

City Planning Division
Ted Tyndorf, Chief Planner and Executive Director

Committee of Adjustment 100 Queen Street West Toronto DN M5H 2N2 Tel: 416-392-7565 Fax: 416-392-0580

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:

A0636/06TEY

Zoning

Owner(s):

JAN KLOOSTERHUIS

Ward:

Beaches-East York (32)

Agent:

LINA RODRIGUEZ

222 KENILWORTH AVE

Community:

Property Address: Legal Description:

PL M218 PT LT6 RP 66R8617 PT 1

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:

### 1. 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  $(208.02 \text{ m}^2)$ .

The altered building will have a residential gross floor area equal to 0.92 times the area of the lot  $(317.71 \text{ m}^2)$ .

### 2. 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.

## 3. 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

Decision Notice - MV

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:
  - 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.

#### SIGNATURE PAGE

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George Vasilopoulos	Gillian Burton	Rebecca Condon
Robert Brown	Sheila Pin	

DATE DECISION MAILED ON: Tuesday, May 29, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 12, 2007

**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 <a href="https://www.omb.gov.on.ca">www.omb.gov.on.ca</a>.