



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

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

File Number:	A0128/10TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	WILLIAM GALLOS	Ward:	Beaches-East York (32)
Agent:	PETER MANOS		
Property Address:	102 WAVERLEY RD	Community:	Toronto
Legal Description:	PL M28 PT LTS 8 TO 10		

Notice was given and a Public Hearing was held on **Wednesday, February 24, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition to the rear of the existing detached single family dwelling and to legalize and to maintain a rear basement addition that was constructed without a building permit. Also to construct a rear landing and stairs leading to a basement entrance.

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

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

Additions to the rear of a detached house erected before October 15, 1953, are permitted provided the depth of the residential building including the addition or additions does not exceed 17.0 m.
In this case, the altered dwelling will have a depth of 24.31 m.

Note: The proposed depth is taken to the rear wall of the basement addition at 24.31 m. The depth taken from the second floor front wall to the rear wall is 21.81 m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Robert Brown (Signed)

Gillian Burton (Signed)

George Vasilopoulos
(Signed)

DISSENTED

John Tassiopoulos (Signed)

David Pond

DATE DECISION MAILED ON: **Tuesday, March 2, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, March 16, 2010**

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.