TORONTO

**City Planning Division**
**Gary Wright,** Acting Chief Planner and Executive Director

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 1E5

Phone (416) 395-7000
Fax (416) 395-7200

Wednesday, March 26, 2008

# NOTICE OF DECISION

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

| | | | |
|---|---|---|---|
| File Number: | A0086/08NY | Zoning | RA1 |
| Owner(s): | Sam Anagnostopoulos | Ward: | Don Valley West (26) |
| Agent: | STAVROS THEODORAKOPOULOS | | |
| Property Address: | **453 SUTHERLAND DR** | Community**:** | East York |
| Legal Description: | PL 1925 PT LT236 PT LT237 | | |

Notice was given and a Public Hearing was held on Wednesday, March 26, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant proposes to construct a second floor addition to an existing one-storey dwelling, and a one storey addition to the rear of the dwelling.

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

1. Proposed floor space index of 0.67 x lot area (239.66$m^2$)
   WHEREAS a maximum of 0.45 x lot area (160.97$m^2$) is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Modified and Approved on Condition**

It is the decision of the Committee of Adjustment to MODIFY AND APPROVE the following variance(s):

1. Proposed floor space index of 0.55 x lot area (196.74$m^2$)
   WHEREAS a maximum of 0.45 x lot area (160.97$m^2$) is permitted.

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 satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.

2. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

**SIGNATURE PAGE**

| | | | |
|---|---|---|---|
| File Number: | A0086/08NY | Zoning | RA1 |
| Owner: | Sam Anagnostopoulos | Ward: | Don Valley West (26) |
| Agent: | STAVROS THEODORAKOPOULOS | | |
| Property Address: | **453 SUTHERLAND DR** | Community**:** | East York |
| Legal Description: | PL 1925 PT LT236 PT LT237 | | |

| | | |
|---|---|---|
| David Gurin (signed) | Donald Di Prospero (signed) | Robert Pletsch (signed) |

DATE DECISION MAILED ON: Thursday, April 3, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 15, 2008

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North 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.