By-law No. 7625**
 The maximum permitted lot coverage is 30 % of the lot area.
 The proposed lot coverage is 38.6 % of the lot area.
12. **Section 17(3)(e) / 17(4)(e), Zoning By-law No. 7625**
 The maximum permitted building height is 9.2 m.
 The proposed building height is 9.54 m.
13. **Section 17(3)(e) / 17(4)(e), Zoning By-law No. 7625**
 The maximum permitted number of storeys is 2.
 The proposed number of storeys is 3.
14. **Section 6 (9), Zoning By-law No. 7625**
 The maximum stair projection is 2.1 m.
 The proposed is 2.95 m.
15. **Section 15.8 / 17(4)(f), Zoning By-law No. 7625**
 The minimum required front yard landscaping is 50%.
 The proposed landscaping is 47%.

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.
- ii) Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

2) Permeable pavers are to be used for the proposed driveways.

SIGNATURE PAGE

File Number:	A0572/17NY	Zoning	RM5/RM(ZR)
Owner:	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0573/17NY	Zoning	RM5/RM(ZR)
Owner(s):	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct one half of a new semi-detached dwelling. The existing dwelling would be demolished.

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

- 1. Chapter 10.80.30.20.(1), Zoning By-law No. 569-2013**
A) The required minimum lot frontage is 7.5 m.
The proposed lot frontage is 6.4 m.
- 2. Chapter 10.80.30.40.(1), Zoning By-law No. 569-2013**
A) The permitted maximum lot coverage is 35 % of the lot area.
The proposed lot coverage is 38.6 % of the lot area.
- 3. Chapter 10.80.40.10, Zoning By-law No. 569-2013**
The maximum height of the dwelling is 10 m.
The proposed is 10.3 m.
- 4. Chapter 10.80.40.10.(2), Zoning By-law No. 569-2013**
B)(ii) 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 8.03 m.
- 5. Chapter 10.80.40.10.(3), Zoning By-law No. 569-2013**
A) The permitted maximum number of storeys is 2.
The proposed number of storeys is 3.

6. **Chapter 10.5.50.10.(1), Zoning By-law No. 569-2013**
(B) On a lot with a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, with a lot frontage of 6.0 m to less than 15.0 m, or a townhouse dwelling unit at least 6.0 m wide, a minimum of 50 % of the front yard must be landscaped.
The proposed front yard landscaping area is 47 %.
7. **Section 17(3)(a) / 17(4)(a), Zoning By-law No. 7625**
The minimum required lot area is 300 m².
The proposed lot area is 220.74 m².
8. **Section 17(3)(b) / 17(4)(b), Zoning By-law No. 7625**
The minimum required lot frontage is 8.5 m .
The proposed lot frontage is 6.4 m.
9. **Section 6(8), Zoning 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.
10. **Section 17(3)(d) / 17(4)(d), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30 % of the lot area.
The proposed lot coverage is 38.6 % of the lot area.
11. **Section 17(3)(e) / 17(4)(e), Zoning By-law No. 7625**
The maximum permitted building height is 9.2 m.
The proposed building height is 9.54 m.
12. **Section 17(3)(e) / 17(4)(e), Zoning By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.
13. **Section 6 (9), Zoning By-law No. 7625**
The maximum stair projection is 2.1 m.
The proposed is 2.95 m.
14. **Section 15.8 / 17(4)(f), Zoning By-law No. 7625**
The minimum required front yard landscaping is 50%.
The proposed landscaping is (47%).

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) Permeable pavers are to be used for the proposed driveways.

SIGNATURE PAGE

File Number:	A0573/17NY	Zoning	RM5/RM(ZR)
Owner:	ARTURO BOSSIO	Ward:	Eglinton-Lawrence (15)
Agent:	ARTURO BOSSIO	Heritage:	Not Applicable
Property Address:	15 MARQUETTE AVE (PART 2)	Community:	North York
Legal Description:	PLAN 2053 W PT LOT 123 E PT LOT 124		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0658/17NY	Zoning	RD/R6 [WAV]
Owner(s):	CAYLA MERYL SPAGAT JAY SOLOMON	Ward:	York Centre (10)
Agent:	MICHAEL GOLDENBERG	Heritage:	Not Applicable
Property Address:	25 CHARLESWOOD DR	Community:	North York
Legal Description:	PLAN 3639 LOT 131		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.40.70.(1)(B), By-law No. 569-2013

The minimum required front yard setback is 7.56m.

The proposed front yard setback is 6.98m.

2. 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 6.60m² and is not within 4.00m of the main front wall.

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

The maximum permitted building height is 10.00m.

The proposed building height is **10.19m**.

4. 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 34.20% of the lot area.

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

The maximum permitted building length is 15.30m.

The proposed building length is 16.76m.

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 10.5.40.70.(1)(B), By-law No. 569-2013

The minimum required front yard setback is 7.56m.

The proposed front yard setback is 6.98m.

2. 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 6.60m² and is not within 4.00m of the main front wall.

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

The maximum permitted building height is 10.00m.

The proposed building height is **10.19m**.

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

The maximum permitted building length is 15.30m.

The proposed building length is 16.76m.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

4. 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 **32.00%** of the lot area.

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:	A0658/17NY	Zoning	RD/R6 [WAV]
Owner:	CAYLA MERYL SPAGAT JAY SOLOMON	Ward:	York Centre (10)
Agent:	MICHAEL GOLDENBERG	Heritage:	Not Applicable
Property Address:	25 CHARLESWOOD DR	Community:	North York
Legal Description:	PLAN 3639 LOT 131		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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.

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

- ┆ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, October 12, 2017

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

File Number:	A0690/17NY	Zoning	RD/R1 Z0.35 [WAV]
Owner(s):	KATHLEEN VERA WLADYKA	Ward:	Don Valley West (25)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	226 GOLFDALE RD	Community:	Toronto
Legal Description:	PLAN M370 LOT 150		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.20.40.40.(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 0.539 times the lot area.

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

The minimum required side yard setback is 1.50m.
The proposed east side yard setback is 1.22m.

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

The minimum required side yard setback is 1.50m.
The proposed west side yard setback is 1.22m.

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

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.
The proposed garage entrance is (0.13m) below the existing elevation of the centreline of the driveway at the point where it intersects the front lot line.

5. 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 0.539 times the lot area.

6. Section 4(2)(a), By-law No. 438-86

The maximum permitted building height is 10.00m.

The proposed building height is 10.46m.

7. Section 6(3) Part IV 3.(ii), By-law No. 438-86

On any lot where the vehicle access to the garage is located in a wall facing the front lot line the floor level of the garage is not to be below grade.

The proposed floor level of the garage is to be located 0.91m below grade.

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

The Minor Variance Application is Approved on Condition

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

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

The elevation of the lowest point of a vehicle entrance in a main wall of the building must be higher than the elevation of the centreline of the driveway at the point where it intersects a lot line abutting a street.

The proposed garage entrance is (0.13m) below the existing elevation of the centreline of the driveway at the point where it intersects the front lot line.

6. Section 4(2)(a), By-law No. 438-86

The maximum permitted building height is 10.00m.

The proposed building height is 10.46m.

7. Section 6(3) Part IV 3.(ii), By-law No. 438-86

On any lot where the vehicle access to the garage is located in a wall facing the front lot line the floor level of the garage is not to be below grade.

The proposed floor level of the garage is to be located 0.91m below grade.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

1. 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 **0.50** times the lot area.

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

The minimum required side yard setback is 1.50m.

The proposed east side yard setback is 1.22m **for the front 9.14m portion of the dwelling only.**

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

The minimum required side yard setback is 1.50m.

The proposed west side yard setback is 1.22m **for the front 8.23m portion of the dwelling only.**

5. 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 **0.50** times the lot area.

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 to maintain a positive slope from the street to the entry of the integral garage.

SIGNATURE PAGE

File Number:	A0690/17NY	Zoning	RD/R1 Z0.35 [WAV]
Owner:	KATHLEEN VERA WLADYKA	Ward:	Don Valley West (25)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	226 GOLFDAL E RD	Community:	Toronto
Legal Description:	PLAN M370 LOT 150		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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- ┆ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, October 12, 2017

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

File Number:	A0691/17NY	Zoning:	RD (f18.0, a690)/R3[ZZC]
Owner(s):	MICHAEL HU ALEX HU	Ward:	Don Valley East (34)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	18 SHAMOKIN DR	Community:	North York
Legal Description:	PLAN 6098 LOT 52		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 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 10m from that shoreline hazard limit or stable top-of-bank.
The proposed dwelling is within the required 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 10m 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 is within the required setback
- 3. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 8.86m.
The proposed front yard setback is 8.39m.
- 4. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.52m.

5. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.52m.
6. **Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 32.5% of the lot area.
7. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.52m.
8. **Section 12.4(b), By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback is 1.52m.

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:**

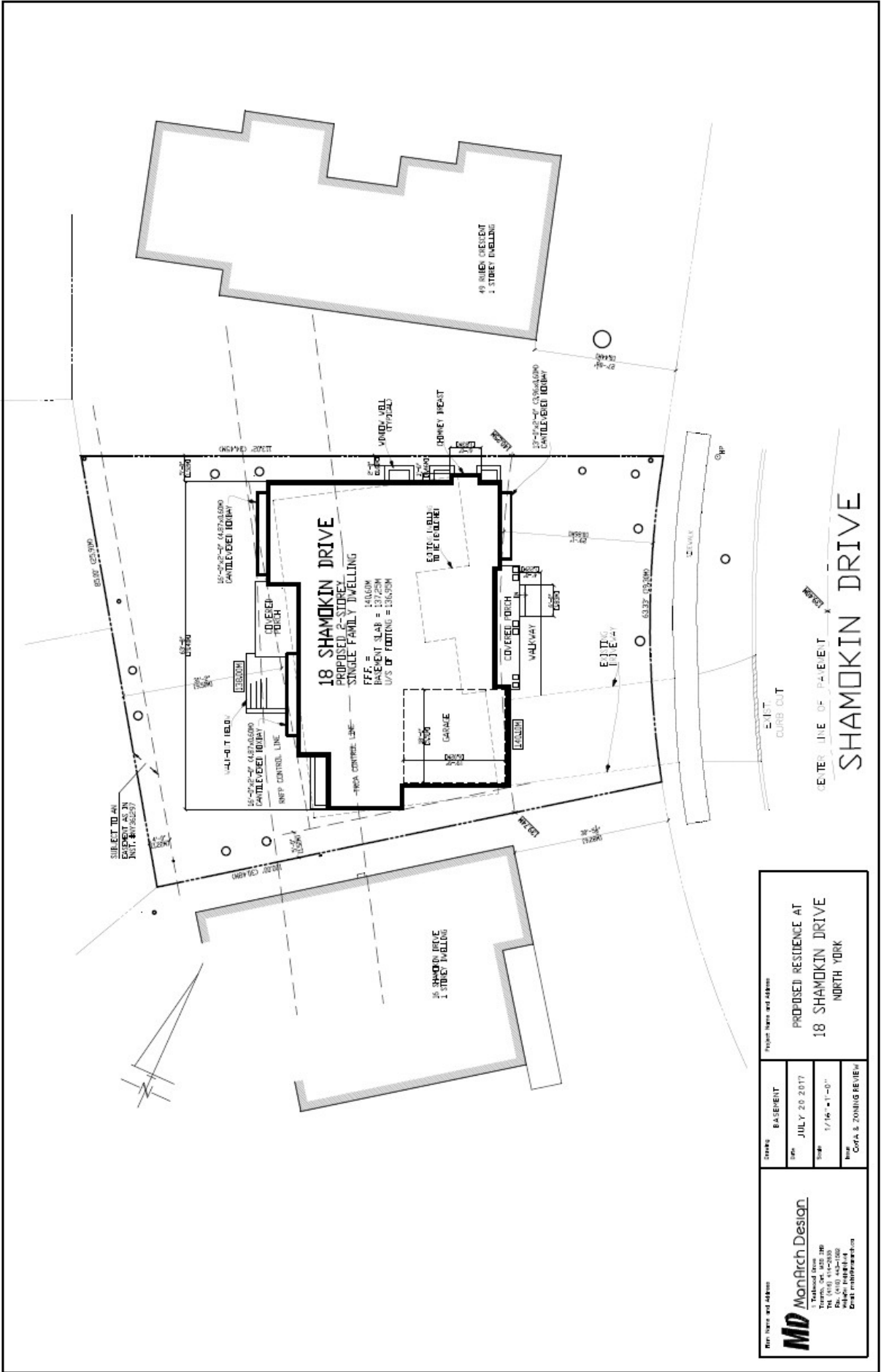
The Minor Variance Application is Approved on Condition

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 property being developed essentially in accordance with the site plan 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.



MD ManArch Design 1 Traskwood Drive Suite 100 North York, PA 19150 Tel: (610) 484-1000 Fax: (610) 484-1002 www.manarch.com	Drawing: BASEMENT Date: JULY 20 2017 Scale: 1/16" = 1'-0" Issue: CON'A & ZONING REVIEW	Project Name and Address: PROPOSED RESIDENCE AT 18 SHAMOKIN DRIVE NORTH YORK
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

SIGNATURE PAGE

File Number:	A0691/17NY	Zoning	RD (f18.0, a690)/R3[ZZC]
Owner:	MICHAEL HU ALEX HU	Ward:	Don Valley East (34)
Agent:	MANARCH DESIGN	Heritage:	Not Applicable
Property Address:	18 SHAMOKIN DR	Community:	North York
Legal Description:	PLAN 6098 LOT 52		

Nazila Atarodi (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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Thursday, October 12, 2017

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

File Number:	A0692/17NY	Zoning	RD / R4 (WAV)
Owner(s):	CYNTHIA ANNE MILLER FRANKLIN C MILLER	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	61 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 361		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.7% of the lot area.
- 2. Chapter 10.20.40.70, By-law No. 569-2013**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard is 1.2 m for the first 6.35 m portion of the west wall.
- 3. Chapter 10.20.40.20, By-law No. 569-2013**
The maximum permitted building length is 17 m.
The proposed building length is 17.63 m.
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.7% of the lot area.
- 5. Section 13.2.3, By-law No. 7625**
The minimum required west side yard setback is 1.8 m.
The proposed west side yard is 1.2 m for the first 6.35 m portion of the west wall.
- 6. Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is 17.63 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:**

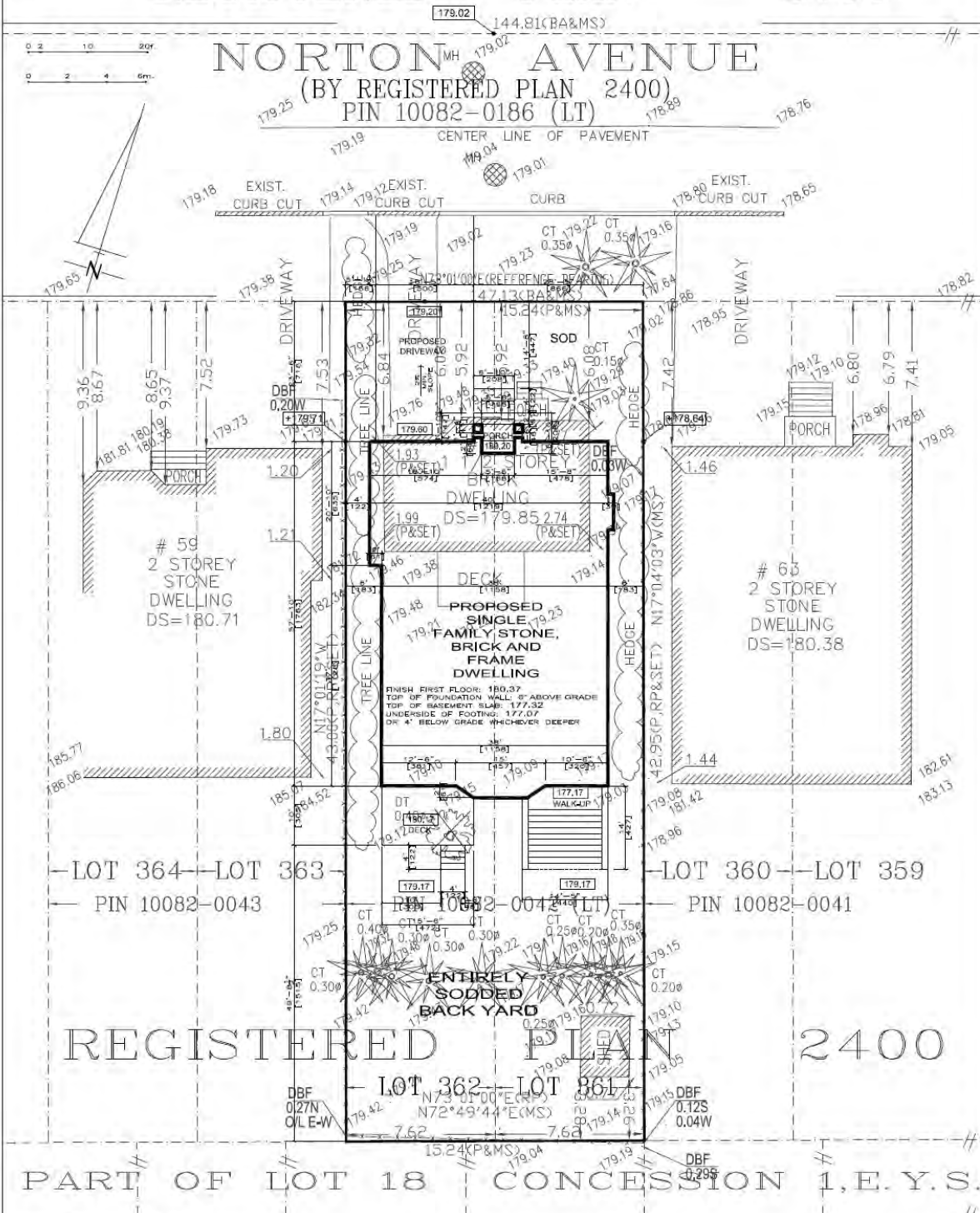
The Minor Variance Application is Approved on Condition

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 property being developed essentially in accordance with the site plan 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.



SITE DATA	
ZONING	M4-MD(13,0550)(x5)
LOT #	361&362
PLAN #	2400
LOT AREA	851.34 S.M. 7049.7 S.F.
LOT FRONTAGE	15.24 M
LOT DEPTH	43 M

AREA	EXISTING	PROPOSED	PROPOSED COVERAGE
LOT COVERAGE	-	206.98 S.M. 2228 S.F.	31.60%
G.F.A.	-	387.88 S.M. 4129.32 S.F.	
NO. OF STORIES HEIGHT	-	AS SHOWN	
WIDTH LENGTH	-	AS SHOWN	
PARKING	-	AS SHOWN	

FRONT YARD AREA= 1184.12 S.F.
DRIVEWAY AREA= 385.84 S.F.
HARD LANDSCAPING AREA= 70.75 S.F.
SOFT LANDSCAPING AREA= 727.53 S.F. (%91.13)
LANDSCAPE OPEN SPACE= 798.28 S.F. (%67.41)

designed by: T.418 8166551 F.416 2508900 ARCICA INC. 328 SHEPPARD AVENUE EAST, W2N 3B4 TORONTO, ONTARIO, CANADA.	project: 61 NORTON AVENUE drawing: SITE PLAN scale: 1/16"=1'	revisions: JUNE 25, 2017-ISSUED FOR O&A page: A1 THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.R.C. TO BE A DESIGNER All Shaker BCIN#24574 P&A Associates Ltd. BCIN#30998	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION 3. DO NOT SCALE DRAWINGS 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO P&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED ISSUED FOR CONSTRUCTION 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
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SIGNATURE PAGE

File Number:	A0692/17NY	Zoning	RD / R4 (WAV)
Owner:	CYNTHIA ANNE MILLER FRANKLIN C MILLER	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	61 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 361		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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
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Thursday, October 12, 2017

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

File Number:	A0693/17NY	Zoning:	RD/R4 [WAV]
Owner(s):	JEREMY CRAIG SOON SHIONG AIMEE WAI KWAN SOON SHIONG	Ward:	Don Valley West (25)
Agent:	PASSIVE HOUSE43 ARCHITECTURE	Heritage:	Not Applicable
Property Address:	46 BALLYRONAN RD	Community:	North York
Legal Description:	PLAN 4768 LOT 796		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.40.10.(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 6.50m² within 7.50m of the main front wall.

2. Chapter 10.5.40.60.(3), By-law No. 569-2013

Exterior stairs may encroach into a required setback provided they are no wider than 2.00m.
The proposed front stairs are 3.10m wide.

