

Attn: Blake W.



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
CONSENT
(Section 53 of the Planning Act)

File Number:	B0035/10TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	IRINA KLIMOVA	Ward:	St. Paul's (22)
	ANNA GAVRIS		
Agent:	YURI GAVRIS		
Property Address:	95 LONSDALE RD	Community:	
Legal Description:	PLAN 890 PT LOT 69 PT LOT 70		

Notice was given and a Public Hearing was held on **Wednesday, May 12, 2010**, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever property into two residential lots.

Conveyed Part 1, Draft R-Plan

Part 1 has a frontage of 5.84 m and an area of 279.33 m². The existing detached dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed with an integral garage at grade.

Retained Part 2, Draft R-Plan

Part 2 has a frontage of 5.84 m and an area of 279.33 m². The existing detached dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed with an integral garage at grade.

The Committee considered jointly, Applications B0035/10TEY, A0264/10TEY and A0265/10TEY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.



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

File Number:	A0264/10TEY, A0265/10TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	IRINA KLIMOVA ANNA GAVRIS	Ward:	St. Paul's (22)
Agent:	YURI GAVRIS		
Property Address:	95A LONSDALE RD 95B LONSDALE RD	Community:	
Legal Description:	PLAN 890 PT LOT 69 PT LOT 70		

Notice was given and a Public Hearing was held on **Wednesday, May 12, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct on each of the lots described in Consent Application B0035/10TEY, a three-storey semi-detached dwelling with an integral garage at grade.

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

A0264/10TEY - 95 A Lonsdale Road

- Section 6(3) Part VII 1(F), By-law 438-86**
The minimum required lot frontage is 9.0 m.
The lot frontage is 5.84 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area in an area zoned R2 Z0.6 is 0.6 times the area of the lot (165.60 m²).
The residential gross floor area of the new three-storey semi-detached dwelling is 1.07 times the area of the lot (295.0 m²).
- Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m
The new semi-detached dwelling will have a depth of 21.0 m.
- Section 6(3) Part II 8D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The proposed platform will have a height of 1.79 m above grade.

A0264/10TEY & A0265/10TEY

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5. **Section 6 (3)Part IX (1)(a) By-law 438-86**
An integral garage in a building on a lot having a frontage of less than 7.62 m is not permitted.
The integral garage will be on a lot with a frontage of 5.84 m.
6. **Section 6(3) Part II 2 (II), By-law 438-86**
The minimum required front yard setback of a building on an inside lot is 5.34 m.
The new semi-detached dwelling will be located 3.35 m from the front lot line.

A0265/10TEY - 95 B Lonsdale Road

1. **Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9.0 m.
The lot frontage is 5.84 m.
2. **Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area in an area zoned R2 Z0.6 is 0.6 times the area of the lot (165.60 m²).
The residential gross floor area of the new three-storey semi-detached dwelling is 1.07 times the area of the lot (295.0 m²).
3. **Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a semi-detached dwelling is 17.0 m
The new semi-detached dwelling will have a depth of 21.60 m.
4. **Section 6(3) Part II 8D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The proposed platform will have a height of 1.77 m above grade.
5. **Section 6 (3)Part IX (1)(a) By-law 438-86**
An integral garage in a building on a lot having a frontage of less than 7.62 m is not permitted.
The integral garage will be on a lot with a frontage of 5.84 m.

The Committee considered jointly, Applications B0035/10TEY, A0264/10TEY and A0265/10TEY.

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.



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A0264/10TEY & A0265/10TEY

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A0265/10TEY - 95 B Lonsdale Road

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