

**31. 129 BALDWIN ST**

File Number:	A0652/09TEY	Zoning	R3 Z1.0 (PPR)
Owner(s):	ELIANE MAZZAWI NEGAR BAHARDOUST	Ward:	Trinity-Spadina (20)
Agent:	VINCENT A. SIU		
Property Address:	<b>129 BALDWIN ST</b>	Community:	Toronto
Legal Description:	PLAN D83 PT LOT 14		

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing third floor rear addition to the existing semi-detached dwelling containing three units, as constructed.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. 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 (275.52 m<sup>2</sup>).  
The existing dwelling has a residential gross floor area of 1.25 times the area of the lot (343.42 m<sup>2</sup>).

**2. Section 6(3) Part II 3.C(I), By-law 438-86**

The minimum required side lot line setback is 0.45m, where the side wall contains no openings.  
The existing dwelling has a west side lot line setback of 0.0 m.

**3. Section 6(3) Part II 5(I), By-law 438-86**

The maximum permitted building depth is 14.0 m.  
The existing dwelling has a depth of 25.99 m.

The Committee had before it the following communication:

- A copy of the minute from the January 13, 2010 public hearing.
- A copy of the plan of survey, site statistics and the site, floor and elevation plans.
- The correspondence from Negar Bahardoust, owner, requesting the application be deferred, dated May 6, 2010.
- Previous Decision Number A0307/07TEY and A0546/08TEY affecting the subject property.

**Commenting Agency Reports/Email**

- The Staff Report from the Director, Community Planning, City Planning, Toronto and East York District, dated May 5, 2010.

**Councillor**

- The correspondence in opposition from Councillor Adam Vaughan, Ward 20, dated January 12, 2010 and May 10, 2010.

**Opposition**

- The correspondence in opposition from:
  - William Louie, 121 Baldwin Street, dated December 22, 2009 and April 26, 2010.
  - Richard Arblaster, solicitor for the owners of 131 Baldwin Street, dated January 12, 2010.
  - Wai Ming Mah, 127 Baldwin Street, dated January 12, 2010 and May 10, 2010.
  - Ming Wong and May Chu, 125 Baldwin Street, dated May 5, 2010.
- The 15-signature petition in opposition, signed by the surrounding neighbours, received January 12, 2010.

The following persons appeared before the Committee of Adjustment in connection with the foregoing matter:

- No person was present to represent the application
- Councillor Adam Vaughan, Ward 20, spoke in opposition to the application.
- The following were present in opposition to the application but did not make a presentation:
  - May Chu, 125 Baldwin Street
  - Ming Wong, 125 Baldwin Street
  - William Wong, 131 Baldwin Street
  - Corinna Mah, 127 Baldwin Street
  - Wai Ming Mah, 127 Baldwin Street
  - Oi Mei Mah, 127 Baldwin Street

The Committee noted that the application was scheduled for hearing during the 3:30 p.m. time-slot, and at 5:45 p.m. neither the applicant nor the agent was in attendance to represent the application.

**MOTION**

It was moved by Fernando Costa, seconded by Corinne Muccilli and carried unanimously that the application be deemed to have been abandoned by the applicant and that the file be closed; and that the application fee not be refunded.