

City Planning Division
Ted Tyndorf. Chief Planner and Executive Director

North York Civic Centre 5100 Yonge Street Toronto, ON M2N 5V7 Tel: (416) 395-7100 Fax: (416) 395-7155 www.toronto.ca

Monday, December 18, 2006

## REVISED NOTICE OF DECISION

# MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

File Number: A0802/06NY Zoning R1Z0.35

Owner(s): KAREN ELIZABETH HALL Ward: Don Valley West (25)

Agent: PETER HIGGINS ARCHITECT

**INC** 

Property Address: 23 GLENGOWAN RD

Legal Description: PL 511E LT177

Notice was given and a Public Hearing was held on Thursday, November 30, 2006, as required by the Planning Act.

Community:

## PURPOSE OF THE APPLICATION:

This is an application under Section 45 of the Planning Act, for variance from the provisions of the Toronto Zoning By-law 438-86, as amended, to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

- 1. Proposed Gross Floor Area of 365m<sup>2</sup> (0.582 times the area of the lot) WHEREAS a maximum Gross Floor Area of 219.4m<sup>2</sup> (0.35 times the area of the lot) is permitted;
- 2. East side yard setback of 1.5m to the rear portion of the dwelling exceeding 17m in length WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in length;
- 3. West side yard setback of 0.9m to the rear terrace portion and 4.87m to the rear portion of the dwelling exceeding 17m in length
  WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in length;
- 4. Proposed dwelling height of 10.72m WHEREAS a maximum dwelling height of 10m is permitted; and
- 5. The floor level of the proposed integral garage to be located below the average grade (at the front wall) and vehicle access to the garage to be located in a wall facing the front lot line WHEREAS the floor level of the garage shall be located above the average grade at the front wall of the dwelling.

#### IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

Revd Decision Notice - MV.doc Page 1

# The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to modify this variance application to permit a proposed gross floor area of 365m² (0.582 times the area of the lot); an east side yard setback of 1.5m to the rear portion of the dwelling exceeding 17m in length; a west side yard setback of 0.9m to the rear terrace portion and 4.87m to the rear portion of the dwelling exceeding 17 in length; a proposed dwelling height of 10.36m, and the floor level of the proposed integral garage to be located below the average grade (at the front wall), and vehicle access to the garage to be located in a wall facing the front lot line, only and 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):

- 1. The property being developed essentially in accordance with the plans stamped "Received November 29, 2006" and being held on file by the Committee of Adjustment.
- 2. The requirements of the Parks, Forestry & Recreation, Urban Forestry, outlining their requirements with respect to City owned trees and Ravine Protection.
- 3. The requirements of the Transportation Services.
- 4. The requirements of the Toronto and Region Conservation Authority.

Revd Decision Notice - MV.doc Page 2

## **SIGNATURE PAGE**

File Number: A0802/06NY Zoning R1Z0.35 Ward: Owner: Don Valley West (25) KAREN ELIZABETH HALL Agent: PETER HIGGINS ARCHITECT **INC** Property Address: 23 GLENGOWAN RD Community: Legal Description: PL 511E LT177 David Peacock (signed) Gordon Sterling (signed) Isaac Lallouz (signed) Jon Williams (signed) Robert Pletsch (signed)

DATE DECISION MAILED ON: Friday, December 8, 2006

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 20, 2006

**CERTIFIED TRUE COPY** 

A. Evangelista (signed) Manager & Deputy Secretary Treasurer North 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.

Revd Decision Notice - MV.doc Page 3