TORONTO

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

File Number:	A0916/10TEY	Zoning	R 1S Z0.6 & R (PPR)
Owner(s):	RAMIN BORZOUI	Ward:	Toronto Centre-Rosedale (27)
Agent:	RAMIN BORZOUI		
Property Address:	**288 MOUNT PLEASANT RD**	Community:	
Legal Description:	PLAN 719 PT LOT 215 PLAN E770 PT LOT 2 RP 64R14300 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, January 26, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct, on the vacant lot, a new 2½-storey detached dwelling with an attached garage.

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

1. **Chapter 10.10.40.10(2), By-law 1156-2010**
   The maximum permitted height of the main walls (side, front and rear) in an R zone is 8 m above established grade.
   The south side wall height will be 9.07 m, above average grade, and the front and rear main wall heights will be 10.668 m, above average grade.

2. **Chapter 10.10.40.40, By-law 1156-2010**
   The maximum permitted floor space index is 0.6 times the area of the lot (157.91 m²).
   The floor space index will be 0.924 times the area of the lot (243.26 m²).

3. **Chapter 10.10.40.70(2), By-law 1156-2010**
   The minimum required rear yard setback in an R zone is 7.5 m.
   The rear yard setback will be 5.481 m.

4. **Chapter 10.10.40.70(1), By-law 1156-2010**
   The minimum required front yard setback in an R zone is 6 m.
   The front yard setback will be 2.011 m.

5. **Chapter 10.10.30.10(1), By-law 1156-2010**
   The minimum required lot area is 270 m².
   The existing vacant lot has an area of 263.181 m².

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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Fernando Costa

DECLARED AN INTEREST

Heather Gardiner

Kay Gardner

DISSENTED

Sandeep Agrawal

DATE DECISION MAILED ON: **Tuesday, February 1, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 15, 2011**

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.