

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		

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 :**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).

The Committee had before it the following communication:

- A copy of the plan of survey, site statistics, site, floor and elevation plans.
- The Revised site plan, dated September 26, 2006.
- The covering letter from Kathleen Grandison, dated August 30, 2006.
- The departmental memorandum from the Manager, Traffic Planning/R-O-W Management, Transportation Services, dated September 26, 2006.
- The departmental memorandum from the Director, Community Planning, City Planning, Etobicoke York District, dated September 26, 2006.
- The letter in opposition from Councillor Cesar Palacio, Ward 17, dated September 20, 2006.
- The 2 identical letters in opposition from Martim & Jorgina Gaspar, 134 Sellers Avenue, dated September 27, 2006.

- The letter in opposition from N.J. Gillan, Executive Director, Corso Italia, Business Improvement Area (BIA), 1274 St. Clair Ave.W., dated September 26, 2006.
- The letter from Mr. Spitznagel, Principal Stella Maris Catholic School, dated September 27, 2006.
- The petition in opposition signed by 146 area residents and business owners.
- The letter in opposition from Jorgina Gasper, 134 Sellers Avenue, dated September 27, 2006.
- The letter in opposition from Grace Gramegna, 170 Westmount Avenue, dated September 26, 2006.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- Bill Ross, agent, outlined the application referring to the material on file. He stated that the parking layout for the site had been revised and that the following variance request be withdrawn:
 “Section 4(4)(b), By-law 438-86
 A minimum of 4 parking spaces are required.
 No on-site parking will be provided.”
- Fabio Bragagnolo, 168 Westmount Avenue, spoke in opposition to the application.
- Patricia White, 16 Norton Avenue, spoke in opposition to the application
- Mike Foderick, assistant to Councillor Cesar Palacio, Ward 17, spoke in opposition to the application.

DECISION:

It was moved by Paul Valenti, seconded by Tania Melnyk and carried unanimously that the application be **refused**.

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, the variance requested is not minor in nature, is not desirable for the appropriate development and use of the subject property and does not maintain the general intent and purpose of the Zoning By-law and the Official Plan.