

DECISION AND ORDER

Decision Issue Date Monday, March 07, 2022

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): APOSTOLOS PROKOS

Applicant(s): ALEX AKSELROD

Property Address/Description: 98 WINONA DR

Committee of Adjustment File

Number(s): 20 211095 STE 09 MV

TLAB Case File Number(s): 21 136134 S45 09 TLAB

Hearing date: August 26, 2021

Reply to request for amended landscaping plan: Dec 6, 2021

DECISION DELIVERED BY TED YAO

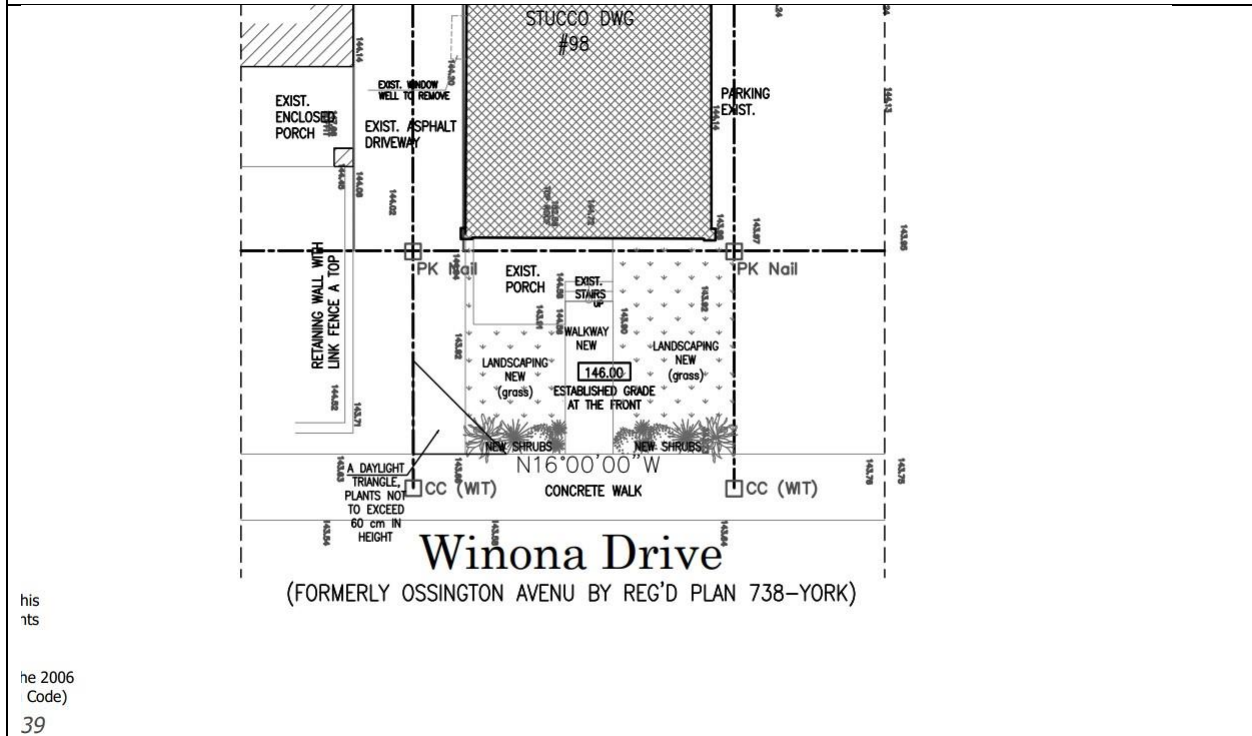
REGISTERED PARTIES AND PARTICIPANTS

Name	Role	Representative
Alex Akselrod	Applicant	
Kinch McConnell	Owner/Party	David Neligan/John Pappas
Martin Rendl	Expert Witness	
Apostolos Prokos	Appellant	Helen Loggia
Assunta Mastropaolo	Party	Mena Vitti
Guiseppe Mastropaolo	Party	Mena Vitti

This is a final Order that is being issued after having received comments on the front yard landscaping plan. The interim order of September 13, 2021 set out the sought-for variances:

Table1. Variances sought for 98 Winona			
		Required	Proposed
Variances from Zoning By-law 569-2013			
1	Driveway width	2.0 m	1.44 m
2	Floor space index	0.6 times the area of the lot (184 m ²)	0.75 times the area of the lot (230.01 m ²)
3	Front yard setback	6 m	0.3 m
4	North side yard setback	1.2 m	0.59 m

Landscaping Plan; filed December 6, 2021



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The variances in Table 1 are authorized on the following conditions:

1. Construction is in substantial compliance with the plans filed with the TLAB.
2. The front yard is landscaped in accordance with the landscaping plan above.
3. Any new parking spaces at the rear be constructed of permeable paving materials.

If any condition causes difficulty would the interested person please contact the TLAB at tlab@toronto.ca.

X



Ted Yao
Panel Chair, Toronto Local Appeal Body