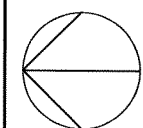


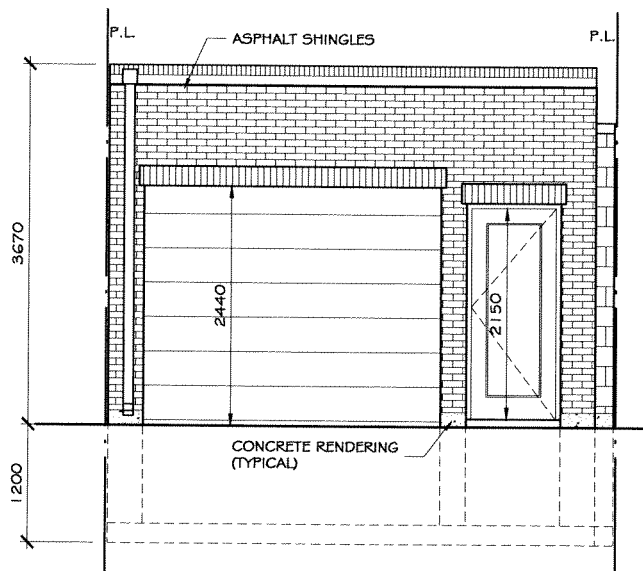
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 ADJUSTMENT

BCIN: 29659
AMBIENT DESIGNS LTD.
 DESIGN & BUILDING CONSULTANTS
 1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
 email: ambient@ambientdesigns.ca



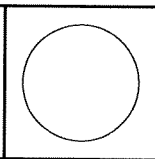
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 THE CITY OF TORONTO
 DRAWN BY: F.F.
 DATED: DEC. 16, 2015

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 DWG. NAME: FLOOR PLAN
 SHEET NO. SK2



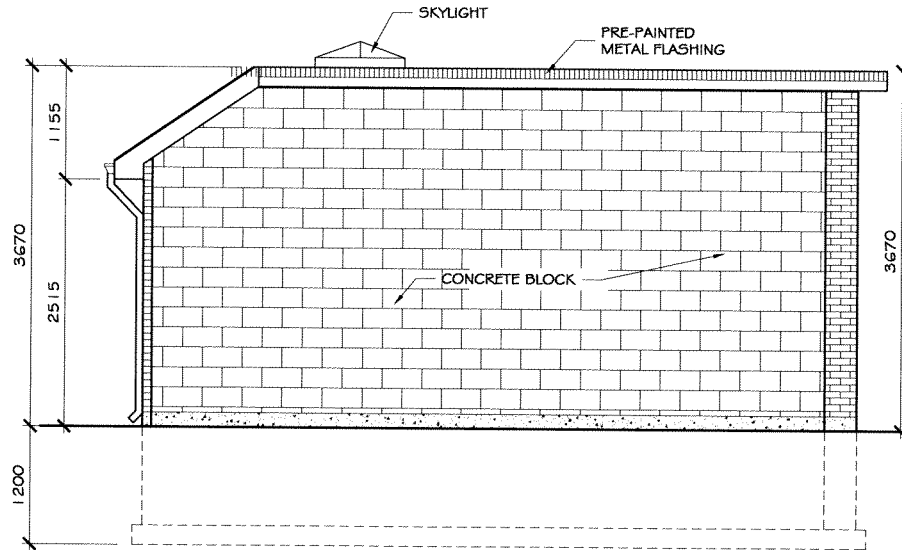
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 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
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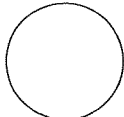


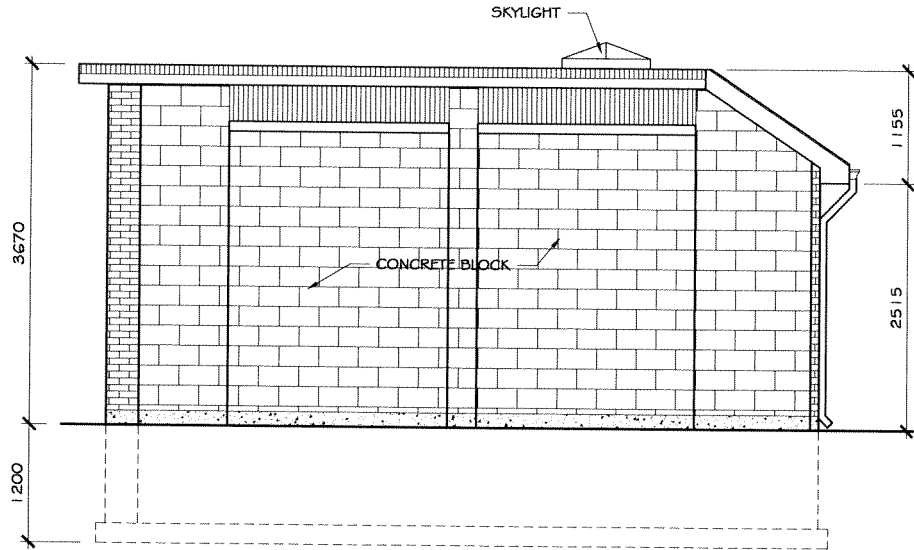
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 373 SHAW ST.
 THE CITY OF TORONTO
 DRAWN BY: F.F.
 DATED: DEC. 16, 2015

