

Nino Pellegrini
District 1, Right of Way Management
OFF STREET PARKING
433 EASTERN AVE
TORONTO ON M4M 1B7

Tuesday, May 29, 2007

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

File Number:	A0635/06TEY	Zoning	
Owner(s):	JAN KLOOSTERHUIS	Ward:	Beaches-East York (32)
Agent:	LINA RODRIGUEZ		
Property Address:	220 KENILWORTH AVE	Community:	
Legal Description:	PL M218 PT LT6 RP 66R8617 PT 2		

Notice was given and a Public Hearing was held on Wednesday, May 23, 2007, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing integral garage of the existing semi-detached dwelling with three units to an additional dwelling unit.

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

- Section 6(3) Part I 1, By-law 438-86**
The maximum residential gross floor area of the building shall not exceed 0.60 times the area of the lot (208.02 m²).
The altered building will have a residential gross floor area equal to 0.92 times the area of the lot (317.71 m²).
- Section 6(3) Part IV(E), By-law 438-86**
The by-law does not permit parking in front of the main front wall of the building.
The altered building will have a parking space in front of the main front wall.
- Section 4 (4) (b) 1, By-law 438-86**
The by-law requires the provision of 3 motor vehicle parking spaces.
The proposed number of parking spaces is 1.

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) The owner shall fulfill conditions to the satisfaction of the Manager, Right-of-way Management, Transportation Services, Toronto & East York district, as follows:
 - (i) The owner shall obtain city approval for the front yard parking;
 - (ii) All existing asphalt paving shall be removed and the area restored to soft landscaping, as required by the New Code Chapter 918; and
 - (iii) In the event that the front yard parking is not approved, the owner shall be responsible for the removal of the obsolete ramping.
- (2) 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.

