



City Planning Division
Gary Wright, Acting, 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, January 7, 2009

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

File Number:	A0020/09TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	HANNAH BANK	Ward:	Trinity-Spadina (20)
Agent:	PAT HANSON		
Property Address:	82 ROBERT ST	Community:	
Legal Description:	PL D291 LT5		

Notice was given and a Public Hearing was held on Wednesday, January 7, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by constructing a rear two storey and three-storey addition.

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

Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 1.0 times the area of the lot (222 m²).

The altered dwelling will have a residential gross floor area equal to 1.17 times the area of the lot (258.9 m²).

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):

Prior to the issuance of a building permit, the owner/applicant shall submit architectural drawings, including plans, elevations and details of exterior work to the satisfaction of the Manager of Heritage Preservation Services.

SIGNATURE PAGE

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DISSENTED

Fernando Costa (signed)

Heather Gardiner

Kay Gardner (signed)

DISSENTED

Corinne Muccilli

Sandeep Agrawal (signed)

DATE DECISION MAILED ON: **Tuesday, January 13, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 27, 2009**

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.