



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

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
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NOTICE OF DECISION MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

File Number:	A0395/10TEY, A0396/10TEY, A0397/10TEY, A0398/10TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	THIRTY-ONE NORTHERN PLACE INC	Ward:	Davenport (18)
Agent:	MAURIZIO TROTTA		
Property Address:	31 NORTHERN PL	Community:	
Legal Description:	PLAN 525 PT LOT 6 RP 64R14469 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, June 23, 2010**, as required by the Planning Act.

PURPOSE OF APPLICATION A0395/10TEY - Lot 1:

To construct a three-storey row house dwelling.

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

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

The maximum permitted residential gross floor area is Z1.0 times the area of the lot (77.1 m²).

The new row house dwelling will have a residential gross floor area equal to 1.36 times the area of the lot (104.77 m²).

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

The minimum required front yard setback is 6.0 m.

The proposed front yard setback is 0.30 m.

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

The minimum required rear yard setback is 7.5 m

The proposed rear yard setback is 0.40 m

4. Section 6(3) Part II 2, By-law 438-86

The maximum permitted build depth is 14.0 m

The proposed building depth is 14.58 m.

5. Section 6(3) Part II 2, By-law 438-86

The minimum required landscaped open space is equal to 30% of the lot area 23.13 m²

The proposed landscaped open space is equal to 7.96% of the lot area 6.14 m².

6. **Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The lot frontage will be 4.99 m.
7. **Section 4.17, By-law 438-86**
The minimum required length of a parking space is 5.6 m.
The length of the proposed parking space is 5.05 m.
8. **Section 4(2)(a)(i)C, By-law 438-86**
The portion of the stair enclosure (exceeding the height limit of 10 m, within 6 m of a street line) will exceed 20% of the width of the main wall facing the lot line.
9. **Section 6(3) Part II 3.A(I), By-law 438-86**
The minimum required setback from a flanking street is 0.9 m.
The proposed setback from the flanking street is 0.30 m.

PURPOSE OF APPLICATION A0396/10TEY Lot 2

To construct a three-storey row house dwelling.

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

1. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is Z1.0 times the area of the lot (61.30 m²).
The new row house dwelling will have a residential gross floor area equal to 1.51 times the area of the lot (92.4 m²).
2. **Section 6(3) Part II 2, By-law 438-86**
The minimum required front yard setback is 6.0 m.
The proposed front yard setback is 0.30 m.
3. **Section 6(3) Part II 2, By-law 438-86**
The minimum required rear yard setback is 7.5 m
The proposed rear yard setback is 2.21 m
4. **Section 6(3) Part VII 1(II), By-law 438-86**
The minimum required lot frontage is 6.0 m.
The lot frontage will be 4.01 m.
5. **Section 4(2)(a)(i)C, By-law 438-86**
The maximum width of a stair enclosure is not permitted to exceed 20% of the main wall.
The proposed width of the stair enclosure exceeds 20% of the main wall.
6. **Section 4(4)(b), By-law 438-86**
The minimum required number of parking spaces on the lot is 1.
The proposed number of parking spaces on the lot is 0.

PURPOSE OF APPLICATION A0397/10TEY - Lot 3

To construct a three-storey row house dwelling.

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

The maximum permitted residential gross floor area is Z1.0 times the area of the lot (61.30 m²).

The new row house dwelling will have a residential gross floor area equal to 1.51 times the area of the lot (92.73 m²).

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

The minimum required front yard setback is 6.0 m.

The proposed front yard setback is 0.30 m.

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

The minimum required rear yard setback is 7.5 m

The proposed rear yard setback is 5.0 m

4. Section 6(3) Part VII 1(II), By-law 438-86

The minimum required lot frontage is 6.0 m.

The lot frontage will be 4.01 m.

5. Section 4(2)(a)(i)C, By-law 438-86

The maximum width of a stair enclosure is not permitted to exceed 20% of the main wall.

The proposed width of the stair enclosure exceeds 20% of the main wall.

6. Section 4(4)(b), By-law 438-86

The required number of parking spaces to be provided on site is 1.

The proposed number of parking spaces to be provided is 0.

PURPOSE OF APPLICATION A0398/10TEY Lot 4

To construct a three-storey row house dwelling.

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

The maximum permitted residential gross floor area is Z1.0 times the area of the lot (70.4 m²).

The new row house dwelling will have a residential gross floor area equal to 1.36 times the area of the lot (95.47 m²).

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

The minimum required front yard setback is 6.0 m.

The proposed front yard setback is 0.30 m.

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

The minimum required rear yard setback is 7.5 m

The proposed rear yard setback is 5.0 m

4. Section 6(3) Part VII 1(II), By-law 438-86

The minimum required lot frontage is 6.0 m.

The lot frontage will be 4.67 m.

5. Section 4(2)(a)(i)C, By-law 438-86

The maximum width of a stair enclosure is not permitted to exceed 20% of the main wall.
The proposed width of the stair enclosure exceeds 20% of the main wall.

6. Section 4(4)(b, By-law 438-86

The required number of parking spaces to be provided on site is 1.
The proposed number of parking spaces to be provided on site is 0.

The Committee will consider jointly, Applications B0049/10TEY, A0395/10TEY to A0398/10TEY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Applications are 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):

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.

SIGNATURE PAGE

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Robert Brown

Gillian Burton

George Vasilopoulos

DECLARED AN INTEREST

John Tassiopoulos

David Pond

DATE DECISION MAILED ON: **Tuesday, June 29, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, July 13, 2010**

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.