



City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Etobicoke York District
2 Civic Centre Ct
Toronto ON M9C 5A3
Tel 416 394-8060
Fax 416 394-6042

Tuesday, October 3, 2006

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

File Number:	A506/06EYK	Zoning	R2 Z0.6 (PPR)
Owner(s):	STANELY GRANDISON	Ward:	Davenport (17)
Agent:	BILL ROSS		
Property Address:	1723 DUFFERIN ST	Community:	
Legal Description:	PL D1342 LT2 PT LTS 1 & 3 PT LTS 29, 30, 31 & 32 PL D1344 PT LT40		

Notice was given and a Public Hearing was held on Thursday, September 28, 2006, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To create a 14 room "rooming house" by constructing a third storey addition and three-storey additions to the west front and south side of the existing dwelling. One self-contained apartment will be provided on the ground floor.

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

1. Section 6(2)5, By-law 438-86

A detached dwelling in an R2 zone may be converted into a "rooming house" provided that it meets the following criteria:

A maximum of 6 dwelling rooms are permitted;
The proposed "rooming house" will contain 14 dwelling rooms;

A front addition is not permitted; and
A front three-storey addition will be constructed; and

An addition may increase the gross floor area of the building by a maximum of 0.15 times the area of the lot (119.34 m²).
The additions will increase the gross floor area by 0.24 times the area of the lot (189.93 m²).

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

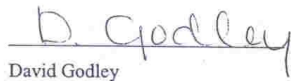
The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

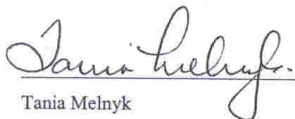
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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David Godley


Roberta Jennings


Tania Melnyk

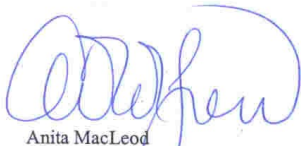

Paul Valenti


Gina Severino

DATE DECISION MAILED ON: Friday, October 6, 2006

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 18, 2006

CERTIFIED TRUE COPY



Anita MacLeod
Manager & Deputy Secretary-Treasurer
Etobicoke York District

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.