



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7585
Fax: 416-392-0580

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

File Number:	A0765/11TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	EFTHIMIA EFANTIS EUGENE STECKY	Ward:	Trinity-Spadina (19)
Agent:	JENNY LE		
Property Address:	708 BATHURST ST	Community:	Toronto
Legal Description:	PLAN 120 PT LOT 3 PLAN 93 PT LOT 52		

Notice was given and a Public Hearing was held on **Wednesday, January 11, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear two-storey addition to the existing two-storey semi-detached dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area is 1.0 times the area of the lot (156.82 m²).
The altered dwelling will have a gross floor area 1.10 times the area of the lot (174.0 m²).
- Section 6(3) Part II 3, By-law 438-86**
The minimum required side yard setback is 0.45 m.
The altered dwelling will have a side yard setback of 0 m on the south side.
- Section 6(3) Part II 5, By-law 438-86**
The maximum permitted dwelling depth is 17.0 m.
The altered dwelling will have a depth of 25.48 m.
- Section 6(30 Part II 1(a), By-law 438-86**
A required minimum of 30% of the lot area shall be maintained as landscaped open space (47.0 m²).
In this case, 22.8% of the lot area will be maintained as landscaped open space (35.76 m²).

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: A0765/11TEY
Owner(s): EFTHIMIA EFANTIS
EUGENE STECKY
Agent: JENNY LE
Property Address: 708 BATHURST ST
Legal Description: PLAN 120 PT LOT 3 PLAN 93 PT LOT 52
Zoning: R4 Z1.0 (PPR)
Ward: Trinity-Spadina (19)
Community: Toronto

ABSTAINED


Heather Gardiner

pd

David Pond

DISSENTED

Yim Chan

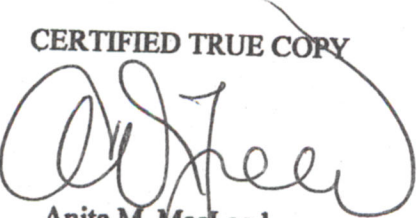


John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, January 17, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, January 31, 2012**

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.