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

The maximum permitted height of the exterior portion of the main walls for a detached house is 7.50m for no less than 60.00% of the total width of all front main walls and all rear main walls.
The proposed height for all front main walls that are under 7.50m is 41.00% of the total width of all front main walls. Therefore, the proposed height for all main front walls allowed to be above 7.50m exceeds the allowable by 19.00% of the total width of all front main walls.

4. Section 6(9)(j), By-law No. 7625

The maximum permitted area of a canopy in a side yard is 2.30m².
The proposed canopy in the west side yard is 18.13m².

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

The maximum permitted building length is 16.80m.

The proposed building length is 17.118m.

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 submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 3, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

- 2) **The proposal be developed substantially in accordance with the west elevation submitted to the Committee of Adjustment, signed and dated October 12, 2017.**
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

DRAWING SHOULD NOT BE SCALED
The Contractor shall verify all dimensions and be responsible for the accuracy of the drawings. Support shall be provided for the drawings. All drawings are the property of the Architect and shall not be reproduced, copied, or distributed without the written consent of the Architect. Reproduction of drawings is prohibited. The Architect shall be notified in writing of any errors or omissions in the drawings. The Contractor shall be held responsible for any errors or omissions in the drawings. The Contractor shall be held responsible for any errors or omissions in the drawings.

General Notes

NO.	REVISION	DATE

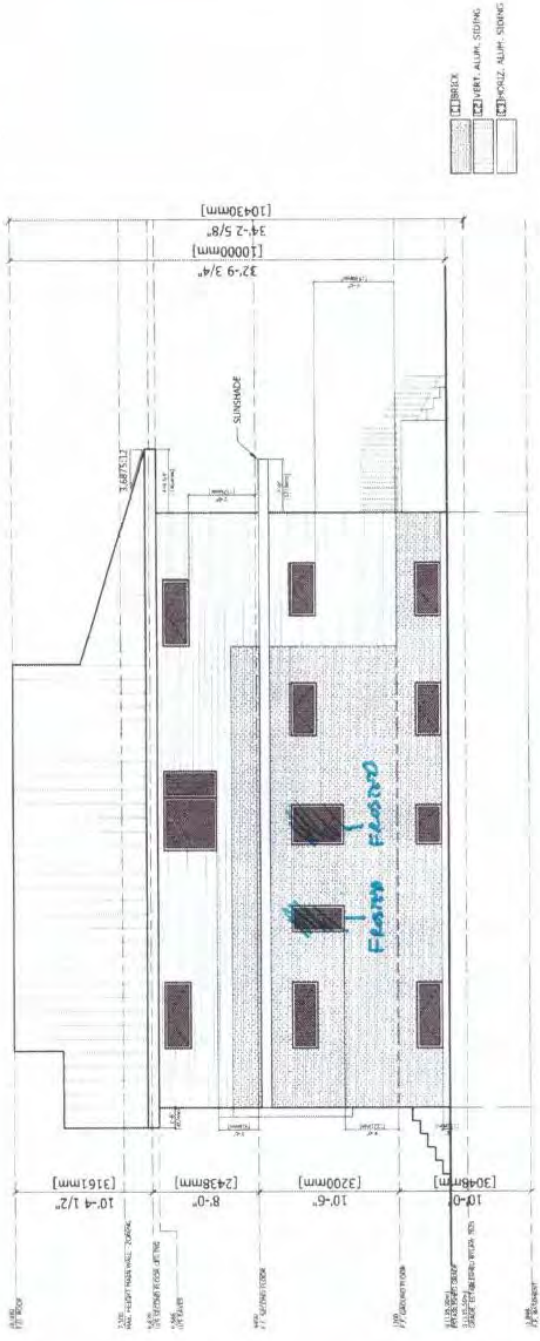
ph43
passive houses 43 Architecture
210-733-8500
www.ph43.com



DATE OF ISSUE
JULY 11, 2017
1:100
16009
CE
1:100

BALLYRONAN PH
TORONTO, ONTARIO
48 BALLYRONAN ROAD
RIGHT SIDE ELEVATION

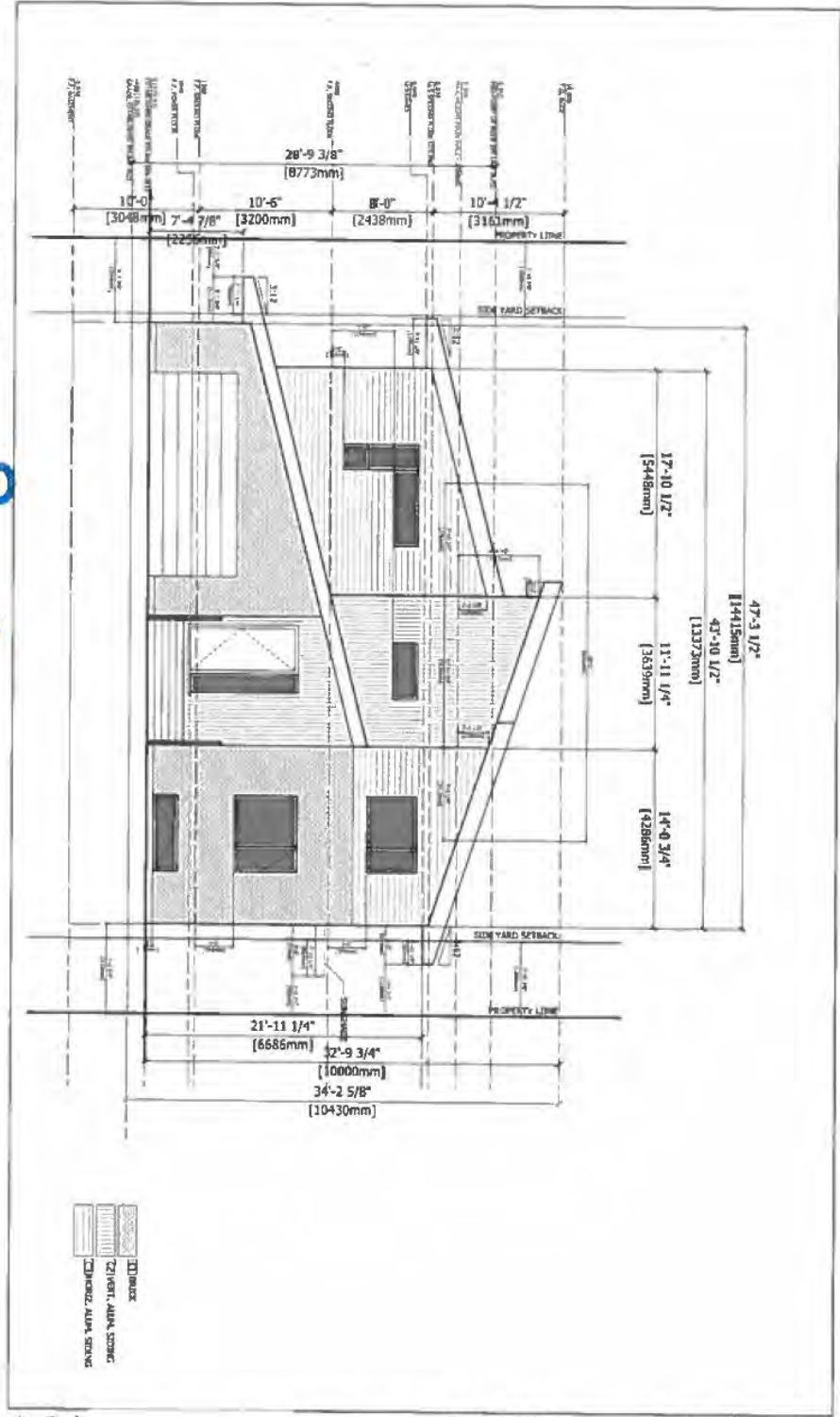
A9



2 windows to be FROSTED
AS PER CAP A DECISION DATED
OCT. 12, 2017
CE.

1
RIGHT SIDE ELEVATION (WEST)
A9

1
20
FRONT ELEVATION (NORTH)



RECEIVED
 OCT 03 2017
 Toronto City Planning
 North York District

ENGINEER
 27 WEST ALMA STREET
 TORONTO, ONTARIO

DRAWING SHOULD NOT BE SCALED
 The Designer shall retain all dimensions and be responsible for the accuracy of the drawing and any errors or omissions. The Designer shall be responsible for the accuracy of the drawing and any errors or omissions. The Designer shall be responsible for the accuracy of the drawing and any errors or omissions. The Designer shall be responsible for the accuracy of the drawing and any errors or omissions.

NO.	REVISION	DATE

ph43
 Diverse House Architecture
 3131 Bayview Avenue, Toronto, Ontario M2H 2P7
 Phone: (416) 491-1111 Fax: (416) 491-1112



COA APPLICATION
 DATE: JULY 11, 2017
 SCALE: 1/80
 SHEET: 02

BALL YRONAN PH
 TORONTO, ONTARIO
 48 BALMAIN ROAD
 FRONT ELEVATION

A6

SIGNATURE PAGE

File Number:	A0693/17NY	Zoning	RD/R4 [WAV]
Owner:	JEREMY CRAIG SOON SHIONG AIMEE WAI KWAN SOON SHIONG	Ward:	Don Valley West (25)
Agent:	PASSIVE HOUSE43 ARCHITECTURE	Heritage:	Not Applicable
Property Address:	46 BALLYRONAN RD	Community:	North York
Legal Description:	PLAN 4768 LOT 796		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0694/17NY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2421)/MCR T3.0 C2.0 R2.5[ZZC]
Owner(s):	TABATABAEE GROUP INC	Ward:	Don Valley West (25)
Agent:	OE DESIGN	Heritage:	Not Applicable
Property Address:	3429 YONGE ST	Community:	Toronto
Legal Description:	PLAN 1680 PT BLK A RP 63R1497 PART 4 WITH R.O.W.		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a third floor addition to the existing two-storey dwelling. The applicant is also proposing interior alterations and mezzanine on the ground floor.

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

- 1. Chapter 40.10.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index for non-residential uses on the lot is 194.56m².
The proposed non-residential Floor Space Index is 298.26m².
- 2. Chapter 200.5.10.1(1), By-law No. 569-2013**
The minimum required number of parking space is 1.
The proposed number of parking space is 0.
- 3. Chapter 40.10.40.60.(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 closer to a lot line than 0.3m
The proposed stairs are 0m from the rear lot line.
- 4. Chapter 40.10.40.70.(2), By-law No. 569-2013**
A building must be set back at least 7.5m from the rear lot line.
The proposed building is setback 0m from the rear lot line.

5. Chapter 40.50.40.10.(5), By-law No. 569-2013

Equipment, structures or parts of a building exceeding the maximum building height that are located within 6.0m of a lot line abutting a street, their total horizontal dimension, may not exceed 20% of the width of the building's main walls facing that street; 4.58m.

The proposed equipment is **60.00%** of the width of the building's main walls facing that street; 6.22m.

6. Section 8(3) Part I 2, By-law No. 438-86

The by-law requires that the non-residential gross floor area be not more than 2 times the area of the lot: 194.56m²

The proposed non-residential gross floor area of the building is 298.26m².

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 in accordance with the Section drawing (A3-01) submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 3, 2017.

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

- 2) **The proposal be developed in accordance with the roof plan submitted to the Committee of Adjustment, signed and dated, October 12, 2017.**

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

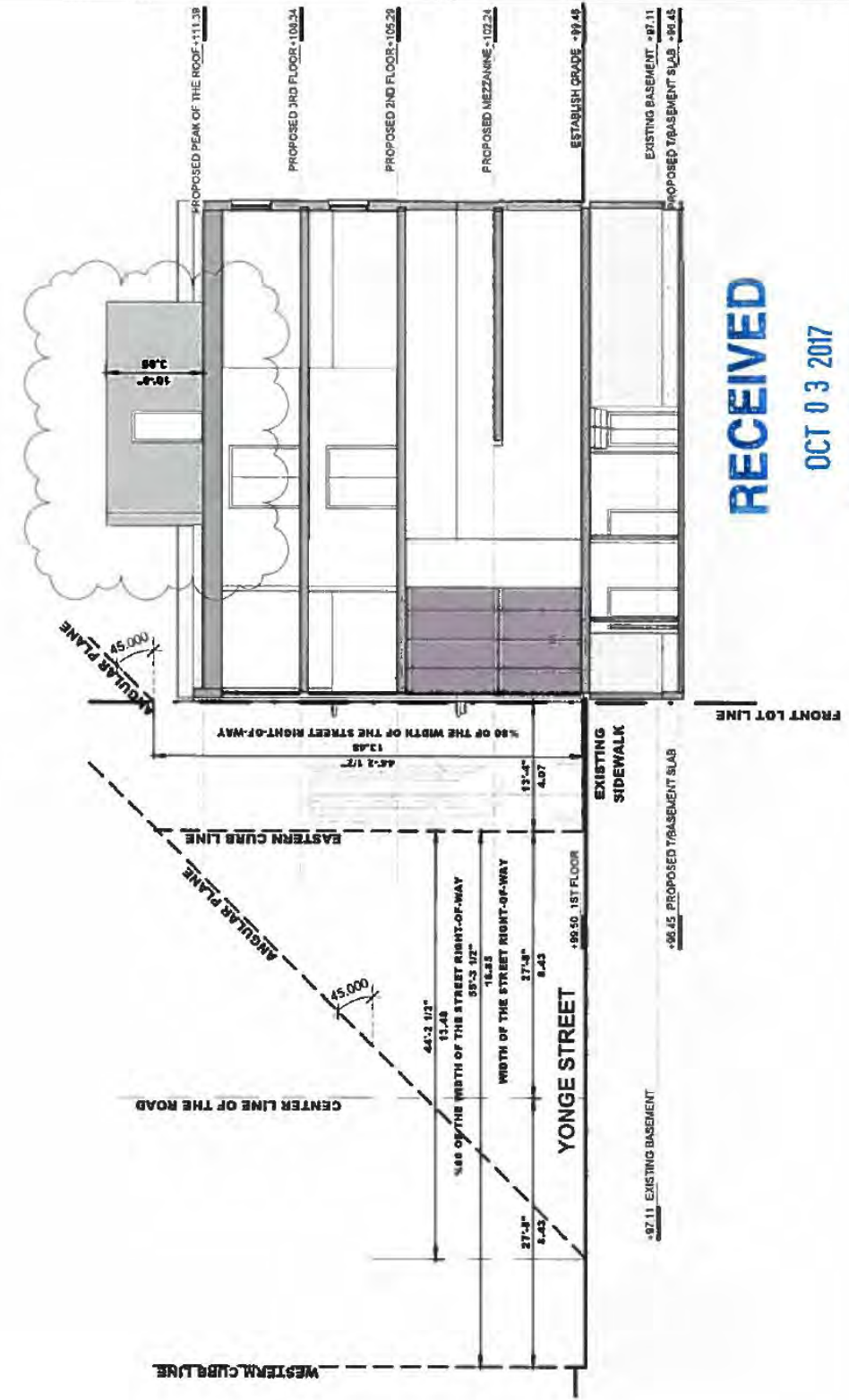
Project
3429 YONGE ST.
 TORONTO ONTARIO

Drawings
 No. 1. Title
 2. General
 3. Foundation
 4. Structural
 5. Mechanical
 6. Electrical
 7. Plumbing
 8. Fire
 9. Energy
 10. Other

All Drawings, Specifications and Related Documents are the property of OE Design Ltd. The copyright in the same being reserved to them.
 No part of these Drawings, Specifications and Related Documents in part or whole is not permitted without the written permission of OE Design Ltd.
 The contractor shall be responsible for obtaining all necessary permits and shall be responsible for reporting any discrepancy to OE Design. The drawings are not to be used for Construction purposes until agreed and sealed by the Designer.

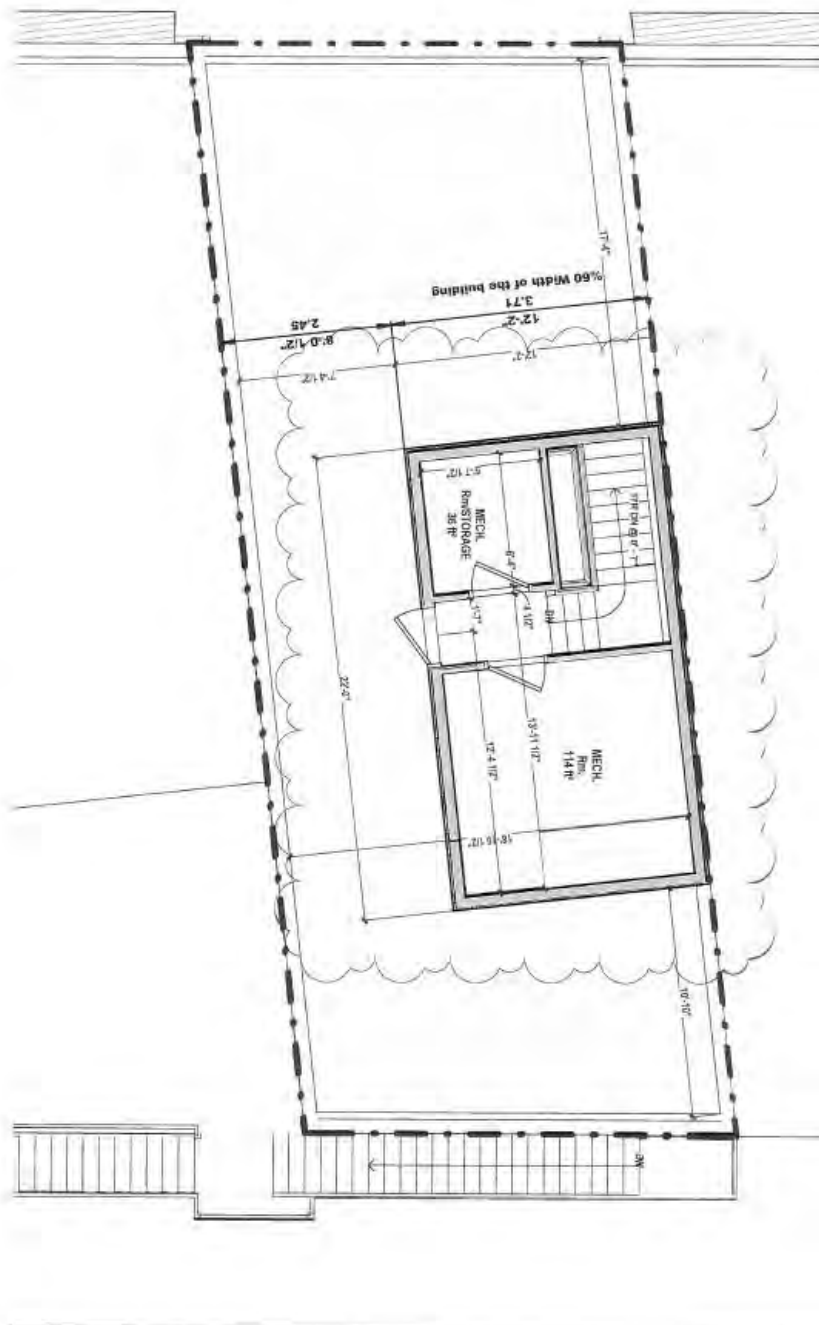
OE Design
 490-5794 Yonge St.
 Toronto, ON M4N 8Y5
 Tel: 416-467-1017
 Fax: 416-467-1018
 info@oedesign.com

SECTION
 Number: 18-111
 Date: MAY 2016
 Scale: 1" = 10'-0"



RECEIVED

OCT 03 2017
 Toronto City Planning
 North York District



1 ROOF PLAN

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

N. Mozaffari

Oct. 12, 2017

3429 YONGE St.

TORONTO ONTARIO

Rev.	Date	Revised by	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

All Drawings, Specifications and Related Documents are the property of OE Design Ltd. the copyright and all other rights are reserved by OE Design Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of OE Design Ltd. The contractor is to verify dimensions and shall proceed with conditions on the site and is held responsible for reporting any discrepancy to OE Design Ltd. This drawing is not to be used for construction purposes unless signed and sealed by the Designer.



OE Design

880-5297 Yonge St.
Toronto, ON M4Y 1Y3
Tel: 416-234-8172
Fax: 416-234-8173
info@oedesign.ca

ROOF PLAN

Drawn: **Chinsheng Chen**
Checked: **Chinsheng Chen**
Date: **16-11-17**
Title: **ROOF PLAN**
Date: **MAY 2016**
A1-05

SIGNATURE PAGE

File Number:	A0694/17NY	Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2421)/MCR T3.0 C2.0 R2.5[ZZC]
Owner:	TABATABAEE GROUP INC	Ward:	Don Valley West (25)
Agent:	OE DESIGN	Heritage:	Not Applicable
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Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

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Thursday, October 12, 2017

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

File Number:	A0695/17NY	Zoning	RD (ZPR)
Owner(s):	JUNG JU LEE SUN KYU KIM	Ward:	Eglinton-Lawrence (15)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	1478 EGLINTON AVE W	Community:	York
Legal Description:	PLAN 1493 PT LOT 85		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing rear first floor apartment.

