



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:	A0917/10TEY	Zoning	MCR T3.0 C2.0 R2.5 & CR3 (PPR)
Owner(s):	1696385 ONTARIO INC	Ward:	Beaches-East York (32)
Agent:	RANDAL DICKIE		
Property Address:	1901 DANFORTH AVE	Community:	
Legal Description:	PLAN 461E PT LOTS 27 AND 28 RP 66R22838 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, September 14, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey addition with residential dwelling units above the existing one-storey detached building containing a hand car wash.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 8(3) Part II 4(A), By-law 438-86**
The minimum required setback of a building from a lot in a residential or park district is 7.5 m.
The proposed building will be setback 5.48 m.
- 2. Section 4(14)a, By-law 438-86**
A parking facility is required.
In this case, no parking facility will be provided.
- 3. Section 8(3) Part II 4(C)(III), By-law 438-86**
The building shall be within the 45 degree angular plane projected over the lot from an elevation of 10 m above the average elevation of the ground at a distance of 7.5 m from a lot in a residential or park district.
The proposed building will penetrate the 45 degree plane.
- 4. Section 8(3) Part II 1(A)(II), By-law 438-86**
The window of a dwelling unit shall be set back a minimum of 5.5 m from a lot line that is not a street line or from a wall of a building.
The windows of the proposed building will be set back 1.2 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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Fernando Costa (signed)

Heather Gardiner (signed)

Kay Gardner (signed)

Corinne Muccilli (signed)

DATE DECISION MAILED ON: **Tuesday, September 20, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 4, 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.