



City Planning Division
Gary Wright, Chief Planner and Executive Director

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

Wednesday, June 11, 2008

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

File Number:	A0322/08TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	SELENE RICHARDS	Ward:	Beaches-East York (32)
Agent:	SELENE RICHARDS		
Property Address:	124 KENILWORTH AVE	Community:	Toronto
Legal Description:	CON 1 FB PT LT5		

Notice was given and a Public Hearing was held on Wednesday, June 11, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the garage of the existing two-storey detached dwelling into habitable space.

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

- Sections 2(1) and 6(3) Part IV 1 e, By-law 438-86**
One motor vehicle space measuring 2.6 m by 5.9 m is required to be provided behind the front wall.
In this case, no parking spaces will be provided behind the front wall.
- Section 6(3) Part IV 1(E), By-law 438-86**
Parking for motor vehicles is not permitted beyond the main front wall of the building.
The existing parking area is located beyond the main front wall.
- Section 6(3) Part I 1(c), By-law 438-86**
The driveway to an integral below grade garage is required to be filled in when the garage is replaced by habitable space.
The existing driveway will be maintained.

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):

The applicant shall apply for separate approval for front yard parking pad, to the satisfaction of Traffic Planning & Right-of-Way Management, Transportation Services, Toronto and East York District.

SIGNATURE PAGE

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Robert Brown (signed)

Gillian Burton (signed)

George Vasilopoulos
(signed)

Sheila Pin (signed)

DATE DECISION MAILED ON: Tuesday June 17, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday July 2, 2008.

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.