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

1. Chapter 40.10.40.1(1), By-law 569-2013

In a mixed use building, all residents use portions of the building must be located above non-residential use portions.

The existing building has residential use portion of the building located at the same level as the non-residential uses.

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:**

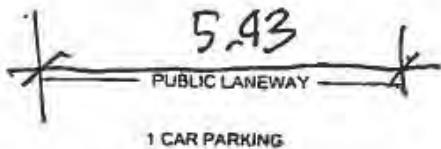
The Minor Variance Application is Approved on Condition

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 main floor plan submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, September 25, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



1478 EGLINTON AVENUE WEST



RECEIVED

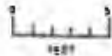
SEP 25 2017

Toronto City Planning
North York District

23.78m

MIXED USE
REAR RESIDENTIAL USE
FRONT COMMERCIAL USE

MAIN FLOOR
1557 SQUARE FEET



SIGNATURE PAGE

File Number:	A0695/17NY	Zoning	RD (ZPR)
Owner:	JUNG JU LEE SUN KYU KIM	Ward:	Eglinton-Lawrence (15)
Agent:	ALEX BOROS DESIGN INC.	Heritage:	Not Applicable
Property Address:	1478 EGLINTON AVE W	Community:	York
Legal Description:	PLAN 1493 PT LOT 85		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- ┆ a completed OMB Appellant Form (A1) in **paper format**
- ┆ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, October 12, 2017

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

File Number:	A0696/17NY	Zoning	RD/R3 [BLD]
Owner(s):	MARTY CUTLER	Ward:	Don Valley West (25)
Agent:	ALEXANDRA AODESH	Heritage:	Not Applicable
Property Address:	9 YORK RD	Community:	North York
Legal Description:	PLAN 1854 LOT 1 PT LOT 2		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

1. Chapter 10.20.40.30.(1), By-law No. 569-2013

The maximum permitted building depth is 19.00m.
The proposed building depth is 19.90m.

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

The maximum permitted building length is 17.00m.
The proposed building length is 18.40m.

3. Section 12.5A, By-law No. 7625

The maximum permitted building length is 16.80m.
The proposed building length is 18.37m.

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:**

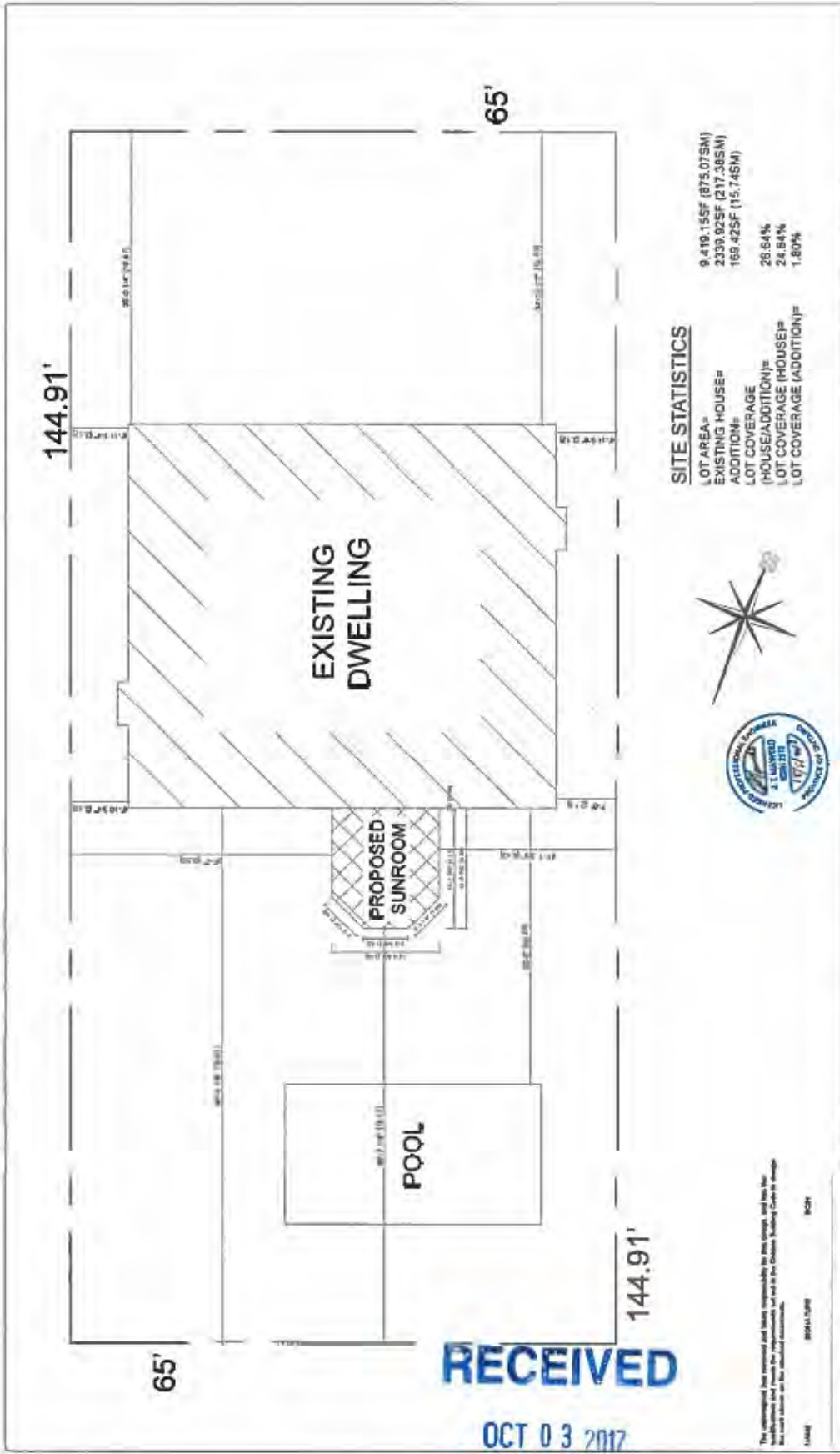
The Minor Variance Application is Approved on Condition

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 in accordance with the Site Plan drawing submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 3, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



SITE STATISTICS
 LOT AREA= 9,419.15SF (875.07SM)
 EXISTING HOUSE# 2339,925F (217,36SM)
 ADDITION# 169,425F (15,74SM)
 LOT COVERAGE (HOUSE) 26.64%
 LOT COVERAGE (HOUSE+ ADDITION) 24.84%
 LOT COVERAGE (ADDITION) 1.80%



The information on this drawing and every detail is the responsibility of the engineer, and the user of this drawing assumes all liability for any errors or omissions.

DATE: 09/24/2016 BY: JCH

Project No.	Account No.	Customer Code	Project No.	Sheet No.
				SP-1
Scale	Project Name		Date	
1/4" = 1'-0"	18 York Road			

Account # _____ Customer/Account _____
 Purchase Order # _____
 Mary Culler & Marilyn Winkler
 9 York Road North York, ON
 M2L 1H4

Customer Signature: _____ Date: _____

F O U R S E A S O N S S U N R O O M S
 2020 Vismorh Street W. Unit 19
 905-104-2759

Toronto City Planning
 North York District

SIGNATURE PAGE

File Number:	A0696/17NY	Zoning	RD/R3 [BLD]
Owner:	MARTY CUTLER	Ward:	Don Valley West (25)
Agent:	ALEXANDRA AODESH	Heritage:	Not Applicable
Property Address:	9 YORK RD	Community:	North York
Legal Description:	PLAN 1854 LOT 1 PT LOT 2		

Bruce Mullock (signed)

Derek Lett (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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- ┆ 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
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

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

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Thursday, October 12, 2017

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

File Number:	A0698/17NY	Zoning	RD / R7 (BLD)
Owner(s):	JAE WOONG AN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	444 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 10		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 of 10 m² of the first floor must be within 4.0 m of the front main wall.
The proposed has an area of 5.34 m².
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The required minimum side yard setback is 0.9 m.
The proposed south side yard setback is 0.61 m.
- 3. 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 17.07 m.
- 4. 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 8.68 m.
- 5. Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m
The proposed building length is 17.4 m.
- 6. Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed first floor height is 1.79 m.

7. **Section 14-B(5)(b), By-law No. 7625**
The minimum required south side yard setback is 1.2 m.
The proposed south side yard setback is 0.62 m.
8. **Section 6(9)(b), By-law No. 7625**
Stairs are only permitted to project 2.1 m into the rear yard.
The proposed stairs project 2.16 m.
9. **Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.56 m.
10. **Section 6(9)(f), By-law No. 7625**
Porches and canopies are not permitted to project into the side yard more than what is permitted by the building: 1.2 m.
The proposed canopy and porch in the front yard are 0.61 m from the south side lot line.

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

The Minor Variance Application is Approved on Condition

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

1. **Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10 m² of the first floor must be within 4.0 m of the front main wall.
The proposed has an area of 5.34 m².
3. **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 17.07 m.
4. **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 8.68 m.
5. **Section 14-B(9), By-law No. 7625**
The maximum permitted building length is 15.3 m
The proposed building length is 17.4 m.
6. **Section 6(30)a, By-law No. 7625**
The maximum finished first floor height is 1.5 m.
The proposed first floor height is 1.79 m.
8. **Section 6(9)(b), By-law No. 7625**
Stairs are only permitted to project 2.1 m into the rear yard.
The proposed stairs project 2.16 m.
9. **Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.56 m.

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

Porches and canopies are not permitted to project into the side yard more than what is permitted by the building: 1.2 m.

The proposed canopy and porch in the front yard are 0.61 m from the south side lot line.

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):

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

The required minimum side yard setback is 0.9 m.

The proposed south side yard setback is 0.61 m.

7. Section 14-B(5)(b), By-law No. 7625

The minimum required south side yard setback is 1.2 m.

The proposed south side yard setback is 0.62 m.

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.

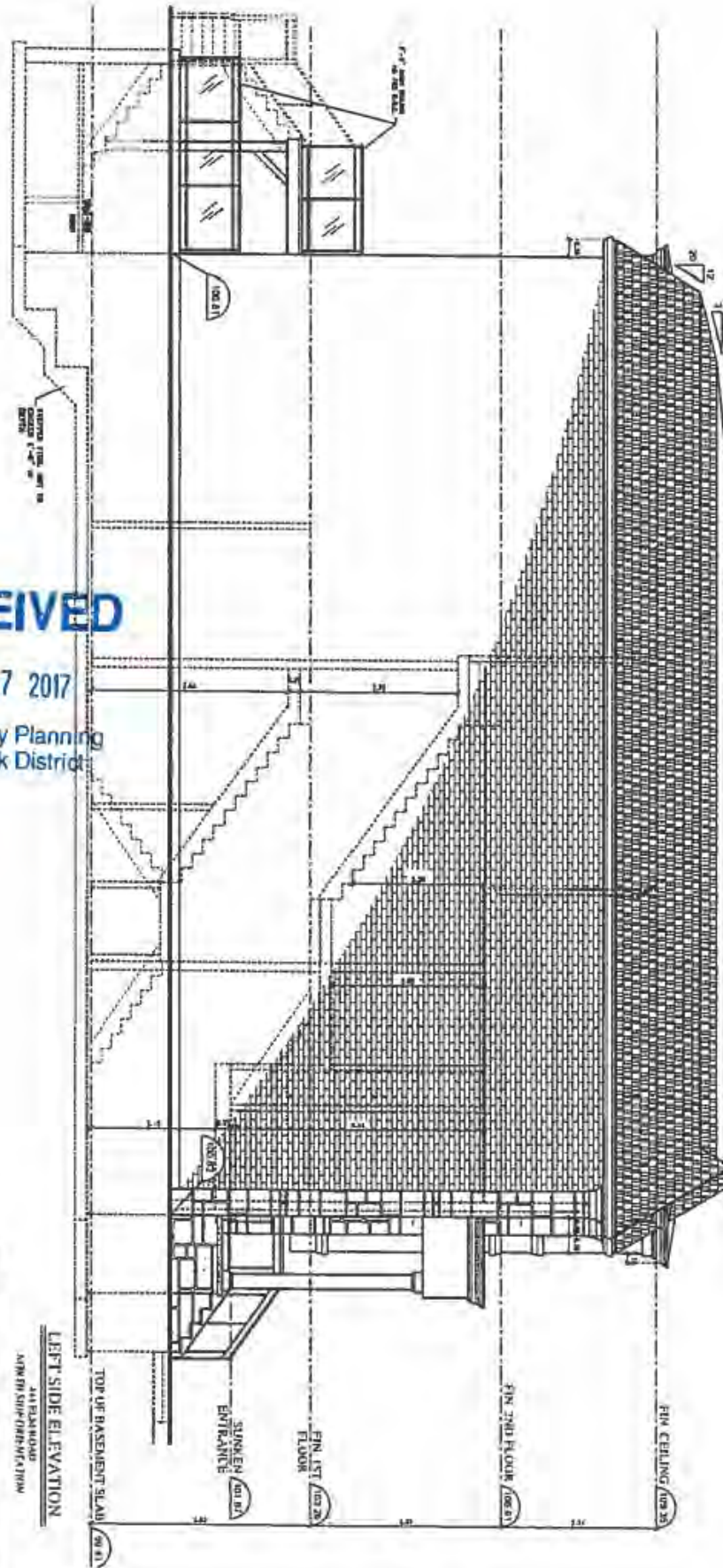
This decision is subject to the following condition(s):

1. The proposal be developed substantially in accordance with the left side and right side elevations submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, September 27, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

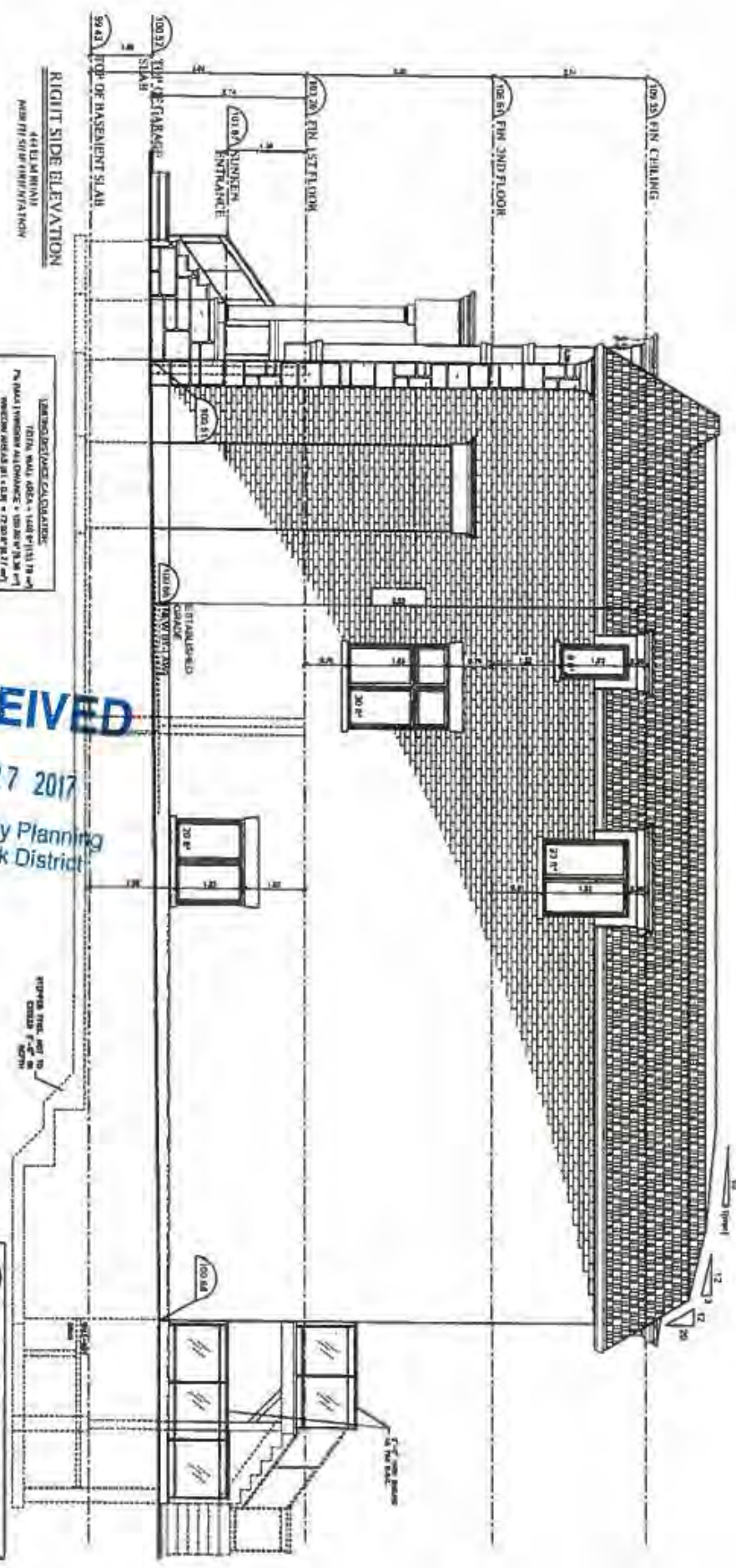
RECEIVED

SEP 27 2017

Toronto City Planning
North York District



Rubinfoff Design Group
697 Mount Pleasant Road,
Toronto, Ontario M4S 3M4
TEL: 416-461-7211 / FAX: 416-461-7211
SCALE: 3/16" = 1'-0" JULY / 21 / 2017



RIGHT SIDE ELEVATION
DATE: 06/01/17
MORNING: 09:00 AM

LABORATORY CALCULATIONS
TOTAL WALL AREA = 1442 SF (133.78 m²)
TOTAL WINDOW AREA = 1026 SF (95.24 m²)
WINDOW WALL RATIO = 71.2% (R-27.4)

RECEIVED

SEP 27 2017

Toronto City Planning
North York District

STAIRS
STAIRS: SEE PLAN TO
CONVERT FROM
WOOD TO
CONCRETE

Rubinfoff Design Group
697 Mount Pleasant Road,
Toronto, Ontario M4S 2W4
TEL: (416) 461-7777 FAX: (416) 461-7778
WWW.RUBINFOFFDESIGN.COM

SCALE: 3/8" = 1'-0" JULY / 21 / 2017

SIGNATURE PAGE

File Number:	A0698/17NY	Zoning	RD / R7 (BLD)
Owner:	JAE WOONG AN	Ward:	Eglinton-Lawrence (16)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	444 ELM RD	Community:	North York
Legal Description:	PLAN 2529 PT LOT 10		

Bruce Mullock (signed)

Nazila Atarodi (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0699/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner(s):	REGAN SMITH	Ward:	Eglinton-Lawrence (16)
Agent:	BLDG WORKSHOP INC	Heritage:	Not Applicable
Property Address:	87 DOUGLAS AVE	Community:	Toronto
Legal Description:	PLAN 1645 PT LOTS 714 & 715		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey addition to the rear of the existing semi-detached dwelling, in conjunction with a third floor addition (partially within the existing attic space).

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

1. Chapter 10.10.40.40.(2), By-law No. 569-2013

The maximum permitted floor space index is 0.69 times the lot area.

The existing floor space index is 0.63 times the lot area.

The proposed floor space index is 0.90 times the lot area.

2. Section 4(4)(c)(i), By-law No. 438-86

The minimum required driveway width is 2.60m.

The driveway width is 2.45m.

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

The maximum permitted floor space index is 0.69 times the lot area.

The existing floor space index is 0.63 times the lot area.

