



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
Fax: 416-392-0580

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

File Number:	A0360/10TEY	Zoning	R1 Z0.35 (PAL)
Owner(s):	GOLNAZ GOUDARZI	Ward:	St. Paul's (21)
Agent:	LORNE ROSE ARCHITECT		
Property Address:	32 GLENAYR RD	Community:	
Legal Description:	PLAN 1932 LOT 46		

Notice was given and a Public Hearing was held on **Wednesday, August 25, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new three-storey detached dwelling with an integral below-grade garage.

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

- Section 6.(3), Part I.1, By-law 438-86**
The residential gross floor area shall not exceed 0.35 times the area of the lot (214.92 m²).
The new dwelling will have a residential gross floor area equal to 0.84 times the area of the lot (517.91 m²).
- Section 6.(3), Part IV.3(II), By-law 438-86**
An integral garage where the floor level is located below grade and the vehicle access is located in a wall facing the front lot line is not permitted.
The integral garage will be below grade.
- Section 6.(3), part II.3.B(II), By-law 438-86**
The portion of a dwelling that exceeds a depth of 17 m shall maintain a minimum side yard setback of 7.5 m.
The 4.69 m portion of the new dwelling, exceeding the 17 m depth, will be setback 0.9 m from the **south** side lot line and 1.2 m from the **north** side lot line.
- Section 6.(3), Part II.8, By-law 438-86**
A bay window is permitted to project into the required front yard setback provided the width of the bay window attached to the front wall of a detached house does not exceed 3 m (measured where the window joins the wall).
In this case, the bay window will measure 4.42 m in width.
- Section 6.(3), Part II.2.(II), By-law 438-86**
The minimum required front yard setback is 6.39 m.
The new dwelling will be located 4.85 m from the front lot line.

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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Robert Brown (Signed)

Gillian Burton (Signed)

George Vasilopoulos
(Signed)

John Tassiopoulos (Signed)

DATE DECISION MAILED ON: **Tuesday, August 31, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 14, 2010**

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.