

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

416-396-3223
coa.ca@toronto.ca

Tuesday, December 15, 2020

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

File Number: A0743/20TEY
Property Address: 434 RHODES AVE
Legal Description: PLAN 1301 PT LOT 149
Agent: REPLACEMENT DESIGN INC
Owner(s): DAWN SUM-MING LEE
Zoning: Residential (R) Zone, By-law No. 569-2013
Ward: Toronto-Danforth (14)
Community: Toronto
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Tuesday, December 15, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

Proposal for a new two storey front addition to an existing bungalow. Scope includes a new covered porch.

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

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

The proposed first floor platform and canopy must be located 0.90 metres from the north side lot line.

The proposed first floor platform and canopy will be located 0.42 metres from the north side lot line.

2. Chapter 10.5.40.60.(1) (A)(i), By-law No. 569-2013

A platform with a canopy without main may encroach 2.5 metres into the required front yard setback.

The proposed platform and canopy encroaches 3.80 metres into the required front yard setback.

3. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.

The proposed eave projects 0.38 metres and is 0.04 metres from the north lot line.

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

The permitted maximum floor space index is 0.60 times the area of the lot: 138.21 square metres.

The proposed permitted maximum floor space index is 0.66 times the area of the lot: 152.86 square metres.

5. Chapter 10.10.40.70.(1), By-law No. 569-2013

The required minimum front yard setback is 5.33 metres.

The proposed required minimum front yard setback is 3.05 metres.

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

A minimum of 50 percent of the front yard must be landscaping: 13.5 square metres.

The proposed minimum front yard landscaping area is 64.39 percent: 11.59 square metres.

7. Chapter 10.10.40.70.(3) A)(i), By-law No. 569-2013

The required minimum side yard setback for a detached house is 0.9 metres.

The proposed minimum south side yard setback is 0.53 metres.

8. Chapter 10.5.40.60.(7), By-law No. 569-2013

Roof eaves may project a maximum of 0.9 metres provided that they are no closer than 0.30 metres to a lot line.

The proposed eave projects 0.39 metres and is located 0.15 metres from the south lot line.

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

The first floor platform and canopy must be located a minimum of 0.90 metres from the south side lot line.

The proposed first floor platform and canopy will be located a minimum of 0.53 metres 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 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor

SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures



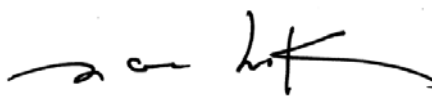
Donald Taylor



Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Friday, December 18, 2020

LAST DATE OF APPEAL: Monday, January 4, 2021

CERTIFIED TRUE COPY



Colin Ramdial
Manager & Deputy Secretary Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.sc@toronto.ca and Colin.Ramdial@toronto.ca 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 Local Planning Appeal Tribunal (LPAT) 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- A completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 with an additional reduced fee of \$25 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*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 **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.