The proposed floor space index is 0.90 times 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:	A0699/17NY	Zoning	R/R2 Z0.6 [ZZC]
Owner:	REGAN SMITH	Ward:	Eglinton-Lawrence (16)
Agent:	BLDG WORKSHOP INC	Heritage:	Not Applicable
Property Address:	87 DOUGLAS AVE	Community:	Toronto
Legal Description:	PLAN 1645 PT LOTS 714 & 715		

Nazila Atarodi (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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- ┆ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, October 12, 2017

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

File Number:	A0700/17NY	Zoning:	R2[ZZC]
Owner(s):	ANA RUTH PAYES RENE ARMANDO PAYES	Ward:	Eglinton-Lawrence (15)
Agent:	RENE ARMANDO PAYES	Heritage:	Not Applicable
Property Address:	46 AMHERST AVE	Community:	York
Legal Description:	PLAN 1396 PT LOT 35		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- Section 3.(a), By-law No. 1-83**
The minimum required West side yard set back is 0.5m.
The proposed West side yard setback is 0.27m

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:	A0700/17NY	Zoning	R2[ZZC]
Owner:	ANA RUTH PAYES RENE ARMANDO PAYES	Ward:	Eglinton-Lawrence (15)
Agent:	RENE ARMANDO PAYES	Heritage:	Not Applicable
Property Address:	46 AMHERST AVE	Community:	York
Legal Description:	PLAN 1396 PT LOT 35		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0701/17NY	Zoning	RD/R4 [WAIVER]
Owner(s):	LINDA CYMBALISTA	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	319 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4598 W PT LOT 34 1 FT35		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- Chapter 10.20.30.40, By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- Chapter 10.5.40.10(5), By-law No. 569-2013**
A minimum of 10.00 m² of the first floor must be within 4.0 m of the front main wall.
0 m² of the first floor is within 4.0 m of the front main wall.
- Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.9% of the lot area.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.
- Section 13.2.5A, By-law No. 7625**
The maximum permitted dwelling length is 16.8 m.
The proposed building length is 17.43 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

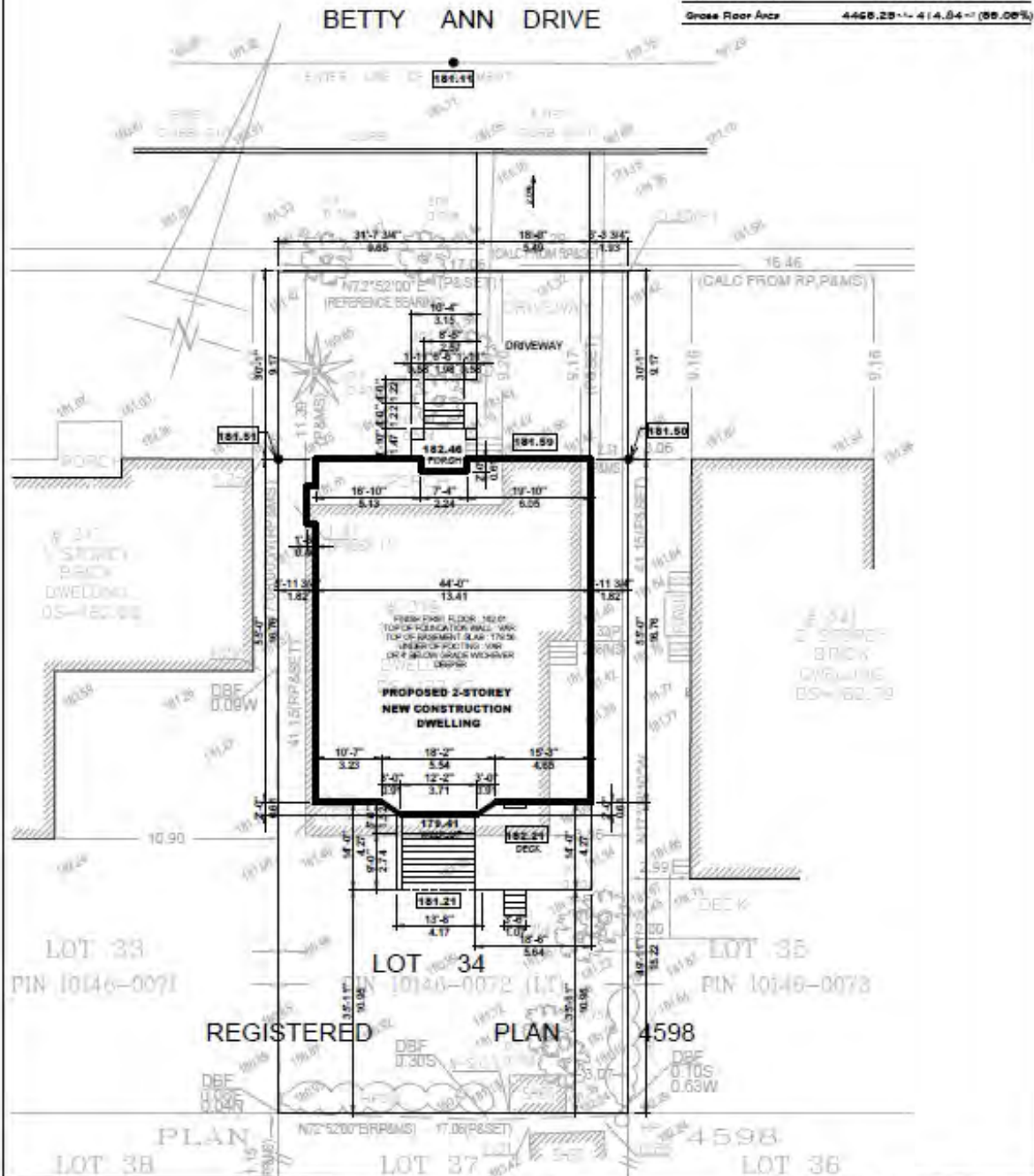
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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.

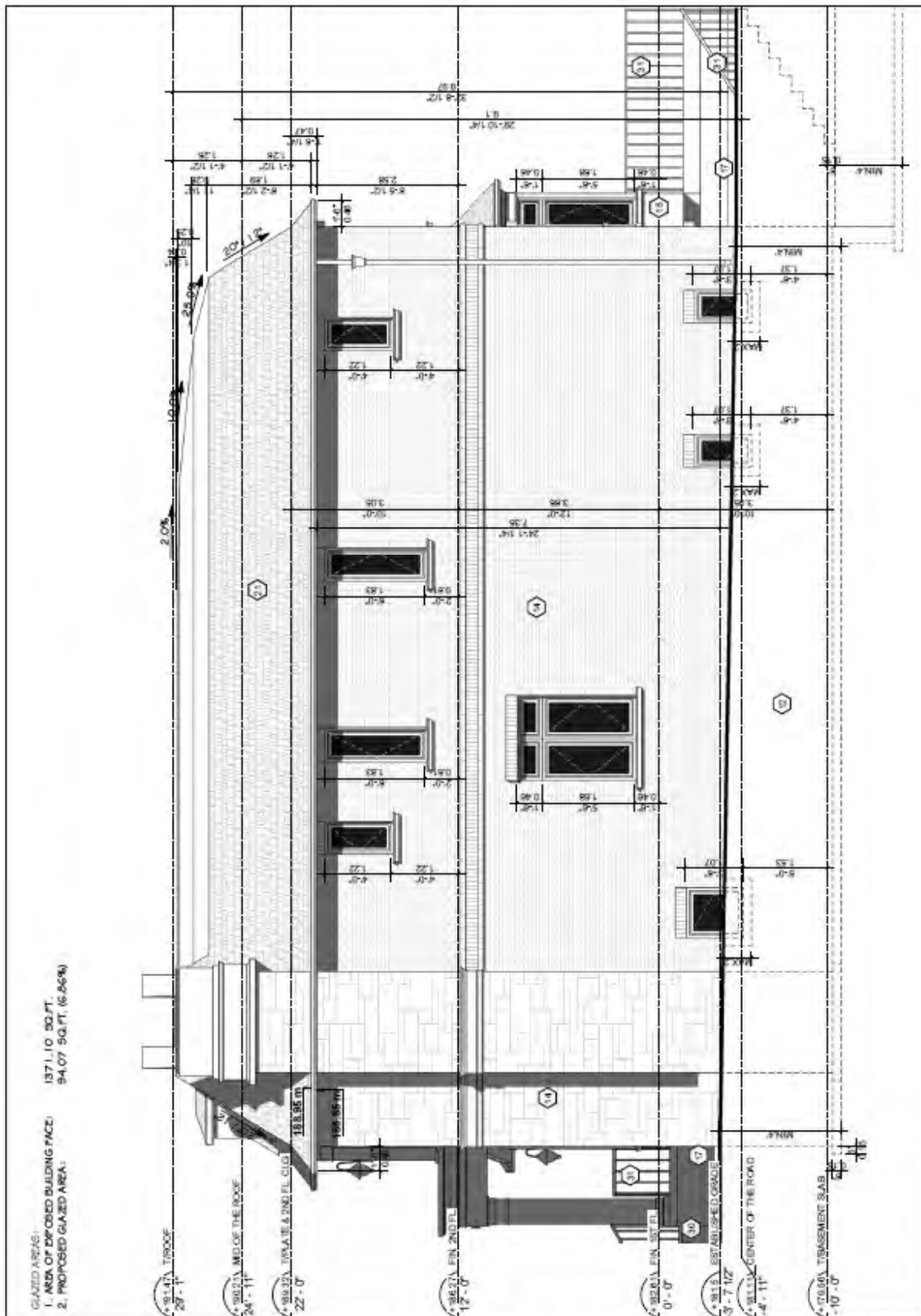
This decision is subject to the following condition(s):

- 1) The property being developed essentially in accordance with the site plan and side elevations, dated June 26, 2017, 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.

Zoning Data Matrix	
R4 - RD (R15, s550)(X5)	Proposed
Lot #	PART OF LOTS 34 & 35
Plan #	4598
Lot Area	7886.46 sq. ft. - 702.02 sq. ft.
Front Yard Area	1688.45 sq. ft. - 187.78 sq. ft.
Driveway Area	841.42 sq. ft. - 80.30 sq. ft.
Porch and Walkway Area	124.86 sq. ft. - 11.60 sq. ft.
Landscaped Open Space Area	1187.01 sq. ft. - 107.48 sq. ft. (9.1%)
Soft Landscaping Area	1032.18 sq. ft. - 88.88 sq. ft. (8.6%)
Building Area (Coverage)	2408.30 sq. ft. - 223.46 sq. ft. (2.83%)
Main Floor Area	2088.88 sq. ft. - 181.35 sq. ft.
Second Floor Area	2408.30 sq. ft. - 223.46 sq. ft.
Gross Floor Area	4498.28 sq. ft. - 414.84 sq. ft. (5.26%)



designed by: ALI SHAKERI T: 416 810 6651 F: 416 230 9500 ARCICA INC. 326 SHEPPARD AVENUE EAST, 12TH FLOOR TORONTO, ONTARIO, CANADA	project: 319 BETTY ANN DRIVE	revisions: JUNE 26, 2017- issued for COA & PERMIT	ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISIONS OF THE ONTARIO BUILDING CODE & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO AN ARCHITECT/ENGINEER AND COMPLETED BY THE ARCHITECT/ENGINEER & LAMP CIVIL LATER REVISED DIMENSIONS OF THOSE THAT ARE MARKED "SHOULD BE" SHALL BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: SITE PLAN	scale: 1/16" = 1'-0"	



GLAZED AREAS:
 1. AREA OF EXPOSED BUILDING FACE) 1371.10 SQ.FT.
 2. PROPOSED GLAZED AREA: 94.07 SQ.FT. (6.86%)

designed by:
ALI SHAKERI
 T. 416.815.6651 F. 416.280.9900

ARCICA INC.
 338 SHEPPARD AVENUE EAST,
 #278 3RD FLOOR
 TORONTO, ONTARIO, CANADA.

project:
319 BETTY ANN DRIVE

drawing:
SIDE ELEVATION(WEST)

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

page:
A 08

revisions:
JUNE 26, 2017- Issued for COA & PERMIT

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.R.C. TO BE A DESIGNER

Ali Shakeri
 DC (IND) 4573
 P.E.A. Associates Ltd.
 6710 MIDLAND AVE

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE OFFICIAL BUILDING CODE

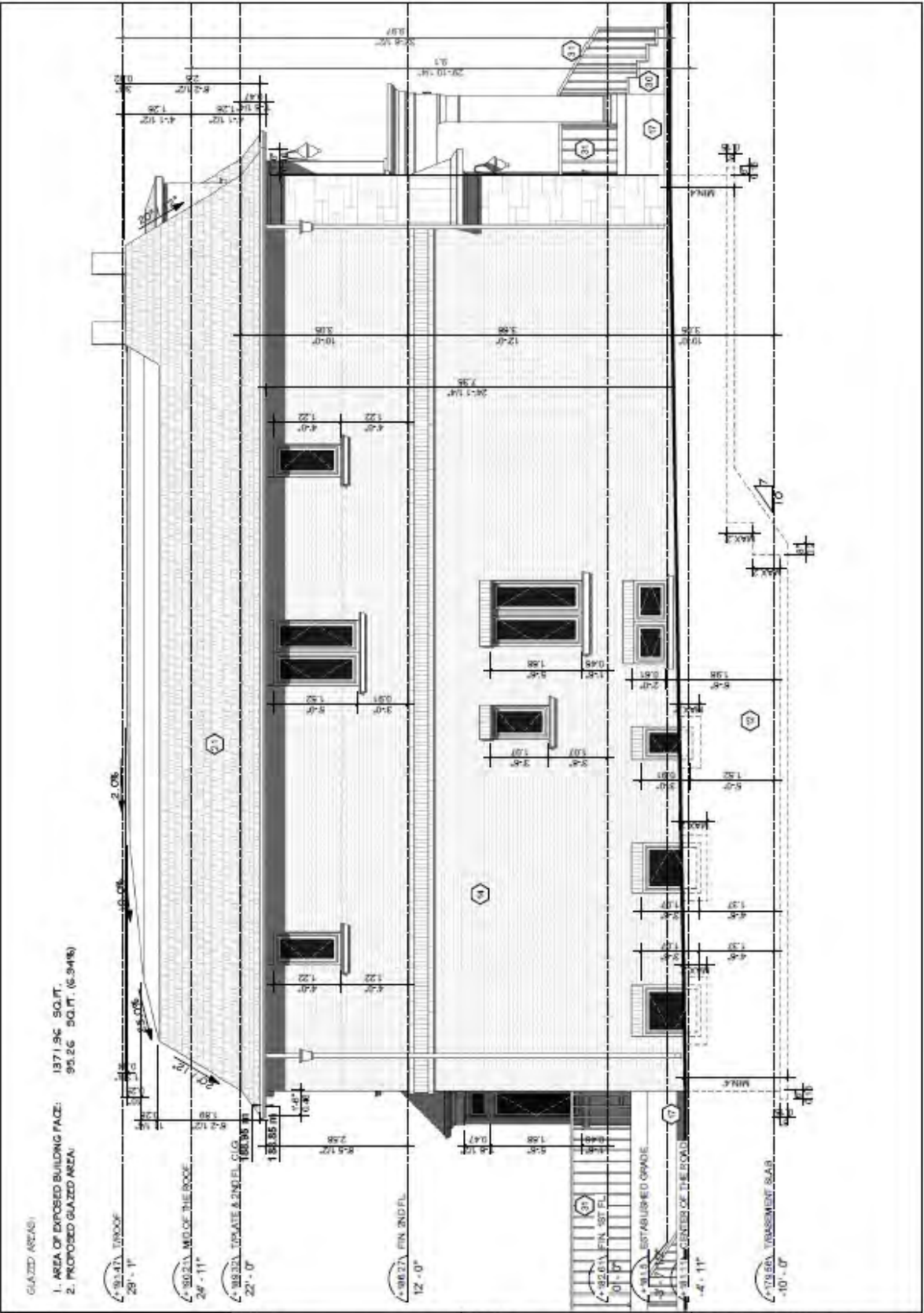
2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

3. DO NOT SCALE DRAWINGS

4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO PEA ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CORRECTIONS PRIOR TO COMMENCEMENT OF THE WORK

5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED TRUSTED FOR CONSTRUCTION

6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



- GLAZED AREA(S)
1. AREA OF EXPOSED BUILDING FACE: 1371.96 SQ.FT.
 2. PROPOSED GLAZED AREA: 95.26 SQ.FT. (6.941%)

designed by:

ALI SHAKERI
T: 416.616.6651 F: 416.250.6900

ARCICA INC.
388 SHEPPARD AVENUE EAST,
SUITE 388
TORONTO, ONTARIO, CANADA

project: **319 BETTY ANN DRIVE**

drawing: **SIDE ELEVATION(EAST)**

scale: **3/16" = 1'-0"**

page: **A 9**

revisions:
JUNE 26, 2017- Issued for COA & PERMIT

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER

Ali Shakeri
P.E.A. No 4574
P.E.A. Association Ltd.
021610208

1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE OUBAS BUILDING CODE

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5. USE ONLY LATEST REVISED DRAWINGS OF THIS SET AND MARKED ISSUED FOR CONSTRUCTION

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SIGNATURE PAGE

File Number:	A0701/17NY	Zoning	RD/R4 [WAIVER]
Owner:	LINDA CYMBALISTA	Ward:	Willowdale (23)
Agent:	ALI GOUDARZI	Heritage:	Not Applicable
Property Address:	319 BETTY ANN DR	Community:	North York
Legal Description:	PLAN 4598 W PT LOT 34 1 FT35		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0702/17NY	Zoning:	RD/R1 Z0.6 [ZZC]
Owner(s):	RALPH GOLDFINGER SHARON LEE GOLDFINGER	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	511 ST CLEMENTS AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 196 & 199		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.40.10.(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 5.50m² 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 8.50m.
The proposed height of the side exterior main walls facing a side lot line is 8.67m.

3. Chapter 10.20.40.40.(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(3) Part I 1, By-law No. 438-86

The maximum permitted gross floor area is 0.60 times the lot area.
The proposed gross floor area is 0.66 times the lot area.

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

The By-law limits the projection of an uncovered platform into the required setbacks to a maximum of 2.50m from the front or rear wall.

The proposed uncovered platform projects 3.05m from the rear wall.

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

The Minor Variance Application is Approved on Condition

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

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

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

- 1) The applicant is to provide permanent opaque screening or fencing along the east and west edges of the rear deck/platform with a minimum height of 1.50m from the floor.

SIGNATURE PAGE

File Number:	A0702/17NY	Zoning	RD/R1 Z0.6 [ZZC]
Owner:	RALPH GOLDFINGER SHARON LEE GOLDFINGER	Ward:	Eglinton-Lawrence (16)
Agent:	DREW LASZLO ARCHITECT	Heritage:	Not Applicable
Property Address:	511 ST CLEMENTS AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOTS 196 & 199		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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.

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Thursday, October 12, 2017

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

File Number:	A0703/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	ALIREZA REZAZADEH TOROGHI	Ward:	Willowdale (23)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	226 WILFRED AVE	Community:	North York
Legal Description:	PLAN 3131		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 1.2 m.
- 2. Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed north side yard setback is 1.2 m.
- 3. Chapter 10.20.30.40, By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 31.72% of the lot area.
- 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 17.98 m.
- 5. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 7.5 m.
The proposed height of the front exterior main wall is 8.55 m.
- 6. Chapter 10.20.40.10.(2), By-law No. 569-2013**
The permitted maximum height of all front exterior main walls is 7.5 m.
The proposed height of the rear exterior main wall is 8.55 m.

7. **Section 13.2.1, By-law No. 7625**
The minimum required lot frontage is 15 m.
The existing lot frontage is 12.2 m.
8. **Section 6(8), By-law No. 7625**
The minimum lot width is not to be less than the lot frontage.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52 m.
The proposed north side yard setback is 1.2 m.
10. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.52 m.
The proposed south side yard setback is 1.2 m.
11. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.12 m.

