



Toronto Local Appeal Body
40 Orchard View Blvd, Suite 253
Toronto, Ontario M4R 1B9

Telephone: 416-392-4697
Fax: 416-696-4307
Email: tlab@toronto.ca
Website: www.toronto.ca/tlab

DECISION AND ORDER

Decision Issue Date Monday, June 20, 2022

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

Appellant: LINDA ELLEN MCGUIRE
Applicant (s): BARRY GOLDMAN ARCHITECT

Property Address/Description: 152 PICKERING ST
Committee of Adjustment File
Number(s): 21 145582 STE 19 MV (A0579/21TEY)

TLAB Case File Number(s): 21 235633 S45 19 TLAB

Hearing date: April 7 and June 17, 2022

DECISION DELIVERED BY TED YAO

REGISTERED PARTIES AND PARTICIPANTS

Name	Role	Representative
Laura McGuire	Appellant	Christine Kapelos
Barry Goldman Architect	Applicant	Martin Mazierski

Mr. Goldman wishes to build a house at 152 Pickering in the upper Beach area, a tightly knit, older area of Toronto. He obtained a decision from the Committee of Adjustment for the variances in Table 1 on Oct. 20, 2021. His next door neighbour, Ms. McGuire, appealed and so this matter came to the TLAB.

Table1. Variances sought for 152 Pickering St			
		Required	Proposed
Variances from Zoning By-law 569-2013			
1	Front yard setback	3.47 metres	2.58 metres
2	Main wall height	9.5 m	10.35 m
3	Floor space index	0.60 times the area of the lot	0.80 times the area of the lot
4	Front stair encroachment	Must be 0.60 m from side lot line	Setback from south lot line .53 m

On June 17, 2022, Ms. Kapelos advised me that Ms. McGuire's concerns were engineering and tree protection. Since the April date, experts have been hired in each of those areas and on the basis of those experts' reports, she is satisfied to withdraw her appeal.

I thank all involved for their principled resolution of this matter.

DECISION AND ORDER

The appeal having been withdrawn, it is dismissed, and the Committee of Adjustment decision is confirmed. The TLAB file is closed.



X

Ted Yao
Panel Chair, Toronto Local Appeal Body