



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 21, 2009

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

File Number:	A0812/08TEY	Zoning:	R3 Z1.0 (PPR)
Owner(s):	F G P HOLDINGS LTD	Ward:	Trinity-Spadina (20)
Agent:	KATE PREVEDELLO	Community:	
Property Address:	102 ROBERT ST		
Legal Description:	PL D10 PT LT15		

Notice was given and a Public Hearing was held on Wednesday, January 21, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing one-storey dwelling and to construct a new three-storey dwelling.

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

- Section 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 (299.18 m²).
The new three-storey dwelling will have a residential gross floor area equal to 1.10 times the area of the lot (327.67 m²).
- Section 6(3) Part II 3.B (I), By-law 438-86**
The minimum required side lot line setback for the portion of the dwelling exceeding 17.0 m in depth is 7.5 m.
The 3.04 m portion of the new three-storey dwelling exceeding 17.0 m in depth will be located 1.22 m from the north side lot line and 3.63 m from the south side lot line.
- Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 2.42 m.
The new three-storey dwelling will be located 1.5 m from the front lot line.

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:

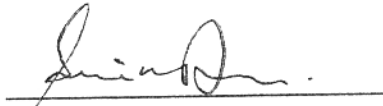
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.
- The proposal is out of context; represents overdevelopment of the subject site; and is an affront to the established streetscape.

SIGNATURE PAGE

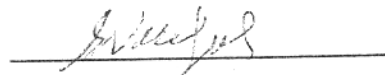
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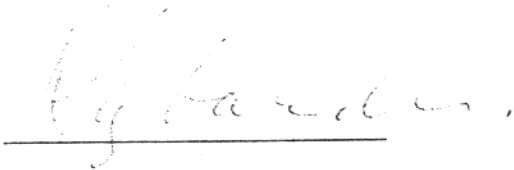
Robert Brown



Gillian Burton



George Vasilopoulos

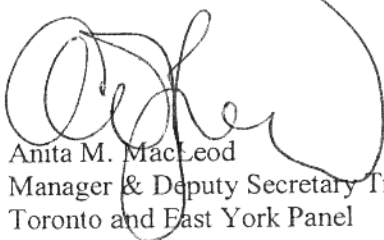


Kay Gardner

DATE DECISION MAILED ON: **Tuesday, January 27, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 10, 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.