

DECISION AND ORDER

Decision Issue Date Monday, June 21, 2021

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

Appellant(s): JILL LAUREN HASS

Applicant(s): EVOQ ARCHITECTURE

Property Address/Description: 216 SEATON ST

Committee of Adjustment File

Number(s): 19 114496 STE 13 MV (A0147/19TEY)

TLAB Case File Number(s): 20 176436 S45 13 TLAB

Webex conference: Tuesday May 25, 2021

DECISION DELIVERED BY T. YAO

Appearances

Name	Role	Representative
Queenston Gray Management Group (Successor in title to Jill Lauren Hass)	Owner	David Neligan
Andrew Dales	Expert Witness	
Joseph Kary	Party	

On May 4, 2021, in an Interim Decision posted on the TLAB website, I indicated that I was prepared to grant the variance requested, but wished to hear additional submissions on the exact wording of any condition. The May 4, 2021 Decision contains the background, evidence and reasoning for the granting of the variance. I heard oral submissions on May 25, 2021 and this is my final Decision and Order. I told Mr. Neligan that if the Buildings Department has questions or requires clarification of any aspect, it should please contact me at tlab@toronto.ca.

DECISION AND ORDER

I authorize a variance of 24.92 m for the depth of the building at 216 Seaton St, Toronto, subject to the following conditions:

1. The owner build in substantial compliance with the footprint and massing shown in plans A-010, 100, 101, 102, 103, 104, 201, 202, and 203 of the Applicant's Disclosure April 6, 2021 filed in this hearing {that is, under this file number}.
2. The general number and location of windows in the rear addition will be consistent with plans A- 010, 100, 101, 102, 103, 104, 201, 202, and 203 of the Applicant's Disclosure April 6, 2021, subject to detailed design review by the City of Toronto Buildings Department. Any windows on the north or south external walls on the second or third floor of the proposed addition that directly overlook the rear yard of the neighbouring properties or that provide direct views into existing windows of the neighbouring dwellings shall incorporate frosting to preserve privacy and protect against overlook.
3. The owner shall apply to the City under s. 111 of the *City of Toronto Act* for a permit to demolish residential rental property.

X



Ted Yao
Panel Chair, Toronto Local Appeal Body