



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

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

File Number:	A0585/09TEY	Zoning	R3 Z1.0 (PAL)
Owner(s):	CHAOQIN LIN	Ward:	Trinity-Spadina (20)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	<b>87 BALDWIN ST</b>	Community:	Toronto
Legal Description:	CON 1 FB PARK PT LT14		

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

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the use of the existing two-storey semi-detached dwelling as a converted dwelling containing two dwelling units and the rear two-storey addition which was constructed without proper authorization.

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

- 1. Section 6(I)A, By-law 438-86**  
An addition to the converted dwelling is permitted, provided that the increase in residential gross floor area does not exceed 15% of the area of the lot (39.15 m<sup>2</sup>).  
In this case, the two-storey addition has a gross floor area equal to 26.3 % of the area of the lot (68.64 m<sup>2</sup>).
- 2. Section 6(3) Part II 3(1), By-law 438-86**  
The required side yard setback from adjacent dwellings where the side walls contain no openings is 0.9 m.  
The altered dwelling is located 0.16 m from the adjacent dwelling at 89 Baldwin Street.
- 3. Section 6(3) Part II 3.c(1), By-law 438-86**  
The required side yard setback where the side wall of a dwelling contains no openings is 0.45 m.  
The altered dwelling is located 0.00 m from the west side lot line
- 4. Section 6(3) Part II 5(1), By-law 438-86**  
The maximum permitted depth of a dwelling is 14 m.  
The altered dwelling has a depth of 22.53 m.

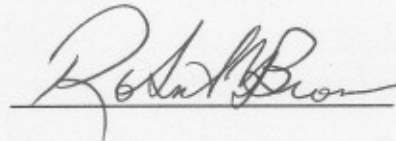
**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

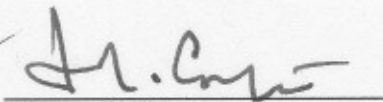
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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.

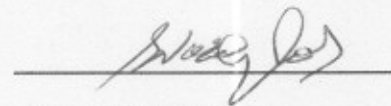
DEVELOPMENT SERVICES  
Property Address: **87 BALDWIN ST** Community: Toronto  
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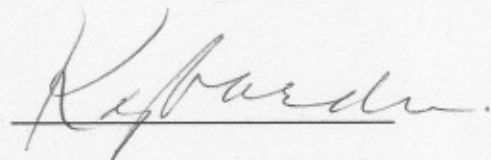
Robert Brown



Fernando Costa



George Vasilopoulos



Kay Gardner

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

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 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](http://www.omb.gov.on.ca).