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

The Minor Variance Application is Approved on Condition

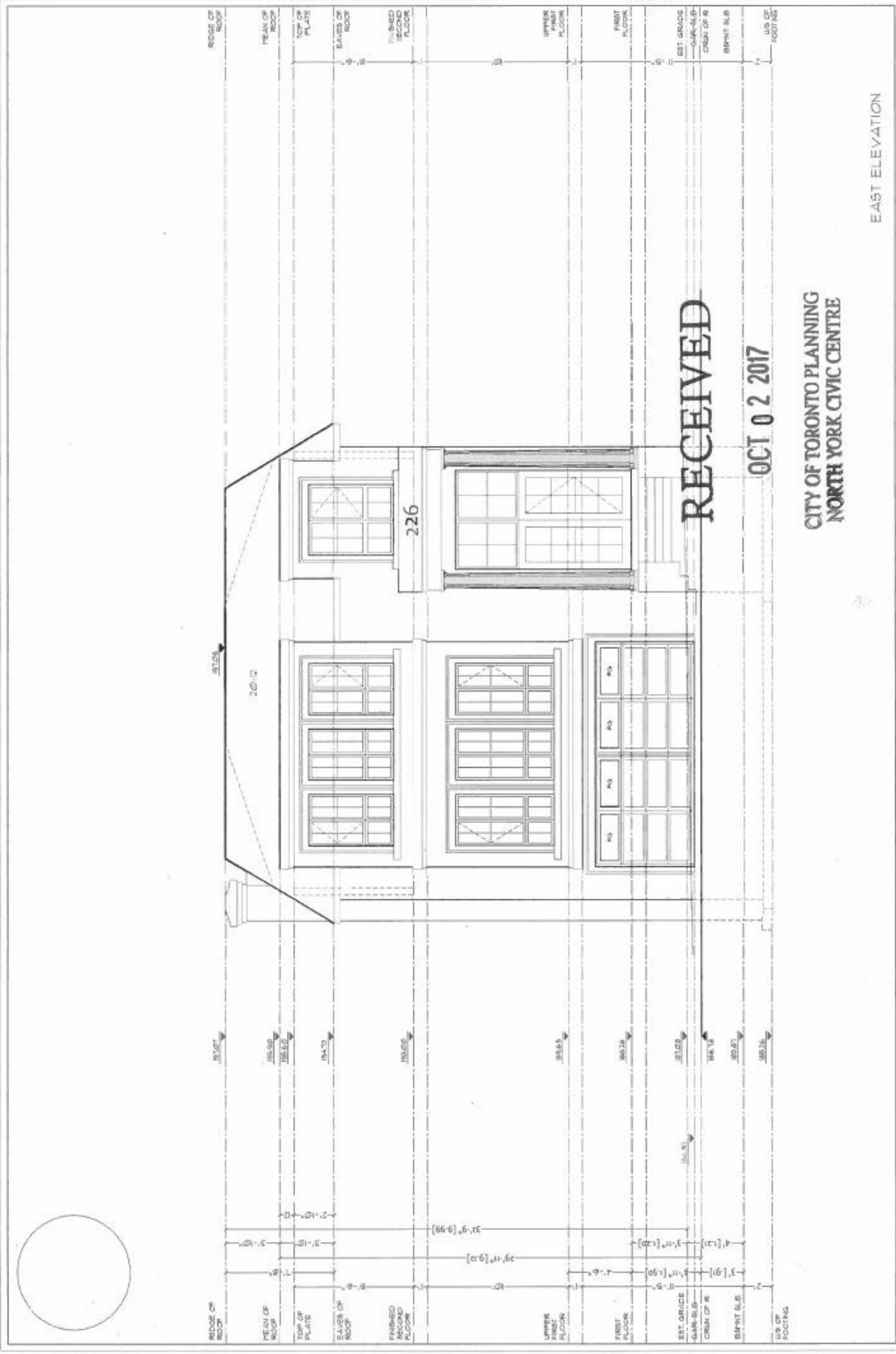
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

- 1) Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.
- 2) The proposal be developed in accordance with the east and west elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 2, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

THESE DRAWINGS ARE THE PROPERTY OF "MTECH, INC." AND ANY REPRODUCTION OR USE FOR OTHER PROJECTS IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS FORBIDDEN.



RECEIVED

OCT 02 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

EAST ELEVATION

BY	JAVAD AND PARTNERS	DATE	JULY 1 2017	PROJECT	226 WILFRED AVE	SCALE	3/8" = 1'-0"	TYPE	FRONT ELEVATION	NO.	06
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THESE DRAWINGS ARE THE PROPERTY OF HOK/BLAND AND ANY REPRODUCTION OR USE FOR OTHER PROJECTS IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.



EDGE OF ROOF
PEAK OF ROOF
TOP OF PLATE
EAVES OF ROOF
FINISHED SECOND FLOOR
FINISHED FIRST FLOOR
FIRST FLOOR
1ST GRACE
GARAGE
CREW OF R
DEPORT SLR
LWS OF FOOTING

EDGE OF ROOF
PEAK OF ROOF
TOP OF PLATE
EAVES OF ROOF
FINISHED SECOND FLOOR
FINISHED FIRST FLOOR
FIRST FLOOR
1ST GRACE
GARAGE
CREW OF R
DEPORT SLR
LWS OF FOOTING

RECEIVED

OCT 02 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

WEST ELEVATION

08

REAR ELEVATION

SCALE

336 WILFRED AVE.



416-318-6020

HOME AND PL

DESIGN

DATE

BY

DATE

BY

SIGNATURE PAGE

File Number:	A0703/17NY	Zoning	RD / R4 (ZZC)
Owner:	ALIREZA REZAZADEH TOROGHI	Ward:	Willowdale (23)
Agent:	HOMELAND	Heritage:	Not Applicable
Property Address:	226 WILFRED AVE	Community:	North York
Legal Description:	PLAN 3131		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0704/17NY	Zoning	RD (f18.0; a690)/R3[ZZC]
Owner(s):	XINXIN ZHENG	Ward:	Don Valley West (25)
Agent:	SAFA SAFAPOUR	Heritage:	Not Applicable
Property Address:	15 YORK VALLEY CRES	Community:	North York
Legal Description:	PLAN 5982 LOT 6		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 9.22m.
The proposed front yard setback is 7.5m.
- 2. Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 20.58m.

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:**

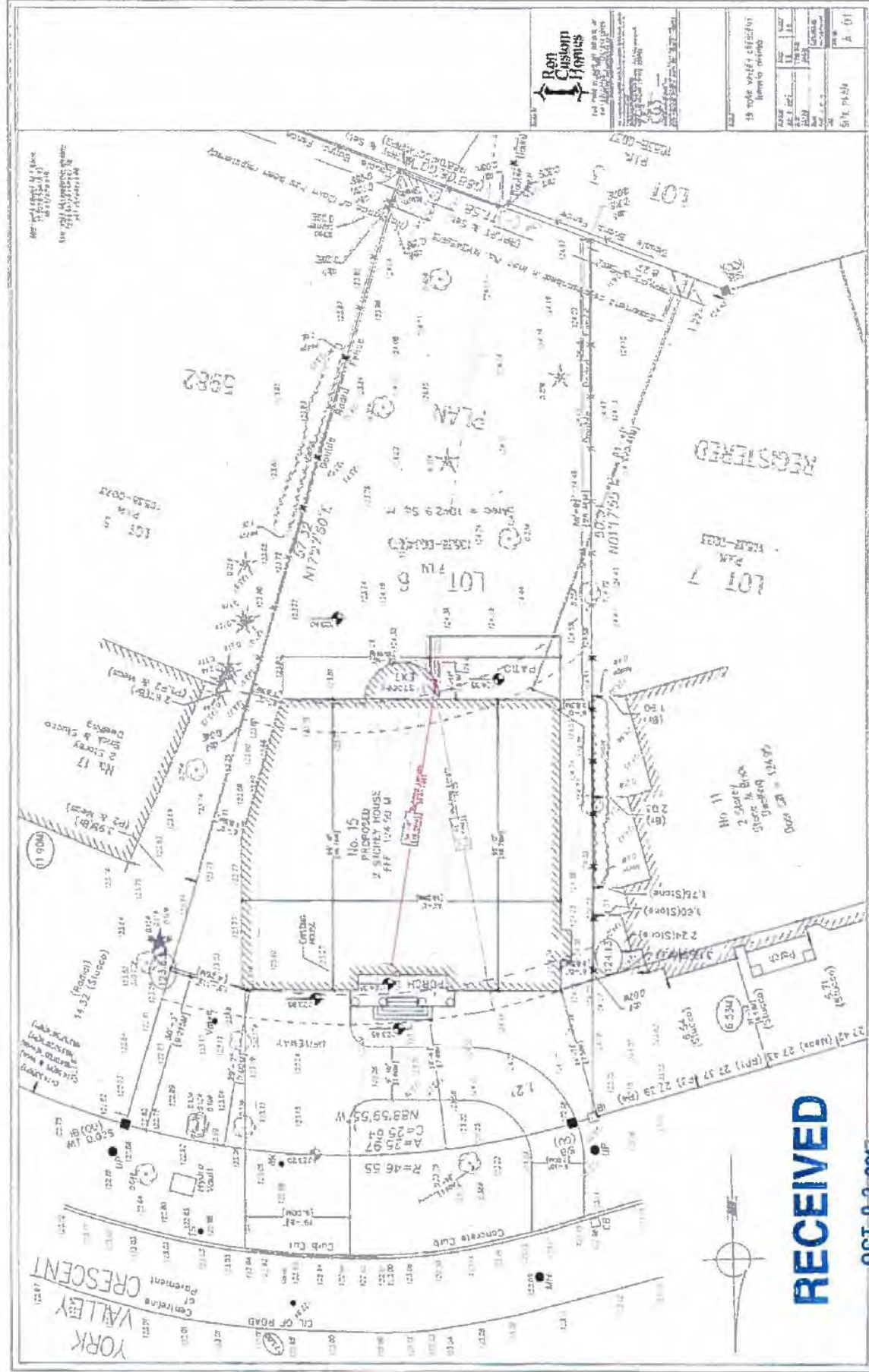
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It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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 in accordance with the Site Plan drawing submitted to the Committee of Adjustment date stamped received by the City of Toronto Planning Division, October 3,2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



Real Custom Homes

19 York Valley Crescent Toronto Ontario	Lot	107
	Area	46.7 m ²
	Lot	108
	Area	32.0 m ²
	Lot	109
	Area	32.0 m ²
	Lot	110
	Area	32.0 m ²
	Lot	111
	Area	32.0 m ²
	Lot	112
	Area	32.0 m ²
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	Area	32.0 m ²
	Lot	147
	Area	32.0 m ²
	Lot	148
	Area	32.0 m ²
	Lot	149
	Area	32.0 m ²
	Lot	150
	Area	32.0 m ²

RECEIVED

OCT 03 2017

Toronto City Planning
North York District

SIGNATURE PAGE

File Number:	A0704/17NY	Zoning	RD (f18.0; a690)/R3[ZZC]
Owner:	XINXIN ZHENG	Ward:	Don Valley West (25)
Agent:	SAFA SAFAPOUR	Heritage:	Not Applicable
Property Address:	15 YORK VALLEY CRES	Community:	North York
Legal Description:	PLAN 5982 LOT 6		

Bruce Mullock (signed)

Derek Lett (signed)

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Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

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North York Panel

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- ┆ a completed OMB Appellant Form (A1) in **paper format**
- ┆ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, October 12, 2017

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

File Number:	A0705/17NY	Zoning	RD / R1 (WAIVER)
Owner(s):	JOEL GOLDBERG	Ward:	Eglinton-Lawrence (16)
Agent:	DESIGNERS COLLABORATIVE	Heritage:	Not Applicable
Property Address:	454 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 LOT 133		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

- 1. 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 **0.624 times** the area of the lot.
- 2. Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum required dimension of 2.6 m by 5.6 m and have a vertical clearance of 2 m. If there is an obstruction the width must be increased by 0.3 m.
Due to the obstruction on the east side of the parking space the proposed parking is 2.6 m wide by 5.6 m long.
- 3. Chapter 200.15.10, By-law No. 569-2013**
The required minimum number of accessible parking space is 1
The proposed number of accessible parking spaces is 0.
- 4. Section 6(3) Part I 1, By-law No. 438-86**
The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is **0.624 times** the area of the lot.
- 5. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum side yard setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth where the side wall contain opening.
The proposed east side yard setback is 0.86 m.

6. **Section 6(3) Part II 8 D, By-law No. 438-86**
The maximum permitted projection for an uncovered platform into the front or rear yard setback is 2.5 m from the wall.
The proposed uncovered platform projects 3.43 m from the rear wall.
7. **Section 4(5)(B), By-law No. 438-86**
A minimum of 1 parking space must be provided
The number of parking spaces is 0.
8. **Section 4(17)(a), By-law No. 438-86**
The minimum required parking space must have a minimum required dimension of 2.6 m by 5.6 m and have a vertical clearance of 2 m. If there is an obstruction the width must be increased by 0.3 m.
Due to the obstruction on the east side of the parking space the proposed parking is 2.6 m wide by 5.6 m long.
9. **Section 6(3) Part 2 (8)(f), By-law No. 438-86**
A rear canopy located above a deck on the first floor of a building is only permitted to project 2.5 m
The proposed canopy projects 3.43 m from the rear wall.

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

The Minor Variance Application is Approved on Condition

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

2. **Chapter 200.5.1.10.(2), By-law No. 569-2013**
The minimum required parking space must have a minimum required dimension of 2.6 m by 5.6 m and have a vertical clearance of 2 m. If there is an obstruction the width must be increased by 0.3 m.
Due to the obstruction on the east side of the parking space the proposed parking is 2.6 m wide by 5.6 m long.
3. **Chapter 200.15.10, By-law No. 569-2013**
The required minimum number of accessible parking space is 1
The proposed number of accessible parking spaces is 0.
5. **Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum side yard setback is 0.9 m for the portion of the building not exceeding 17.0 m in depth where the side wall contain opening.
The proposed east side yard setback is 0.86 m.
6. **Section 6(3) Part II 8 D, By-law No. 438-86**
The maximum permitted projection for an uncovered platform into the front or rear yard setback is 2.5 m from the wall.
The proposed uncovered platform projects 3.43 m from the rear wall.
7. **Section 4(5)(B), By-law No. 438-86**
A minimum of 1 parking space must be provided
The number of parking spaces is 0.

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

The minimum required parking space must have a minimum required dimension of 2.6 m by 5.6 m and have a vertical clearance of 2 m. If there is an obstruction the width must be increased by 0.3 m. Due to the obstruction on the east side of the parking space the proposed parking is 2.6 m wide by 5.6 m long.

9. Section 6(3) Part 2 (8)(f), By-law No. 438-86

A rear canopy located above a deck on the first floor of a building is only permitted to project 2.5 m. The proposed canopy projects 3.43 m from the rear wall.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

1. 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 **0.50** times the area of the lot.

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

The permitted maximum floor space index is 0.35 times the area of the lot.
The proposed floor space index is **0.50** times the area of 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.

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

- 1) The applicant shall submit the necessary application for permits to injure or remove private trees to Urban Forestry, City of Toronto Municipal Code Chapter 813, Article III.
- 2) The proposed rear deck to remain open and unenclosed.

SIGNATURE PAGE

File Number:	A0705/17NY	Zoning	RD / R1 (WAIVER)
Owner:	JOEL GOLDBERG	Ward:	Eglinton-Lawrence (16)
Agent:	DESIGNERS COLLABORATIVE	Heritage:	Not Applicable
Property Address:	454 BRIAR HILL AVE	Community:	Toronto
Legal Description:	PLAN M25 LOT 133		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0706/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	NOEL VYAS	Ward:	Willowdale (23)
Agent:	AGATHOM CO	Heritage:	Not Applicable
Property Address:	210 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 854 PT LOT 853		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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 31.10% of the lot area.

2. Chapter 10.5.40.50.(3), By-law No. 569-2013

The level of the floor of a platform located at or above the second storey of a residential building may be no higher than the level of the floor of the storey from which it gains access.
The proposed platform is higher than the level of the floor of the storey from which it gains access.

3. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 31.10% of the lot area.

4. Section 13.2.6A, By-law No. 7625

The maximum permitted balcony area is 3.80m².
The proposed balcony area is 9.50m².

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

The Minor Variance Application is Approved on Condition

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

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

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

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

SIGNATURE PAGE

File Number:	A0706/17NY	Zoning	RD/R4 [ZZC]
Owner:	NOEL VYAS	Ward:	Willowdale (23)
Agent:	AGATHOM CO	Heritage:	Not Applicable
Property Address:	210 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 854 PT LOT 853		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0707/17NY	Zoning	RD (f7.5; d0.6) (x1401)[ZZC]
Owner(s):	TRACEY CHISHOLM PAUL CHISHOLM	Ward:	Eglinton-Lawrence (16)
Agent:	SPRAGGE & COMPANY ARCHITECTS	Heritage:	Not Applicable
Property Address:	261 ST CLEMENTS AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 72		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey and two-storey front additions, including a second floor cantilever at the rear of the existing two-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 7.39m.
The proposed front yard setback is 6.48m.
- 2. Chapter 10.20.40.10.(4), By-law No. 569-2013**
The permitted maximum building height is 7.2m.
The proposed building height is 7.71m.
- 3. Section 6(3) Part II 3.B(II), By-law No. 438-86**
The minimum required side lot line setback for that portion of the building not exceeding 17.0m in depth is 0.9m.
The proposed west side lot line setback is 0.15m.
- 4. Section 6(3) Part II 2(II), By-law No. 438-86**
The minimum required front lot line setback of 7.39m.
The proposed front lot line setback is 6.48m.

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

The by-law requires that the proposed building be located no closer than 1.2m to the portion of the side wall of an adjacent building that contains openings.

The proposed building is located 0.3m from the adjacent building.

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

The Minor Variance Application is Approved

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

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The 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:	A0707/17NY	Zoning	RD (f7.5; d0.6) (x1401)[ZZC]
Owner:	TRACEY CHISHOLM PAUL CHISHOLM	Ward:	Eglinton-Lawrence (16)
Agent:	SPRAGGE & COMPANY ARCHITECTS	Heritage:	Not Applicable
Property Address:	261 ST CLEMENTS AVE	Community:	Toronto
Legal Description:	PLAN M25 PT LOT 72		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Wednesday, November 1, 2017

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

File Number:	A0708/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	MEHRAN ANSARI	Ward:	Willowdale (24)
Agent:	HOME ART DESIGN	Heritage:	Not Applicable
Property Address:	67 CLANSMAN BLVD	Community:	North York
Legal Description:	PLAN M947 LOT 205		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- 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.
- 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 the north side lot line is **8.4 m**.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is **9.49 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.

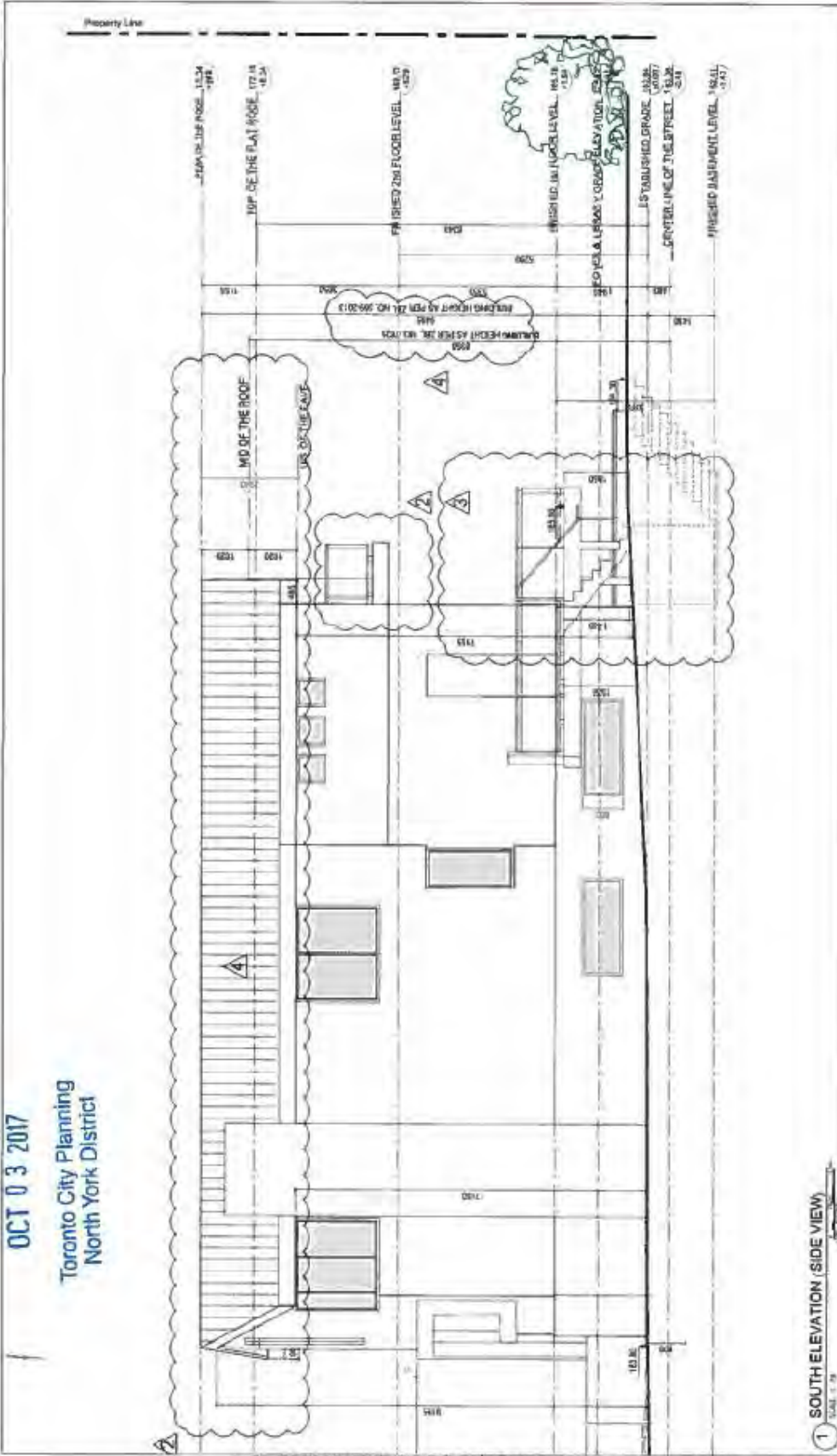
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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

1. The proposal be developed in accordance with the North Elevation and South Elevation drawings submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 3, 2017.
Any other variance(s) that may appear o these plans are not listed in the written decision are NOT authorized.

