

CITY COUNCILLOR, WARD 23, CITY OF
TORONTO

JOHN FILION

CITY HALL

100 QUEEN ST W SUITE B36
TORONTO ON M5H 2N2

Thursday, January 19, 2012

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

File Number:	A622/11NY	Zoning:	R4 - ZC -
Owner(s):	VIVIAN RACHEL SPRINGER	Ward:	Willowdale (23)
Agent:	STUDIO JUNCTION INC		
Property Address:	140 SPRING GARDEN AVE	Community:	North York
Legal Description:	PLAN M372 LOT 309		

Notice was given and a Public Hearing was held on Thursday, January 19, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

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

1. Proposed lot coverage of 35.04% (195.3m²)
WHEREAS a maximum of 30% (167.2m²) is permitted;
2. Proposed east side yard setback of 1.49m
WHEREAS a minimum of 1.8m is required;
3. Proposed building length of 20.1m
WHEREAS a maximum of 16.8m is permitted;
4. Proposed driveway width of 7.96m
WHEREAS a maximum of 6m is permitted;
5. Proposed front yard landscaping of 39.4%
WHEREAS a minimum of 60% is required; and
6. Proposed front balcony area of 6.6m²
WHEREAS a maximum of 3.8m² is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

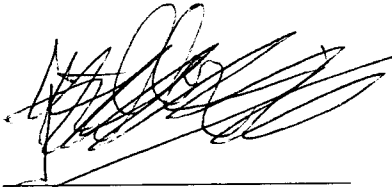
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

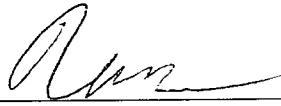
1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.
2. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

SIGNATURE PAGE

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Astra Burka (signed)



Richard Ross (signed)

DATE DECISION MAILED ON: Friday, January 27, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 7, 2012

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.