

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	Community:	
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.

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 365m² (0.582 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 219.4m² (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:

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.

