



City Planning Division
Gary Wright, Chief Planner and Executive Director

North York Civic Centre
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CITY OF TORONTO
CLIFF JENKINS
5100 YONGE ST
TORONTO ON M2N 5V7

Wednesday, March 17, 2010

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

File Number:	A0027/10NY	Zoning	RI Z0.35
Owner(s):	THOMAS KITSOS	Ward:	Don Valley West (25)
Agent:	G. DUFF RYAN		
Property Address:	12 DAWLISH AVE	Community:	Toronto
Legal Description:	PL 1485 PT LT2		

Notice was given and a Public Hearing was held on Wednesday, March 17, 2010, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

NOTE: The property was previously subject to minor variance application (A0573/07NY) for a second storey addition above the existing one storey portion of the dwelling at the rear and south side. The application was considered by the Committee of Adjustment on October 10, 2007 and approved for a front yard setback of 5.9metres to the proposed front porch, south side yard setback of 0.75metres to the existing dwelling and proposed addition, south side yard setback of 0.75metres to the rear 1.2metres portion of the dwelling exceeding 17metres in length, rear yard setback of 5.4metres, front porch projection of 3.4metres, projection along the north elevation beyond the dwelling of 1.2metres, and gross floor area of 0.43 times the area of the lot.

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

1. Proposed gross floor area of 283.4m² (0.62 x the area of the lot)
WHEREAS a maximum of 160.2m² (0.35 x the area of the lot) is permitted; and
2. Proposed east side lot line setback of 0.54m
WHEREAS a minimum of 0.9m is required for the portion of the building not exceeding 17m in depth and where the side wall contains openings.

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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David Gurin (signed)



Donald Di Prospero
(signed)



Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, March 25, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 6, 2010

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.