



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

File Number:	A0567/11TEY	Zoning	R4 Z1.0 (PPR)
Owner:	913255 ONTARIO INC	Ward:	Trinity-Spadina (19)
Agent:	SALVATORE BENEDETTO		
Property Address:	<b>116 ROBINSON ST</b>	Community:	
Legal Description:	PLAN 75 BLK Y PT LOT 1 PT LOT 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 constructed without proper authorization 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 proposed addition does not exceed the maximum permitted 15% of the area of the lot (13.16 m<sup>2</sup>).  
The exterior of the converted house will be altered and the proposed addition will be 57% of the area of the lot (50.10 m<sup>2</sup>).
- 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 (87.79 m<sup>2</sup>).  
The existing residential gross floor area is 1.22 times the area of the lot (101.72 m<sup>2</sup>).  
The proposed residential gross floor area is 2.3 times the area of the lot (198.3 m<sup>2</sup>).
- 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 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.