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DWG. NAME: EAST ELEVATION	
SHEET NO. SK3	



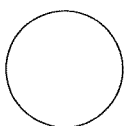
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 JAN 11 2016
 COMMITTEE OF
 ADJUSTMENT

 AMBIENT DESIGNS LTD. DESIGN & BUILDING CONSULTANTS	BCIN: 29659 	PROJECT NAME		PROJECT NO.	SCALE:		
		373 SHAW ST. THE CITY OF TORONTO		A15146	1:50 M		
		DRAWN BY:		DWG. NAME:		SHEET NO.	
		F.F.		SOUTH ELEVATION		SK4	
1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131 email: ambient@ambientdesigns.ca		DATED:		DEC. 16, 2015			



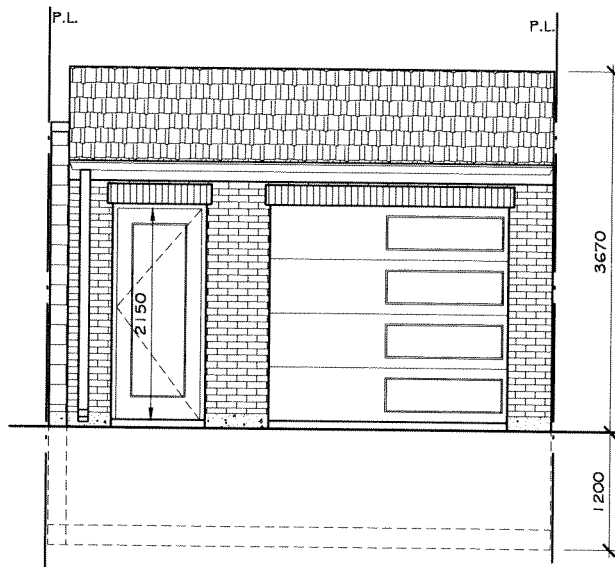
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BCIN: 29659
AMBIENT DESIGNS LTD.
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 TEL. NO. (416) 537-8531 FAX. No. (416) 537-8131
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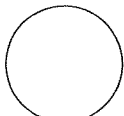


PROJECT NAME
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 THE CITY OF TORONTO
 DRAWN BY: F.F.
 DATED: DEC. 16, 2015

PROJECT NO. A15146 SCALE: 1:50 M
 DWG. NAME: NORTH ELEVATION
 SHEET NO. SK5



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 COMMITTEE OF
 ADJUSTMENT

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	373 SHAW ST. THE CITY OF TORONTO			A15146	1:50 M	
	DRAWN BY: F.F.			DWG. NAME: WEST ELEVATION		
	DATED: DEC. 16, 2015			SHEET NO. SK6		



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A0209/15TEY	Zoning:	R (d0.6) & R2 Z0.6 (Waiver)
Owner:	ROMAN CHORNEYKO	Ward:	Trinity-Spadina (19)
Agent:	LAURA CHORNEYKO		
Property Address:	373 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK H PT LOTS 18 & 19		

Notice was given and a Public Hearing was held on **Wednesday, May 27, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear second-storey addition.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Chapter 10.10.40.40.(1), By-law 569-2013**
The maximum permitted floor space index is 0.6 times the area of the lot (123.32 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.8576 times the area of the lot (176.26 m²).
- Chapter 10.10.40.30.(1), By-law 569-2013**
The maximum permitted building depth is 17.0 m.
The altered semi-detached dwelling will have a building depth of 19.73 m.
- Chapter 10.5.50.10.(1)(A), By-law 569-2013**
A minimum of 100% (22.92 m²), of the front yard shall be maintained as landscaping, excluding the permitted driveway.
In this case, 65% (15.07 m²), of the front yard will be maintained as landscaping.
- Chapter 10.5.50.10.(1)(D), By-law 569-2013**
A minimum of 75% (17.19 m²) of the front yard shall be maintained as soft landscaping.
In this case, 61% (14.02 m²) of the front yard will be maintained as soft landscaping.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (123.32 m²).
The altered semi-detached dwelling will have a floor space index equal to 0.8576 times the area of the lot (176.26 m²).

2. **Section 6(3) Part II 5, By-law 438-86**
The maximum permitted building depth for a semi-detached dwelling is 17.0 m.
The altered semi-detached dwelling will have a building depth of 19.73 m.
3. **Section 6(3) Part III 3(d)(D), By-law 438-86**
A minimum of 75% (17.19 m²), of the front yard shall be maintained as soft landscaping.
In this case, 61% (14.02 m²), of the front yard will be maintained as soft landscaping.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to approve 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

SIGNATURE PAGE

File Number:	A0209/15TEY	Zoning	R (d0.6) & R2 Z0.6 (Waiver)
Owner:	ROMAN CHORNEYKO	Ward:	Trinity-Spadina (19)
Agent:	LAURA CHORNEYKO		
Property Address:	373 SHAW ST	Community:	Toronto
Legal Description:	PLAN 399 BLK H PT LOTS 18 & 19		

Gillian Burton (signed)

John Tassiopoulos (signed)

Yim Chan (signed)

DATE DECISION MAILED ON: **Tuesday, June 2, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 16, 2015**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the **Manager & Deputy Secretary-Treasurer, Committee of Adjustment**. You must pay a filing fee of \$125.00, by certified cheque or **money** order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.