

JAKOV BASSEL  
DREW LAZLO ARCHITECT  
1759 A AVENUE RD  
TORONTO ON M5M 3Y8

Friday, March 19, 2004

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

File Number:	A104/04M	Zoning	R1
Owner(s):	STEPHANIE BAKER MARC BENJAMIN	Ward:	St. Paul's (21)
Agent:	JAKOV BASSEL DREW LAZLO ARCHITECT		
Property Address:	2 WINDLEY AVE	Community:	
Legal Description:	PL 1741 LT152		

Notice was given and a Public Hearing was held on Thursday, March 11, 2004, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application under Section 45 of the Planning Act, for variance from the provisions of the York Zoning By-laws 1-83 and 3623-97, as amended, to permit the construction of a one storey addition and a new porch attached to the front of the dwelling. Also proposed is the construction of a one storey addition attached to the east side of the dwelling and a second storey addition above the existing garage. The garage would be converted into habitable space.

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

1. Proposed Floor Space Index of 0.55 (324.59m<sup>2</sup>)  
WHEREAS a maximum Floor Space Index of 0.4 (234.26m<sup>2</sup>);
2. Front yard setback of 9.5m to the proposed addition and porch  
WHEREAS a minimum of 10.72m is required; and
3. 0 motor vehicle parking spaces provided on site  
WHEREAS 1 motor vehicle parking space is required to be located on the same site.

**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 requirements of the Works and Emergency Services Department, Transportation Services Division.