



City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
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Wednesday, April 2, 2008

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

File Number:	A0214/08TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	DENNIS KONSTANJELOS	Ward:	Toronto-Danforth (30)
Agent:	TREVOR GAIN		
Property Address:	216 HAMILTON ST PART 2	Community:	
Legal Description:	PL 374 LT66 LT67		

Notice was given and a Public Hearing was held on Wednesday, April 2, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATIONS:

To demolish the existing detached dwelling (occupying Parts 1, 2 and 3, Draft R-plan) and to redevelop the new undersized lot (**PART 2**) with a three storey row house with rear first and third floor decks and a front integral garage.

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

- Part 6(3) Part VII I (II), By-law 438-86**
The minimum required lot frontage is 6.0 m.
Part 2 will have a lot frontage of 4.41 m.
- Part 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (120.75 m²)
The three storey row house on **Part 2** will have a residential gross floor area equal to 1.57 times the area of the lot (189.77 m²).
- Part 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth of a dwelling is 14.0 m.
In this case, the row house will have a depth of 16.3 m.

The Committee considered, jointly, Applications B0014/08TEY, A0213/08TEY, A0214/08TEY and A0215/08TEY.

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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DISSENTED

Sandeep Agrawal

Fernando Costa

Kay Gardner

Corinne Muccilli

DATE DECISION MAILED ON: Tuesday, April 8, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 22, 2008.

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.