OCT 03 2017

Toronto City Planning
North York District



1 SOUTH ELEVATION (SIDE VIEW)
SCALE: 1/8"

FAR architect
77 GARDEN AVE.
BICHAOND HILL, ON, L4C 4L6
T (416) 900-3566 F (416) 900-3577
www.fararchitect.com

SOUTH ELEVATION (SIDE VIEW)
Single Family Detached Dwelling
by Chuman Blvd
Toronto ON M8B 1X7

Scale: 1/8"
Date: 10/3/17

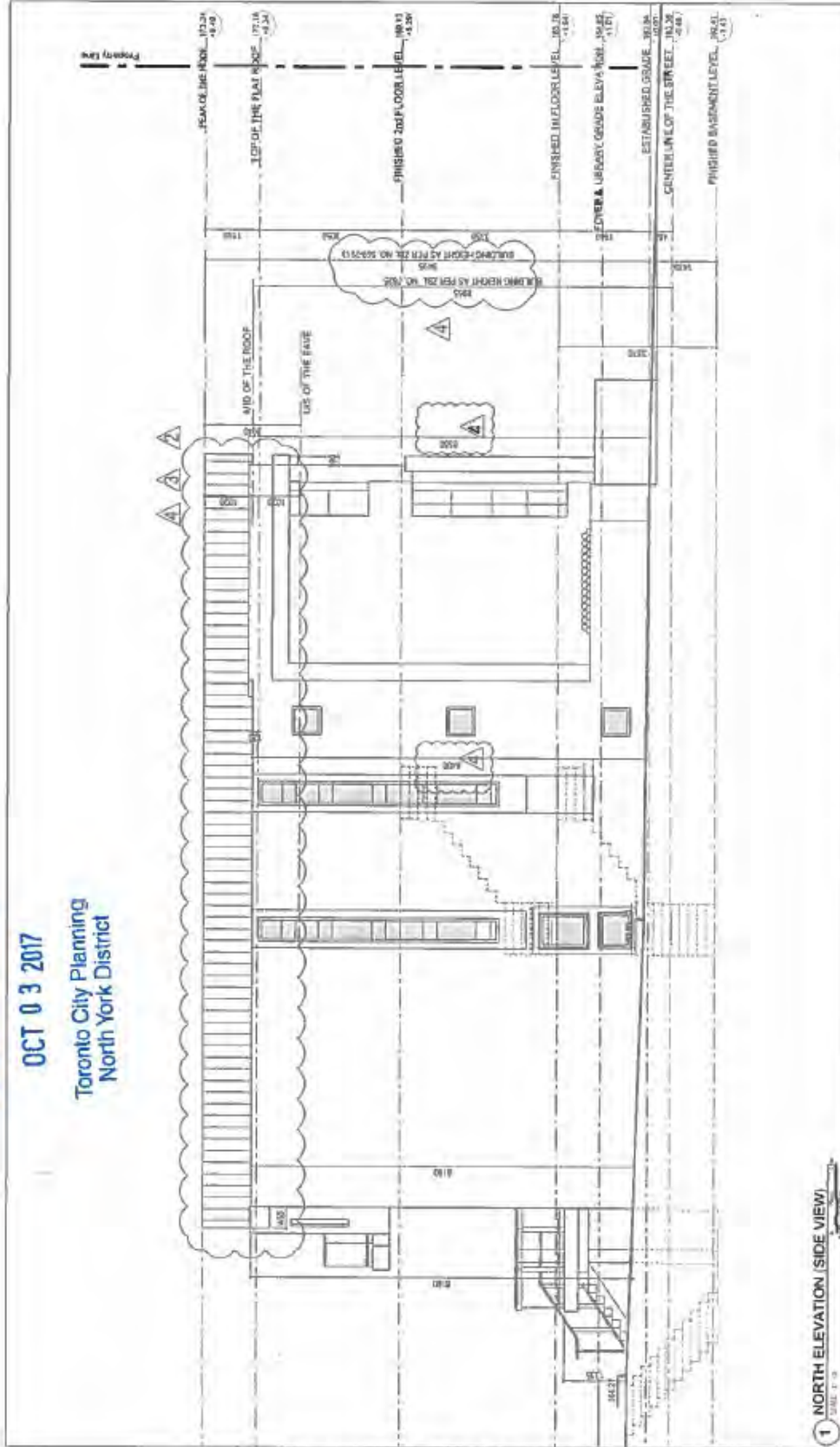
A4-02

NO.	DESCRIPTION	DATE
4	Issued for comments of Alignment	10/3/17
3	Issued for comments of Alignment	10/3/17
2	Revised for preliminary Review	10/3/17
1	Issued for preliminary Review	10/3/17
01	Submitted	10/3/17

RECEIVED

OCT 03 2017

Toronto City Planning
North York District



1 NORTH ELEVATION (SIDE VIEW)
SCALE: 1/8"



FAR architect
 77 GARDEN AVE
 RICHMOND HILL, ON L4C 4L6
 T (416) 900-3568 F (416) 900-3577
 www.fararchitect.com

NORTH ELEVATION (SIDE VIEW)
A4-03
 DATE: 1/15
 DRAWN BY: [Name]

Single Family Detached Dwelling
 47 Chalmers Blvd.
 Toronto, ON M3H 1X7

1	Issued for preliminary approval	1/15/17
2	Issued for preliminary approval	1/15/17
3	Issued for preliminary approval	1/15/17
4	Issued for preliminary approval	1/15/17

SIGNATURE PAGE

File Number: A0708/17NY
Owner: MEHRAN ANSARI
Agent: HOME ART DESIGN
Property Address: **67 CLANSMAN BLVD**
Legal Description: PLAN M947 LOT 205

Zoning: RD / R4 (ZZC)
Ward: Willowdale (24)
Heritage: Not Applicable
Community: North York

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0710/17NY	Zoning	R4(107)[WAV]
Owner(s):	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 10	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Notice was given and a Public Hearing was held on Thursday, October 12, 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. Section (h), By-law No. 90-2015**
The maximum permitted building length is 19.3m.
The proposed building length is 20.4m.

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:	A0710/17NY	Zoning	R4(107)[WAV]
Owner:	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 10	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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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**
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Thursday, October 12, 2017

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

File Number:	A0711/17NY	Zoning	R4(107)[WAV]
Owner(s):	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 9	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- Section (h), By-law No. 90-2015**
The maximum permitted building length is 19.3m.
The proposed building length is 21.8m.

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:	A0711/17NY	Zoning	R4(107)[WAV]
Owner:	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 9	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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- ┆ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
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Thursday, October 12, 2017

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

File Number:	A0712/17NY	Zoning	R4(107)[WAV]
Owner(s):	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 6	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- Section (h), By-law No. 90-2015**
The maximum permitted building length is 19.3m.
The proposed building length is 21.85m.

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:	A0712/17NY	Zoning	R4(107)[WAV]
Owner:	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	DAVID HUYNH	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 6	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0713/17NY	Zoning	R4(107)[BLD]
Owner(s):	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	BOUSFIELDS INC	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 4	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- Section (h), By-law No. 90-2015**
The maximum permitted building length is 19.3m.
The proposed building length is 21.84m.
- Section 6(8), By-law No. 90-2015**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 16.0m.
The proposed lot width is 12.79m.

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:	A0713/17NY	Zoning	R4(107)[BLD]
Owner:	GRANDFIELD HOMES (KENTON) LIMITED GRANDFIELD HOMES KENTON LTD	Ward:	Willowdale (23)
Agent:	BOUSFIELDS INC	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 4	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

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Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 12, 2017

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

File Number:	A0714/17NY	Zoning	R4(107)[BLD]
Owner(s):	ZHENG WANG	Ward:	Willowdale (23)
Agent:	BOUSFIELDS INC	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 3	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Notice was given and a Public Hearing was held on Thursday, October 12, 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. Section (d), By-law No. 90-2015

The minimum required lot frontage is 29.0m.
The proposed lot frontage is 29.0m.

2. Section 6(8), By-law No.90.2015

The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed: 29.0m
The proposed lot width is 23.94m.

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:	A0714/17NY	Zoning	R4(107)[BLD]
Owner:	ZHENG WANG	Ward:	Willowdale (23)
Agent:	BOUSFIELDS INC	Heritage:	Not Applicable
Property Address:	50 KENTON DR - LOT 3	Community:	North York
Legal Description:	PLAN 4311 PT BLK D LANE RP 66R25910 PART 1 RP 66R27721 PART 1		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 12, 2017

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

File Number:	A0715/17NY	Zoning	RD/R4 [BLD]
Owner(s):	MOHAMMAD REZA ILKHANI	Ward:	Willowdale (24)
Agent:	MOHAMMAD REZA ILKHANI	Heritage:	Not Applicable
Property Address:	26 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 LOT 24		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 **31.9%** of the lot area.

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

The maximum permitted building length is 17.00m.
The proposed building length is **17.20m**.

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 7.54m.

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

The minimum required front yard setback is 7.86m.
The proposed front yard setback is **6.5 m**.

5. Chapter 10.20.40.70.(4), By-law No. 569-2013

The minimum required side yard setback is 1.80m.
The proposed south side yard setback is 1.22m.

6. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is **31.9%** of the lot area.

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

The minimum required side yard setback is 1.80m.

The proposed south side yard setback is 1.22m.

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

The maximum permitted building length is 16.80m.

The proposed building length is **17.20m**.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Submission of a complete application for permit to injure or remove privately owned trees.
2. The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.
3. The proposed south side yard setback is 1.22m due impart to a 0.6 m bump out for the front 6.5 m of the dwelling.

SIGNATURE PAGE

File Number:	A0715/17NY	Zoning	RD/R4 [BLD]
Owner:	MOHAMMAD REZA ILKHANI	Ward:	Willowdale (24)
Agent:	MOHAMMAD REZA ILKHANI	Heritage:	Not Applicable
Property Address:	26 REVCOE DR	Community:	North York
Legal Description:	PLAN 5345 LOT 24		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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Thursday, October 12, 2017

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

File Number:	A0716/17NY	Zoning	R3[BLD]
Owner(s):	MARTIN DOWNIE JENNIFER MC ADAM	Ward:	Don Valley West (25)
Agent:	JOE IOZZO Baldwin & Franklin , Architects	Heritage:	Not Applicable
Property Address:	2 FIDELIA AVE	Community:	North York
Legal Description:	PLAN 2163 PT LOT 1 PT LOT 2		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new front porch. The existing would be demolished.

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

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

Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the front yard not more than 2.1m from the wall but no closer to the side lot line than the minimum side yard setback for the main building.

The proposed front canopy projects 3.33m into the front yard.

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

The Minor Variance Application is Approved

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:	A0716/17NY	Zoning	R3[BLD]
Owner:	MARTIN DOWNIE JENNIFER MC ADAM	Ward:	Don Valley West (25)
Agent:	JOE IOZZO Baldwin & Franklin , Architects	Heritage:	Not Applicable
Property Address:	2 FIDELIA AVE	Community:	North York
Legal Description:	PLAN 2163 PT LOT 1 PT LOT 2		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

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Thursday, October 12, 2017

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

File Number:	A0717/17NY	Zoning	RD / R4 (ZZC)
Owner(s):	EDEN ASHLEY STEIN STEVEN STEIN	Ward:	York Centre (10)
Agent:	STEVEN STEIN	Heritage:	Not Applicable
Property Address:	135 HOVE ST	Community:	North York
Legal Description:	PLAN 4751 LOT 77		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new dwelling with integral garage. More than 50% of the existing dwellings walls will be demolished.

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

- 1. Chapter 10.20.40.10(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m.
The proposed height is 8.31 m.
- 2. Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 8.05 m.
The proposed front yard setback is 7.66 m.
- 3. 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 1.31 m.
- 4. 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 38.1% of the lot area.
- 5. Chapter 10.5.40.60.(5), By-law No. 569-2013**
An architectural feature on a building may encroach into a required building setback a minimum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed architectural feature encroaches 0.86 m into the required west side yard setback.
- 6. Chapter 900.3.10.(5), By-law No. 569-2013**

The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.24 m.

7. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.24.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0 m.
The proposed building height is 8.83 m.
11. **Section 6(30)a, By-law No. 7625**
The maximum finish first floor height is 1.5 m.
The proposed finished first floor height is 1.83 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 **APPROVE** the following variance(s):

1. **Chapter 10.20.40.10(4), By-law No. 569-2013**
The permitted maximum height is 7.2 m.
The proposed height is 8.31 m.
2. **Chapter 10.20.40.70.(1), By-law No. 569-2013**
The required minimum front yard setback is 8.05 m.
The proposed front yard setback is 7.66 m.
3. **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 1.31 m.
5. **Chapter 10.5.40.60.(5), By-law No. 569-2013**
An architectural feature on a building may encroach into a required building setback a minimum of 0.6 m, if it is no closer to a lot line than 0.3 m.
The proposed architectural feature encroaches 0.86 m into the required west side yard setback.
6. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.24 m.

7. **Chapter 900.3.10.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
8. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is 1.24.
9. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed east side yard setback is 1.22 m.
10. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0 m.
The proposed building height is 8.83 m.
11. **Section 6(30)a, By-law No. 7625**
The maximum finish first floor height is 1.5 m.
The proposed finished first floor height is 1.83 m.

It is the decision of the Committee of Adjustment to **MODIFY** and **APPROVE** the following variance(s):

4. **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 **35%** of the lot area.

For the following reasons:

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

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number: A0717/17NY
Owner: EDEN ASHLEY STEIN
STEVEN STEIN
Agent: STEVEN STEIN
Property Address: **135 HOVE ST**
Legal Description: PLAN 4751 LOT 77

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

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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
- ┆ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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

Thursday, October 12, 2017

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

File Number:	A0718/17NY	Zoning	RD/R1B [ZZC]
Owner(s):	JAMES FRANCES EDWARD DUNN SANDRA ELLEN FRIEDRICH	Ward:	Don Valley West (26)
Agent:	ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	27 LEACREST RD	Community:	East York
Legal Description:	PLAN M570 PT LOTS 41 & 42		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.40.70.(1)(B), By-law No. 569-2013

The minimum required front yard setback is 6.36m.

The proposed front yard setback is 5.73m.

2. 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 0.30m of a building, must comply with the required minimum building setbacks for the zone; 1.20m.

The proposed west side yard setback to the rear deck is 0.91m.

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 17.86m.

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

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.91m.

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

The maximum permitted building height is 8.50m.

The proposed building height is 8.80m.

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

The minimum required parking space must have a minimum width of 3.20m.
The proposed parking space will have a width of 2.87m.

7. Section 7.3.3, By-law No. 6752

The maximum permitted building height is 8.50m.
The proposed building height is 8.80m.

8. Section 7.3.3, By-law No. 6752

The maximum permitted building length is 16.75m.
The proposed building length is 17.86m.

9. Section 7.3.3, By-law No. 6752

The minimum required front yard setback is 6.00m.
The proposed front yard setback is 5.73m.

10. Section 5.40, By-law No. 6752

The minimum required parking space must have a minimum width of 3.20m.
The proposed parking space will have a width of 2.87m.

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

The Minor Variance Application is Approved on Condition

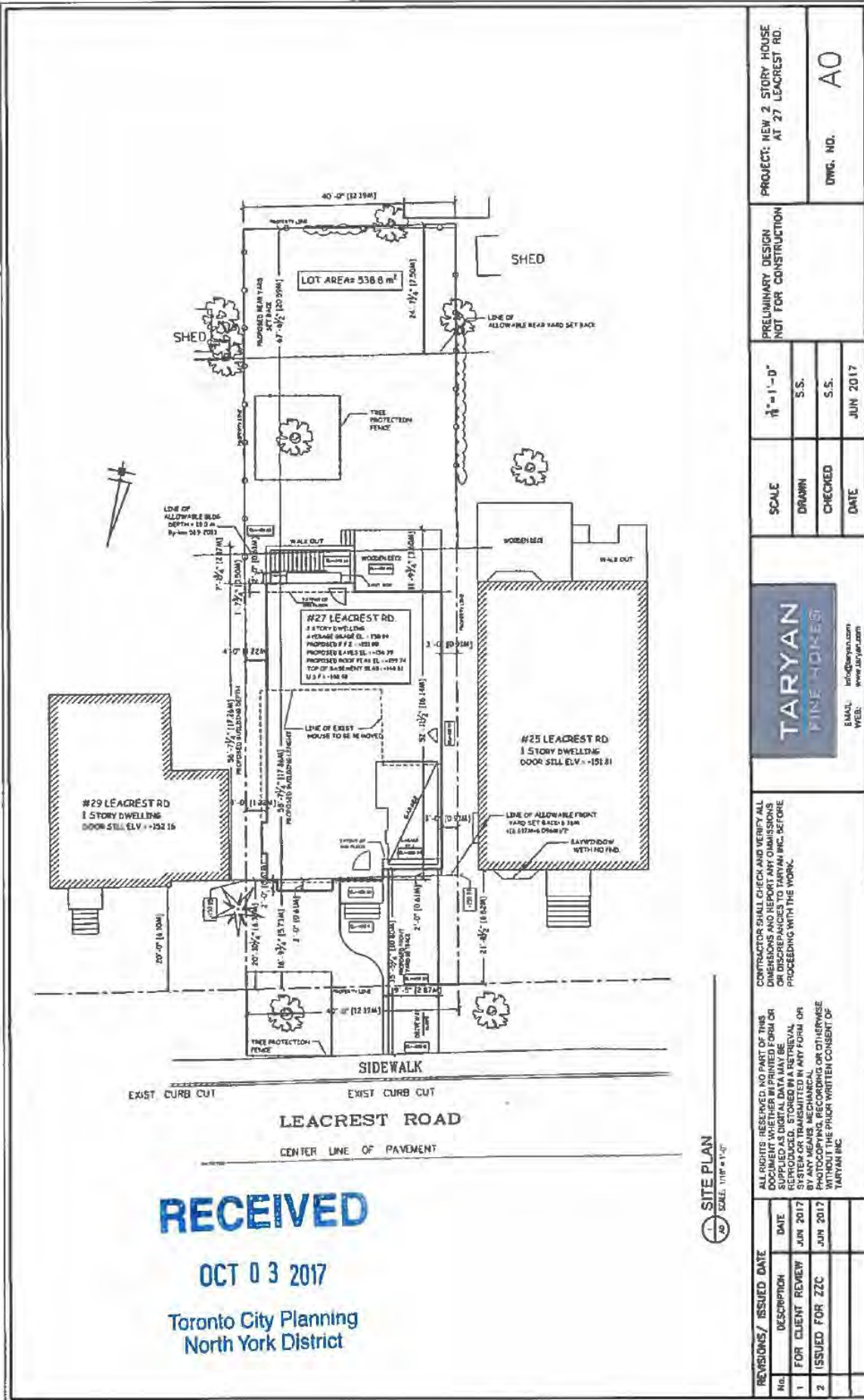
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

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

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

The proposal be developed in accordance with the Site Plan drawing submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, October 3, 2017.

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



PROJECT: NEW 2 STORY HOUSE AT 27 LEACREST RD.
 DWG. NO. A0

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"
 DRAWN: S.S.
 CHECKED: S.S.
 DATE: JUN 2017

TARYAN
 FINE HOMES

EMAIL: info@taryan.com
 WEB: www.taryan.com

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO TARYAN INC. BEFORE PROCEEDING WITH THE WORK.

ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT OR PRINTED FORM OR SUPPLIED AS DIGITAL DATA MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN CONSENT OF TARYAN INC.

