



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

Wednesday, January 7, 2009

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

File Number: A0710/08TEY Zoning R2 Z0.6 (PPR)
Owner(s): CHRISTOPHER MCCULLAGH Ward: Beaches-East York (32)
MIRIAM ANN COMERFORD
Agent: DENNIS KURFURST
Property Address: **62 GLEN MANOR DR** Community:
Legal Description: PL M490 PT LT144 RP 66R13733 PTS 2 & 3

Notice was given and a Public Hearing was held on Wednesday, January 7, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing three-unit, two-storey semi-detached dwelling by constructing a third floor dormer addition and converting a portion of the third floor attic into a bedroom.

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

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

An addition to a converted house is permitted provided the increase in residential gross floor area does not exceed 0.15 times the area of the lot (29.5 m²).

The increase in residential gross floor area from the addition will equal to 0.218 times the area of the lot (45 m²).

2. Section 6(3) Part I 1, By-law 438-86

The residential gross floor area shall not exceed 0.60 times the area of the lot (124.52 m²).

The altered dwelling will have a residential gross floor area equal to 1.55 times the area of the lot (321.45 m²).

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 approve this variance application 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) Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and Privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.
- (2) The dormer addition shall be shifted west 1.21 m (4ft) resulting in a rear yard setback of **11.54 m** from the rear lot line.
- (3) The alterations shall be constructed substantially in accordance with the plans submitted and held on file by the Committee of Adjustment office, subject to the amendment noted in Condition 2.

SIGNATURE PAGE

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ABSENT

Fernando Costa (signed)

Heather Gardiner (signed)

Kay Gardner (signed)

Corinne Muccilli (signed)

Sandeep Agrawal (signed)

DATE DECISION MAILED ON: **Tuesday, January 13, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 27, 2009**

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.