

DECISION AND ORDER

Decision Issue Date Monday, March 18, 2019

PROCEEDING COMMENCED UNDER section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended

Appellant(s): ERENE DOVAS

Applicant: JONATHAN BENCZKOWSKI

Property Address/Description: 51 BONNIE BRAE BLVD

Committee of Adjustment Case File Number: 18 197648 STE 14 MV

TLAB Case File Number: **18 266441 S45 14 TLAB**

Hearing date: Friday, April 26, 2019

DECISION DELIVERED BY S. GOPIKRISHNA

REGISTERED PARTIES AND PARTICIPANTS

NAME	ROLE	REPRESENTATIVE
ERENE DOVAS	APPELLANT	DORA DOVAS- AGGELAKOS
WASSAM ZAHREDDINE	PARTY/PRIMARY OWNER	AMBER STEWART
JONATHAN BENCZKOWSKI	APPLICANT/EXPERT WITNESS	

BACKGROUND

Wassam Zahreddine and Nesreen Ghosen-Zahreddine are the owners of 51 Bonnie Brae Blvd, located in Ward 14 (Toronto-Danforth), in the Municipality of the City of Toronto. They applied to the Committee of Adjustment (COA) for approval of variances, which would enable them to alter the existing one-storey detached dwelling

by constructing a second storey addition, rear two-storey addition, and a new front porch and rear deck.

On 21 November, 2018, the COA heard the application, and approved the requested variances with conditions. On 9 December, 2018, Ms. Erene Dovas, the neighbour living at 53 Bonnie Brae Blvd, appealed the decision to the Toronto Local Appeal Body, which then scheduled a hearing for 26 April, 2019. It is important to note that Ms. Dovas stated that her daughter, Ms. Dora Dovas-Aggelakos would represent her for the purposes of the Appeal, as a result of the former not being fluent in English.

On 25 February, 2019, Ms. Amber Stewart, counsel for the Applicants, brought forward a Motion to be argued in-person to dismiss the Appeal; the TLAB scheduled a hearing on 12 March, 2019 to hear the Motion.

On 11 March, 2019, the Appeal was withdrawn by way of an email from Ms. Dora Dovas-Aggelakos, daughter and the Agent for the Appellant.

DECISION AND ORDER

- 1) The Appeal respecting 51 Bonnie Brae Blvd has been withdrawn by the Agent for the Appellant.
- 2) The Committee of Adjustment decision respecting 51 Bonnie Brae Blvd is now confirmed, and is final and binding on the Parties.
- 3) The file respecting 51 Bonnie Brae Blvd before the Toronto Local Appeal Body is closed.

So orders the Toronto Local Appeal Body

X



S. Gopikrishna
Panel Chair, Toronto Local Appeal Body