SITE PLAN
 SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUED DATE	DESCRIPTION	DATE
1	FOR CLIENT REVIEW		JUN 2017
2	ISSUED FOR ZCC		JUN 2017

SIGNATURE PAGE

File Number:	A0718/17NY	Zoning	RD/R1B [ZZC]
Owner:	JAMES FRANCES EDWARD DUNN	Ward:	Don Valley West (26)
Agent:	SANDRA ELLEN FRIEDRICH ARMANDO BARBINI PLANNING & PERMIT SERVICES	Heritage:	Not Applicable
Property Address:	27 LEACREST RD	Community:	East York
Legal Description:	PLAN M570 PT LOTS 41 & 42		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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
- ┆ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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

Thursday, October 12, 2017

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

File Number:	A0719/17NY	Zoning	RD (f15.0; a610) (x5)/R4[ZZC]
Owner(s):	HAMIDEH HABIBI	Ward:	Willowdale (23)
Agent:	D+R DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	182 PATRICIA AVE	Community:	North York
Legal Description:	PLAN 1880 PT LOT 42		

Notice was given and a Public Hearing was held on Thursday, October 12, 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. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 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. Section 13.2.3(a), By-law No. 7625**
The minimum required front yard setback is 7.5m +/- 1.
The proposed front yard setback is 6.1m.
- 4. Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is 31.8% of the lot area.
- 5. Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 8.9m.
- 6. Section 13.2.6, By-law No. 7625**
The maximum permitted number of storeys is 2.
The proposed number of storeys is 3.

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

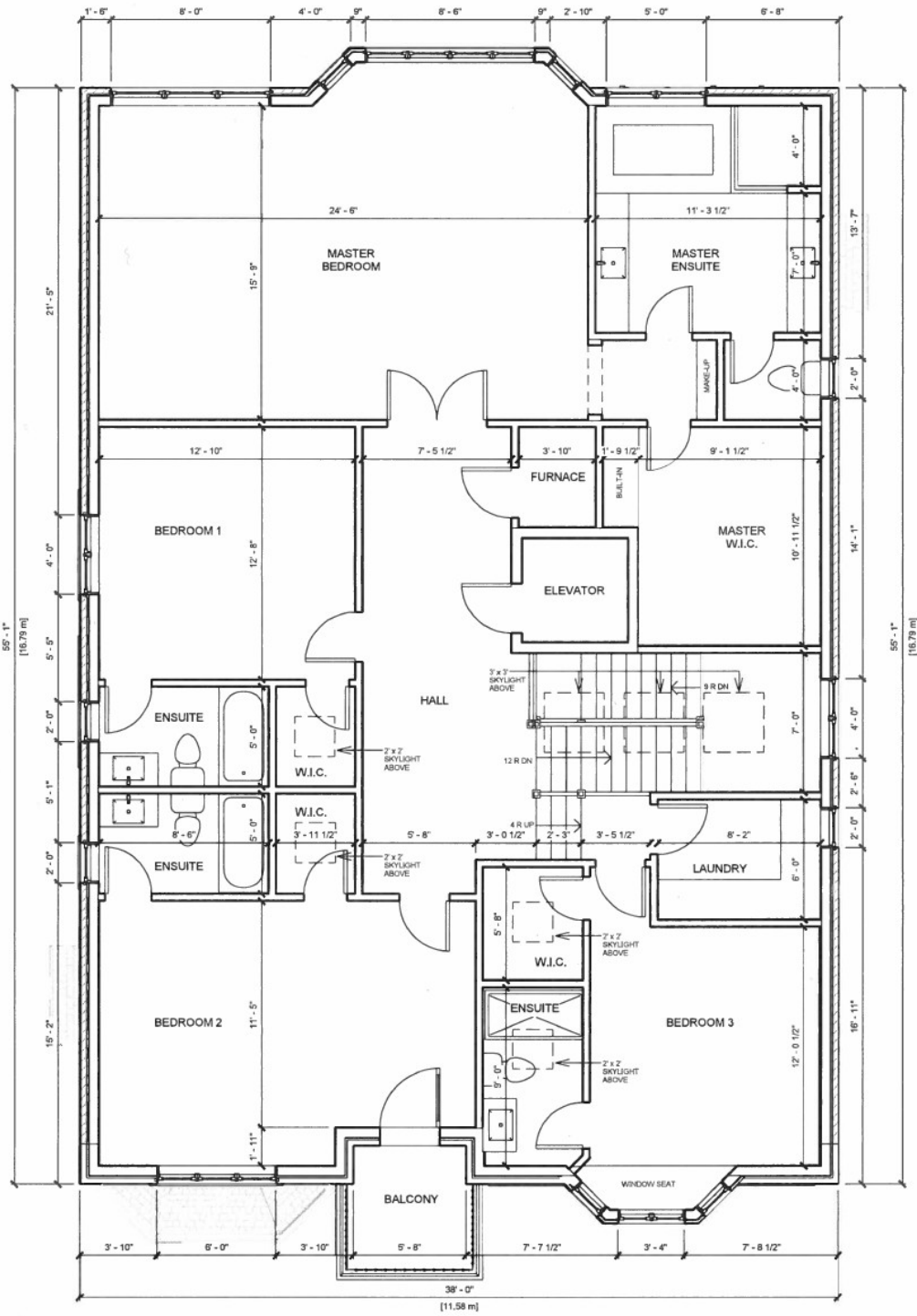
The Minor Variance Application is Approved on Condition

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

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

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

The proposal be developed in accordance with the second floor plan and front elevation drawings submitted to the Committee of Adjustment, date stamped as received by the City of Toronto Planning Division, October 2, 2017. *Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.*



1 SECOND FLOOR PLAN
A4 3/16" = 1'-0"

RECEIVED

OCT 02 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

40 Ferrier St, 2nd Flr.
Markham ON L3R 2Z5
(905)840-3134
info@drdesigngroupinc.com

d+r
design group

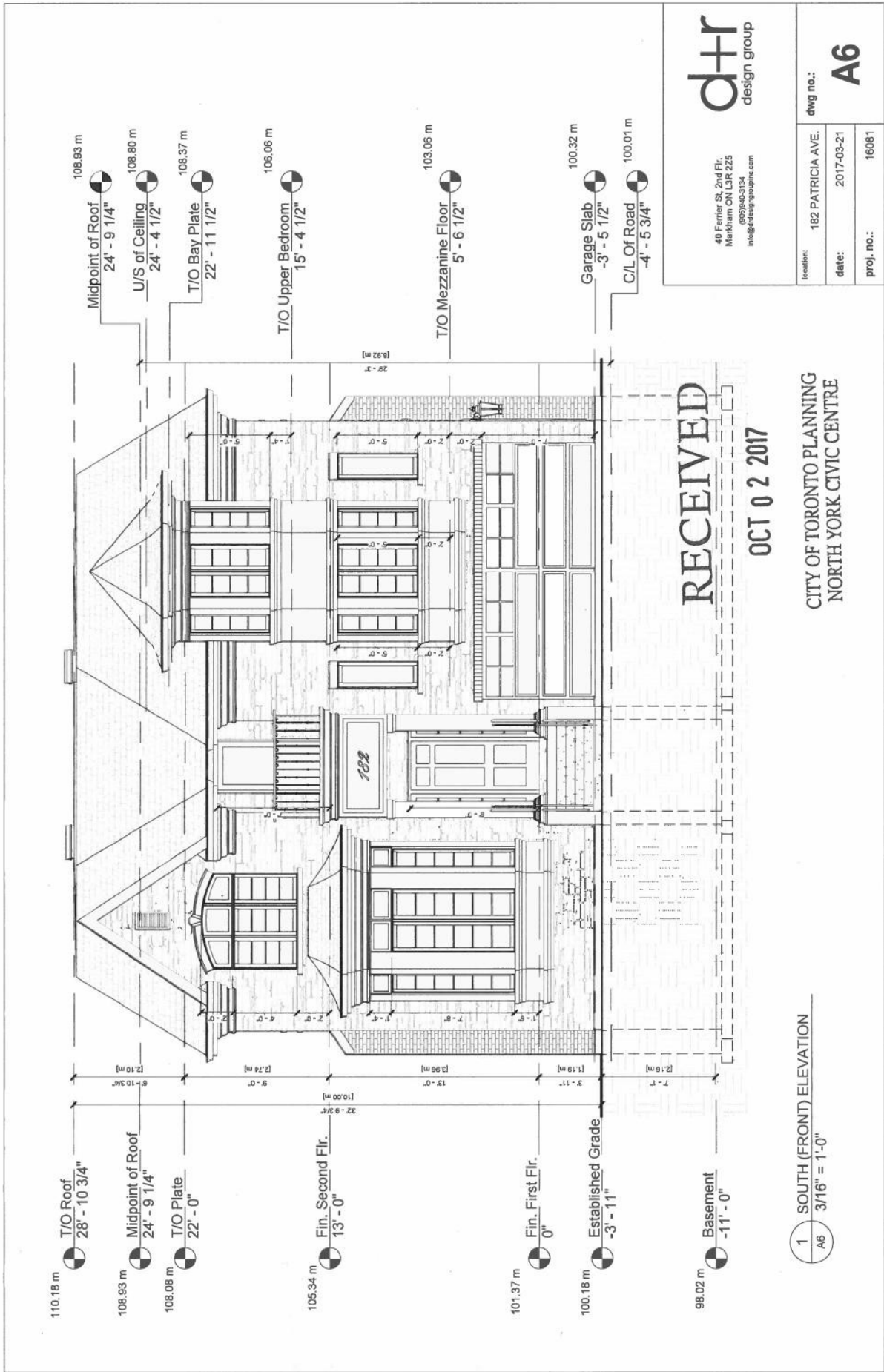
location: 182 PATRICIA AVE.

date: 2017-03-21

proj. no.: 16081

dwg no.:

A4



d+r
design group

40 Erie St, 2nd Fl.
Markham ON L3R 2Z5
(905)403-3134
info@drdesigngroupinc.com

location:	182 PATRICIA AVE.	dwg no.:	A6
date:	2017-03-21	proj. no.:	16081

RECEIVED

OCT 0 2 2017

CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

1 SOUTH (FRONT) ELEVATION
A6 3/16" = 1'-0"

SIGNATURE PAGE

File Number:	A0719/17NY	Zoning	RD (f15.0; a610) (x5)/R4[ZZC]
Owner:	HAMIDEH HABIBI	Ward:	Willowdale (23)
Agent:	D+R DESIGN GROUP INC	Heritage:	Not Applicable
Property Address:	182 PATRICIA AVE	Community:	North York
Legal Description:	PLAN 1880 PT LOT 42		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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

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

- ┆ a completed OMB Appellant Form (A1) in **paper format**
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To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, October 12, 2017

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

File Number:	A0720/17NY	Zoning	R / R1S (ZZC)
Owner(s):	PETER PINFOLD ALISSON PINFOLD	Ward:	Don Valley West (25)
Agent:	MONICA E KUHN ARCHITECT INC	Heritage:	Not Applicable
Property Address:	262 BROADWAY AVE	Community:	Toronto
Legal Description:	PLAN 1251 PT BLK B RP 63R3446 PARTS 1 & 2 WITH & SUBJ TO ROW		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey dwelling to the rear of the property.

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

- 1. Chapter 200.5.10.1.(1), By-law No. 569-2013**
The required minimum number of parking space(s) is 1 space.
The proposed number of parking space(s) is 0 spaces.
- 2. Section 4(4), By-law No. 569-2013**
The required minimum number of parking space(s) is 1
The proposed number of parking space(s) is 0

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:	A0720/17NY	Zoning	R / R1S (ZZC)
Owner:	PETER PINFOLD ALISSON PINFOLD	Ward:	Don Valley West (25)
Agent:	MONICA E KUHN ARCHITECT INC	Heritage:	Not Applicable
Property Address:	262 BROADWAY AVE	Community:	Toronto
Legal Description:	PLAN 1251 PT BLK B RP 63R3446 PARTS 1 & 2 WITH & SUBJ TO ROW		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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To appeal this decision to the OMB you need the following:

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

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

Thursday, October 12, 2017

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

File Number:	A0721/17NY	Zoning	RD/R4 [BLD]
Owner(s):	MATTHEW HOKYUNG GWAK VIVIAN BONGSOOK GWAK	Ward:	Willowdale (24)
Agent:	LUMON CANADA INC	Heritage:	Not Applicable
Property Address:	170 WEDGEWOOD DR	Community:	North York
Legal Description:	PLAN 3344 PT LOT 91		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of an enclosed patio, to the rear of the existing dwelling.

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

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

The maximum permitted building length is 17.00m.

The proposed building length is 18.79m.

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

The maximum permitted building length is 16.80m.

The proposed building length is 18.79m.

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:**

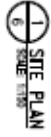
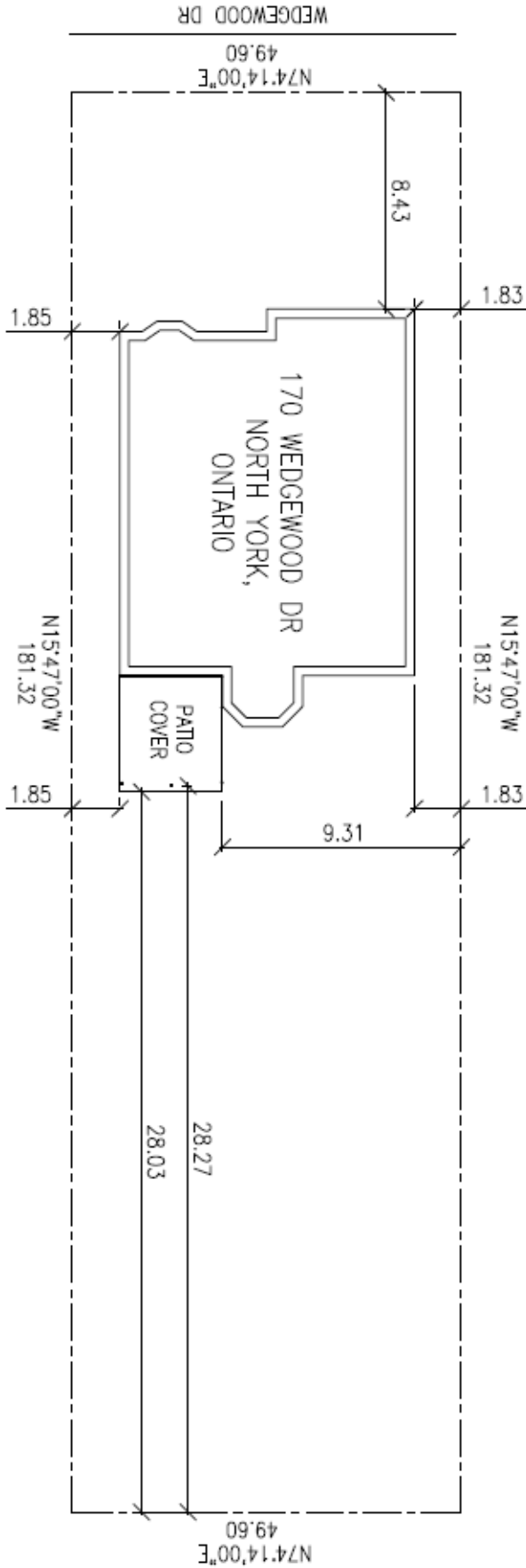
The Minor Variance Application is Approved on Condition


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 property being developed essentially in accordance with the site plan attached to this decision date May 30th, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.



 <small>180 SANDY CREEK RD. #100 SCARBOROUGH, ONTARIO M1V 5S7 CANADA</small>		170 WEDGEWOOD DR VINNAN GMAK SITE PLAN		DRAWN BY PH	APPROVED BY [Signature]
<small>DATE: 30 MAY 2017</small>		<small>SCALE: as noted</small>	<small>PROJECT:</small>	<small>ISSUED BY:</small>	<small>REVISION:</small>
<small>PROJECT NO. 50172808</small>				<small>DATE:</small>	<small>NO.:</small> 6

SIGNATURE PAGE

File Number:	A0721/17NY	Zoning	RD/R4 [BLD]
Owner:	MATTHEW HOKYUNG GWAK VIVIAN BONGSOOK GWAK	Ward:	Willowdale (24)
Agent:	LUMON CANADA INC	Heritage:	Not Applicable
Property Address:	170 WEDGEWOOD DR	Community:	North York
Legal Description:	PLAN 3344 PT LOT 91		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, October 12, 2017

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

File Number:	A0722/17NY	Zoning	RD (f21.0; a975) (x70)/R2[ZZC]
Owner(s):	XINGLI SHAO	Ward:	Don Valley West (25)
Agent:	SHERRY FUNG	Heritage:	Not Applicable
Property Address:	29 DEMPSEY CRES	Community:	North York
Legal Description:	PLAN M707 LOT 120		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.80.40.(3)(B), By-law No. 569-2013**
Parking space access on a corner lot must be from a flanking street.
The proposed access is from the fronting and flanking street.
- 2. Chapter 10.20.40.70.(5), By-law No. 569-2013**
The required minimum side yard setback where the building length is greater than 17.0m from the main wall of the building is 7.5m.
The proposed south side yard setback is 4.99m
- 3. Chapter 10.20.40.70.(5), By-law No. 569-2013**
The required minimum side yard setback where the building length is greater than 17.0m from the main wall of the building is 7.5m.
The proposed north side yard setback is 7.34m
- 4. Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a detached house must have a minimum of 60% of the side yard abutting a street for landscaping.
The proposed side yard landscape area is 35%.
- 5. 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 8.23m.

6. **Chapter 10.20.40.70.(5), By-law No. 569-2013**
The required minimum side yard setback is 7.5m where the building depth is greater than 19.0m from the required front yard setback.
The proposed south side yard setback is 5.37m
7. **Chapter 10.20.40.70.(5), By-law No. 569-2013**
The required minimum side yard setback is 7.5m where the building depth is greater than 19.0m from the required front yard setback.
The proposed north side yard setback is 7.21m.
8. **Chapter 10.5.5010.(2), By-law No. 569-2013**
A corner lot with a detached house, must have a minimum of 75% of the required side yard landscaping must be soft landscaping.
The proposed side yard soft landscaping area is 58.6%
9. **Section 6A(5)a, By-law No. 7625**
The maximum permitted driveway width is 6.0m.
The proposed driveway width is 8.85m.

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. That the driveway surface to be constructed of permeable materials.
2. The applicant shall submit the necessary application for permits to remove privately owned tree to Urban Forestry, City of Toronto Municipal Code Chapter 813, Article III

3. SIGNATURE PAGE

File Number:	A0722/17NY	Zoning	RD (f21.0; a975) (x70)/R2[ZZC]
Owner:	XINGLI SHAO	Ward:	Don Valley West (25)
Agent:	SHERRY FUNG	Heritage:	Not Applicable
Property Address:	29 DEMPSEY CRES	Community:	North York
Legal Description:	PLAN M707 LOT 120		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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- ┆ a completed OMB Appellant Form (A1) in **paper format**
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Thursday, October 12, 2017

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

File Number:	A0723/17NY	Zoning:	RD / R4 (ZZC)
Owner(s):	ANITA P GLEESON ROBERT GLEESON	Ward:	York Centre (10)
Agent:	PAUL DACUNHA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	21 CODSELL AVE	Community:	North York
Legal Description:	PLAN 3000 PT LOT 10 PLAN 2064 PT LOT 32 PT LOT 33		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 10.5.100, By-law No. 569-2013**
A driveway that is not in the front yard or does not pass through the front yard may have the following dimensions: a maximum width the lesser of the width of the parking spaces
The proposed driveway is 6.367 m and parking space is 5.808 m.
- 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 is **35%** of the lot area.
- 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 east side exterior main walls facing a side lot line is 7.737 m.
- 4. 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 west side exterior main walls facing a side lot line is 7.737 m.
- 5. 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 **22.43 m**.
- 6. 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 **23.64 m**.
7. **Chapter 900.(5), By-law No. 569-2013**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is **1.54 m**.
 8. **Chapter 10.20.40.70.(3), By-law No. 569-2013**
The minimum required side yard setback is 3.0 m.
The proposed east side yard setback is **1.22 m**.
 9. **Chapter 10.20.40.50.(1), By-law No. 569-2013**
The permitted maximum area of each platform at or above the second storey is 4.0 m².
The proposed area of each platform at or above the second storey is **11.6 m²**.
 10. **Chapter 10.5.50.10.(2), By-law No. 569-2013**
A corner lot with a dwelling must have a minimum of 75% of the side yard abutting a street to be soft landscaping.
The proposed side yard landscaping area is 0%.
 11. **Chapter 10.5.40.60.(7), By-law No. 569-2013**
Roof eaves may project a maximum of 0.9 m provided that they are no closer than 0.30 m to a lot line.
The proposed eaves project 0.335 m and are **0.77 m** from the east lot line.
 12. **Section 13.2.4, By-law No. 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed lot coverage is **35%** of the lot area.
 13. **Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8.0 m.
The proposed building height is 10.55 m.
 14. **Section 13.2.5A, By-law No. 7625**
The maximum permitted building length is 16.8 m.
The proposed building length is **22.43 m**.
 15. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed west side yard setback is **1.54 m**.
 16. **Section 13.2.3(b), By-law No. 7625**
The minimum required side yard setback is 3.0 m.
The proposed east side yard setback is **1.22 m**.
 17. **Section 6A(5), By-law No. 7625**
The maximum required driveway width is 6.0 m.
The proposed driveway width is 6.367 m.
 18. **Section 13.2.6A, By-law No. 7625**
The maximum permitted balcony area is 3.8 m².
The proposed balcony area is **11.6 m²**.
 19. **Section 6A(5), By-law No. 7625**

Where the driveway leads to a garage or carport, the width of the driveway may exceed 6.0 m but not exceed the width of garage or carport.

