



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

File Number:	A0566/11TEY	Zoning	R4 Z1.0 (PPR)
Owner:	SALVATORE BENEDETTO	Ward:	Trinity-Spadina (19)
Agent:	SALVATORE BENEDETTO		
Property Address:	114 ROBINSON ST	Community:	
Legal Description:	PLAN 75 BLK Y PT LOTS 1 & 2		

Notice was given and a Public Hearing was held on **Wednesday, November 16, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain the existing basement dwelling unit and the existing rear second floor balcony; and to expand the third dwelling unit into a third floor addition.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(2)1.(iii)(A), By-law 438-86**
A converted house is a permitted use provided the exterior front wall is not altered and the gross floor area of the addition does not exceed the maximum permitted 15% of the area of the lot (17.11 m²).
The exterior of the converted house will be altered and the proposed addition will have a gross floor area equal to 47% of the area of the lot (53.36 m²).
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 1.0 times the area of the lot (114.07 m²).
The existing residential gross floor area is 0.95 times the area of the lot (107.74 m²).
The proposed residential gross floor area is 1.96 times the area of the lot (221.92 m²).
- 3. Section 6(3) Part II 4, By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The proposed rear yard setback is 4.26 m.
- 4. Section 6(3) Part II 3.C(I), By-law 438-86**
The minimum required side lot line setback is 0.45 m.
The proposed side lot line setback is 0 m on the west side.
- 5. Section 4(4)(b), By-law 438-86**
One (1) parking space is required.
No parking space will be provided on the lot.

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

File Number:	A0566/11TEY	Zoning	R4 Z1.0 (PPR)
Owner:	SALVATORE BENEDETTO	Ward:	Trinity-Spadina (19)
Agent:	SALVATORE BENEDETTO		
Property Address:	114 ROBINSON ST	Community:	
Legal Description:	PLAN 75 BLK Y PT LOTS 1 & 2		

DISSENTED

Barbara Leonhardt (Signed)

Donna McCormick (Signed)

Mary Pitsitikas

Christian Chan (Signed)

Robert Brown (Signed)

DATE DECISION MAILED ON: **Tuesday, November 22, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, December 6, 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.