



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:	A0898/10TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	JONATHAN MAINWARING	Ward:	Beaches-East York (32)
Agent:	SCOTT BURNS		
Property Address:	376 GLEN MANOR DR	Community:	
Legal Description:	PLAN M467 PT LOT 20 PT LOT 21		

Notice was given and a Public Hearing was held on **Wednesday, July 13, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing one-storey detached dwelling and to construct a new two-storey detached dwelling with an integral below grade garage, a front porch, a rear basement walkout, a rear ground floor deck with stairs to grade, and a rear second floor bay window.

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

- 1. Section 6(3) Part II 8 D(I), By-law 438-86**
The maximum permitted height of an uncovered platform which projects into the required setbacks is 1.2 m above grade.
The proposed height of the rear deck is 1.49 m above grade.
- 2. Section 6(3) Part IV 3(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
In this case, the proposed integral garage is below grade.
- 3. Section 6(3) Part II 2(iii), By-law 438-86**
The minimum required front lot line setback for a building is 4.52 m.
The proposed front lot line setback is 2.99 m.
- 4. Section 6(3) Part IV 2, By-law 438-86**
A building on a lot that abuts a flanking street or public lane shall gain its vehicular access from the flanking street or public lane.
The proposed access to vehicle parking is from the main street.

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 (signed)

Robert Brown (signed)

George Vasilopoulos
(signed)

DISSENTED

John Tassiopoulos

David Pond (signed)

DATE DECISION MAILED ON: **Tuesday, July 19, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 2, 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.