The proposed driveway width is 6.367 m and the interior parking space is 5.677 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:	A0723/17NY	Zoning	RD / R4 (ZZC)
Owner:	ANITA P GLEESON ROBERT GLEESON	Ward:	York Centre (10)
Agent:	PAUL DACUNHA ARCHITECT INC	Heritage:	Not Applicable
Property Address:	21 CODSELL AVE	Community:	North York
Legal Description:	PLAN 3000 PT LOT 10 PLAN 2064 PT LOT 32 PT LOT 33		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

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Thursday, October 12, 2017

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

File Number:	A0726/17NY	Zoning:	RD/R6(20)[ZZC]
Owner(s):	RANDALL FINNEY MARIJA FINNEY	Ward:	Eglinton-Lawrence (16)
Agent:	SKETCHWORKS INC	Heritage:	Not Applicable
Property Address:	460 FAIRLAWN AVE	Community:	North York
Legal Description:	PLAN 2247 PT LOT 112A		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new deck attached to the rear wall of the existing house.

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

1. Chapter 10.5.40.60, By-law No. 569-2013

A rear yard, a platform with a floor no higher than vertical distance between the highest part of the floor of the platform and the average elevation of the ground at the side of the platform of 1.905m.
The proposed deck is 1.584m.

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

The first 2.1m of an unexcavated porch or deck above 1m in height and projecting from the rear or side wall of the main building shall not exceed the one-half the width of the dwelling at the dwelling widest point.
The proposed deck is 4.902m and height 1.905m and the width is 54% of the wall width.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. The applicant is to provide permanent opaque screening or fencing along the west edge of the rear deck for the first 3.05 m with a minimum height of 1.5 metres from the floor.

SIGNATURE PAGE

File Number:	A0726/17NY	Zoning	RD/R6(20)[ZZC]
Owner:	RANDALL FINNEY MARIJA FINNEY	Ward:	Eglinton-Lawrence (16)
Agent:	SKETCHWORKS INC	Heritage:	Not Applicable
Property Address:	460 FAIRLAWN AVE	Community:	North York
Legal Description:	PLAN 2247 PT LOT 112A		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

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Thursday, October 12, 2017

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

File Number:	A0727/17NY	Zoning	RD / R7 (ZZC)
Owner(s):	SEYED HABIB HOSSEINI	Ward:	Don Valley West (25)
Agent:	REZA HOSSEINI	Heritage:	Not Applicable
Property Address:	47 ROWLEY AVE	Community:	North York
Legal Description:	PLAN M374 W PT LOT 74		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- Chapter 10.5.40.10(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.
0 m² of the first floor is located within 4 m of the front main wall.
- Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 35% of the lot area.
The proposed lot coverage is 37.9% of the lot area.
- Section 14-B(8), By-law No. 7625**
The maximum permitted building height is 8.8 m.
The proposed building height is 9.1 m.
- Section 14-B(5)(b), By-law No. 7625**
The minimum required side yard setback is 1.2 m.
The proposed east and west side yard setback is 0.9 m.
- Section 6(9)(c), By-law No. 7625**
A deck in the side yard is not permitted to be closer to the side lot line set back than 0.6 m.
The proposed west side yard deck is 0.3 m from the side lot line.

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

The Minor Variance Application is Approved

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

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

SIGNATURE PAGE

File Number: A0727/17NY
Owner: SEYED HABIB HOSSEINI
Agent: REZA HOSSEINI
Property Address: **47 ROWLEY AVE**
Legal Description: PLAN M374 W PT LOT 74

Zoning: RD / R7 (ZZC)
Ward: Don Valley West (25)
Heritage: Not Applicable
Community: North York

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

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Thursday, October 12, 2017

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

File Number:	A0728/17NY	Zoning	RM/R2 [ZZC]
Owner(s):	CHARLENE ZIETSMA	Ward:	Eglinton-Lawrence (15)
Agent:	ARSENAULT ARCHITECT INC	Heritage:	Not Applicable
Property Address:	445 WHITMORE AVE	Community:	York
Legal Description:	PLAN 1663 W PT LOT 79		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition over the existing dwelling, in conjunction with a new addition to the rear of the dwelling. The applicant is also proposing 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 8.60m² within 4.00m of the main front wall.

2. 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 0.22m and are 0.06m from the west lot line.

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

The minimum required front yard soft landscaping is 75.00%.
The proposed front yard soft landscaping is 44.80%.

4. Chapter 10.80.40.10.(2), By-law No. 569-2013

The maximum permitted height of all side exterior main walls facing a side lot line is 8.50m.
The proposed height of the side exterior main walls facing a side lot line is 10.92m.

5. Chapter 10.80.40.40.(1), By-law No. 569-2013

The maximum permitted floor space index is 0.80 times the lot area.
The proposed floor space index is **0.90 times** the lot area.

6. Chapter 10.80.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.20m.
The proposed east side yard setback is 1.09m.

7. Chapter 10.80.40.70.(3), By-law No. 569-2013

The minimum required side yard setback is 1.20m.

The proposed west side yard setback is 0.26m.

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

The minimum side yard setback is 0.50m on one side and 1.20m on the other.

The proposed side yard setback is 0.26m on one side and 1.09m on the other.

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

The maximum permitted floor space index is 0.80 times the lot area.

The proposed floor space index is **0.9 times** the lot area.

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

The Minor Variance Application is Approved on Condition

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

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

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

1. Permeable pavers be used for the driveway.
2. The proposal be constructed substantially in accordance with the proposed third floor plan submitted to the Committee of Adjustment, date stamped received by the City Planning Division on October 2, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

DATE	ISSUED FOR

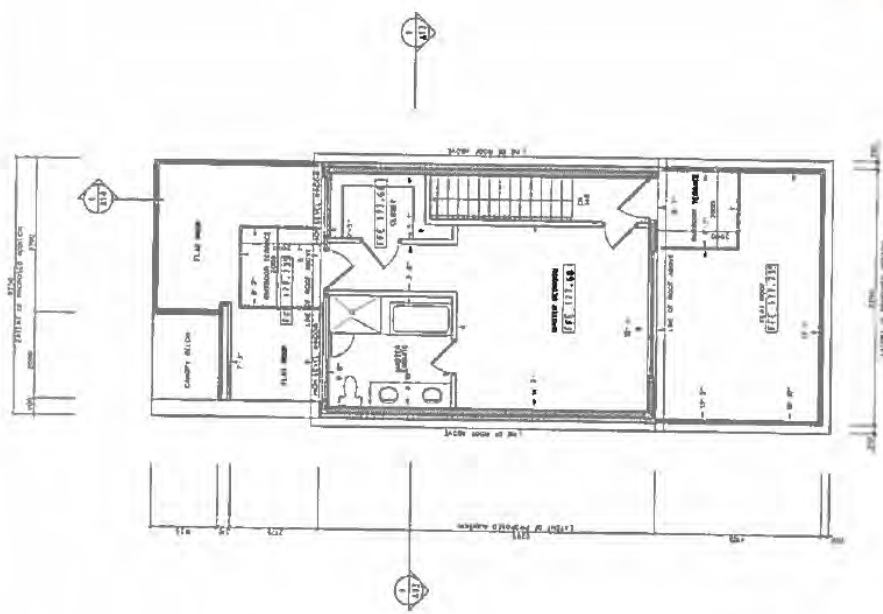
No	Date	Revisions

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE CONTRACTOR.



NO JOB OR WORK SHALL BE UNDERTAKEN WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
 ARCHITECT: D. ARSENAULT
 ARCHITECT: D. ARSENAULT
 DATE OF PERMIT: AUGUST 8, 2017
 SCALE: 1/8" = 1'-0"
 CLIENT'S NAME: MR. S. CAPOVILLA & MR. C. J. ZIEGLER
 PROJECT NAME: PROPOSED ADDITION
 PROJECT ADDRESS: 445 WILSON AVENUE
 TORONTO, ONTARIO
 DRAWING TITLE: PROPOSED 3RD FLOOR
 PROJECT NO: DRAWING NO: A-7

RECEIVED
 OCT 02 2017
 Toronto City Planning
 North York District



1 PROPOSED 3RD FLOOR
 SCALE: 1/8" = 1'-0"

SIGNATURE PAGE

File Number:	A0728/17NY	Zoning	RM/R2 [ZZC]
Owner:	CHARLENE ZIETSMA	Ward:	Eglinton-Lawrence (15)
Agent:	ARSENAULT ARCHITECT INC	Heritage:	Not Applicable
Property Address:	445 WHITMORE AVE	Community:	York
Legal Description:	PLAN 1663 W PT LOT 79		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

- ┆ a completed OMB Appellant Form (A1) in **paper format**
- ┆ \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, October 12, 2017

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

File Number:	A0729/17NY	Zoning	RD/R6[ZZC]
Owner(s):	2024907 ONTARIO INC	Ward:	York Centre (10)
Agent:	ORANG YAZDANI	Heritage:	Not Applicable
Property Address:	42 ROMNEY RD	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 89 AND 90		

Notice was given and a Public Hearing was held on Thursday, October 12, 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:

- 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 32.09% of the lot area.
- 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 **8.84 m**.
- Section 14-A(6), By-law No. 7625**
The permitted maximum lot coverage is 30% of the lot area.
The proposed lot coverage is 32.09% of the lot area.

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

The Minor Variance Application is Approved on Condition

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

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

- In the opinion of the Committee, the variance(s) is minor.

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

1. Where there are no existing street trees, the owner shall provide payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The current cost of planting a tree is \$583.

SIGNATURE PAGE

File Number:	A0729/17NY	Zoning	RD/R6[ZZC]
Owner:	2024907 ONTARIO INC	Ward:	York Centre (10)
Agent:	ORANG YAZDANI	Heritage:	Not Applicable
Property Address:	42 ROMNEY RD	Community:	North York
Legal Description:	PLAN 2456 PT LOTS 89 AND 90		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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To appeal this decision to the OMB you need the following:

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

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Thursday, October 12, 2017

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

File Number:	A0733/17NY	Zoning	RD/R4 [ZZC]
Owner(s):	ASIEH SOBHANI	Ward:	York Centre (10)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	11 VERWOOD AVE	Community:	North York
Legal Description:	PLAN 2693 E 246 TO 247 W PT LOT 248		

Notice was given and a Public Hearing was held on Thursday, October 12, 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 8.22m.

2. 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 31.70% of the lot area.

3. Section 13.2.6, By-law No. 7625

The maximum permitted building height is 8.80m.
The proposed building height is 9.30m.

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

The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.70m.

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 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 2, 2017.
Any other variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.

GENERAL NOTES:

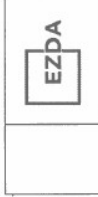
1. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF EZdesignAssociates AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR MUST BE RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REFER TO APPROPRIATE REGULATIONS AND CODES FOR FURTHER INFORMATION.
3. ALL WORK SHALL BE LABELED OUT IN ACCORDANCE WITH THE CANADIAN STANDARD FOR UNIFORM DIMENSIONS.
4. ALL WORK SHALL BE LABELED OUT IN ACCORDANCE WITH THE CANADIAN STANDARD FOR UNIFORM DIMENSIONS.
5. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
6. ALL STRUCTURAL CHANGES MUST BE REVISED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REFER TO APPROPRIATE REGULATIONS AND CODES FOR FURTHER INFORMATION.
8. THE DRAWINGS SHALL BE REFERRED TO AS "THE DRAWINGS" THROUGHOUT THE PROJECT.

NO.	ISSUED FOR	DATE
1	ZONING	JUL 28 2017

PROJECT ADDRESS:
11 VERWOOD AVE.
NORTH YORK, ONTARIO

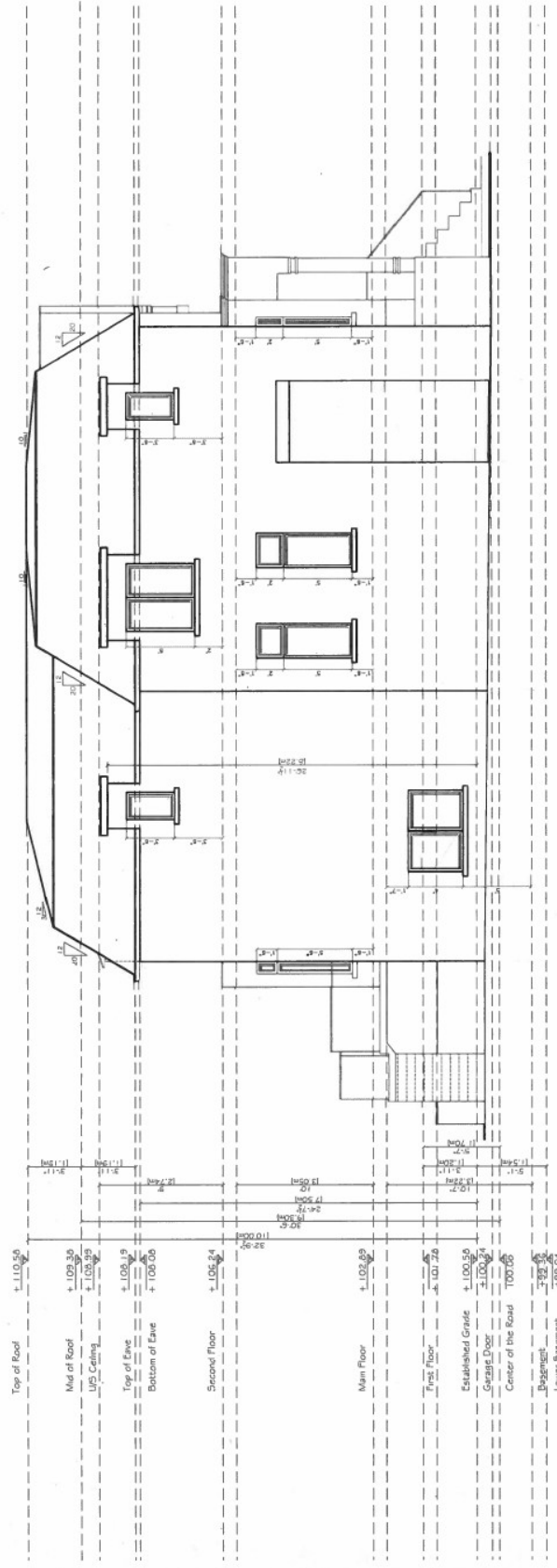
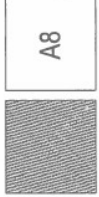
PROJECT NO.:
DRAWING TITLE:
EAST SIDE ELEVATION

NO.	REVISION	DATE
1		MM/DD/YYYY



EZdesignAssociates
116-714-6855/6366
ELMIRA@EZDA.CA
SUITE 100, 1000 SHEPPARD AVE. E.
TORONTO, ON, CANADA M2H 3W2

SCALE:	DRAWN BY:
	ELMIRA ZARRABI
DATE:	



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OCT 02 2017
CITY OF TORONTO PLANNING
NORTH YORK CIVIC CENTRE

SIGNATURE PAGE

File Number:	A0733/17NY	Zoning	RD/R4 [ZZC]
Owner:	ASIEH SOBHANI	Ward:	York Centre (10)
Agent:	ELMIRA ZARRABI	Heritage:	Not Applicable
Property Address:	11 VERWOOD AVE	Community:	North York
Legal Description:	PLAN 2693 E 246 TO 247 W PT LOT 248		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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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- ┆ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
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To appeal this decision to the OMB you need the following:

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Thursday, October 12, 2017

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

File Number:	A0513/17NY	Zoning	RD / R6 (WAIVER)
Owner(s):	MARLA FOGELMAN GARY FOGELMAN	Ward:	York Centre (10)
Agent:	BIRD ARCHITECTURE & DESIGN	Heritage:	Not Applicable
Property Address:	89 COLLINSON BLVD	Community:	North York
Legal Description:	PLAN 3804 LOT 96		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new attached garage to the existing 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 8.369 m.
The proposed front yard setback is 7.0 m.
- 2. Chapter 900 Exception 5, By-law No. 569-2013**
The required minimum side yard setback is 1.80 m.
The proposed side yard setback is 0.36 m.
- 3. 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 3.05 m.
- 4. Section 14-A(5)c, By-law No. 7625**
The minimum required side yard setback is 1.8 m.
The proposed south side yard setback is 0.36 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:	A0513/17NY	Zoning	RD / R6 (WAIVER)
Owner:	MARLA FOGELMAN GARY FOGELMAN	Ward:	York Centre (10)
Agent:	BIRD ARCHITECTURE & DESIGN	Heritage:	Not Applicable
Property Address:	89 COLLINSON BLVD	Community:	North York
Legal Description:	PLAN 3804 LOT 96		

Nazila Atarodi (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 12, 2017

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

File Number:	A0557/17NY	Zoning	RM6 (WAIVER)
Owner(s):	TORONTO COMMUNITY HOUSING CORPORATION FINANCE DEPARTMENT	Ward:	Don Valley East (33)
Agent:	URBAN STRATEGIES INC	Heritage:	Not Applicable
Property Address:	11-21 ALLENBURY GDNS	Community:	North York
Legal Description:	PLAN M993 PT BLK O		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct multiple new multi storey structures for mixed use. The existing structures will be demolished.

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

Building C

- 1. Section RM6(212)(i(i), By-law No. 7625**
The maximum permitted building height is 30 m or 9 storeys.
The proposed building height is 34 m and is 10 storeys.
- 2. Section RM6(212)g(iv), By-law No. 7625**
The maximum permitted gross floor area is 7,877.00 m².
The proposed gross floor area is 8,260.00 m².
- 3. Section RM6(212)j(ii)C, By-law No. 7625**
A penthouse or other roof structure used to house the mechanical equipment can cover no more than 40% of the roof.
The proposed mechanical equipment covers 47.2% of the roof area.

Building D

- 4. Section RM6(212)(i(i), By-law No. 7625**
The maximum permitted building height is 54 m or 17 storeys.
The proposed building height is 55.6 m and is 17 storeys.
- 5. Section RM6(212)j(ii)C, By-law No. 7625**

A penthouse or other roof structure used to house the mechanical equipment can cover no more than 40% of the roof.

The proposed mechanical equipment covers 42.0% of the roof area.

Parcel D (Townhouse Blocks 5-7):

6. The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(212)A and Schedule RM6(212)C.
The proposed setbacks shall be as shown on the attached Schedule RM6(212)A and Schedule RM6(212)C, By-law 615-2013.

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:	A0557/17NY	Zoning	RM6 (WAIVER)
Owner:	TORONTO COMMUNITY HOUSING CORPORATION	Ward:	Don Valley East (33)
	FINANCE DEPARTMENT		
Agent:	URBAN STRATEGIES INC	Heritage:	Not Applicable
Property Address:	11-21 ALLENBURY GDNS	Community:	North York
Legal Description:	PLAN M993 PT BLK O		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

Nazila Atarodi (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 2017

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, October 12, 2017

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

File Number:	A0251/17NY	Zoning	RD/R4 [WAV]
Owner(s):	MOHAMMAD SAEED MIRFAKHRAEI	Ward:	Willowdale (23)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	214 HOMEWOOD AVE	Community:	North York
Legal Description:	PLAN 2366 LT 113		

Notice was given and a Public Hearing was held on Thursday, October 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the two-storey dwelling as constructed. Please note this application was previously deferred Thursday, June 8, 2017, in order to allow the applicant an opportunity to post the Public Notice Sign.

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 32.20% of the lot area.

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

The minimum required front yard setback is 7.87m.
The proposed front yard setback is 7.27m.

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 17.36m.

4. Section 13.2.4, By-law No. 7625

The maximum permitted lot coverage is 30.00% of the lot area.
The proposed lot coverage is 32.20% of the lot area.

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

The maximum permitted building length is 16.80m.
The proposed building length is 17.36m.

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:	A0251/17NY	Zoning	RD/R4 [WAV]
Owner:	MOHAMMAD SAEED MIRFAKHRAEI	Ward:	Willowdale (23)
Agent:	MEHRAN HEYDARI	Heritage:	Not Applicable
Property Address:	214 HOMEWOOD AVE	Community:	North York
Legal Description:	PLAN 2366 LT 113		

Bruce Mullock (signed)

Derek Lett (signed)

Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, October 19, 2017

LAST DATE OF APPEAL: Wednesday, November 1, 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
- ┆ Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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

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