TORONTO

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
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REVISED NOTICE OF DECISION

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

File Number:	A0858/11TEY	Zoning	R2 Z1.0 (WAIVER)
Owner:	MARTHA CROWLEY	Ward:	St. Paul's (21)
Agent:	GLENN RUBINOFF		
Property Address:	**6 DARTNELL AVE**	Community**:**	Toronto
Legal Description:	PLAN 817 PT LOT 61 RP 66R22591 PART 3		

Notice was given and a Public Hearing was held on **Wednesday, February 8, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the existing one-storey vacant office building to a single family dwelling. Furthermore, to construct a full second floor addition and a partial third floor addtion with an adjoining roof deck.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 6(3) Part I 1, By-law 438-86
The residential gross floor area shall not exceed 1.00 times the area of the lot (154.81 m^2).
The existing dwelling has a residential gross floor area of 0.78 times the area of the lot (121.05 m^2).
The altered dwelling will have a residential gross floor area equal to 2.06 times the area of the lot (319.43 m^2).

2. Section 6(3) Part II 3 B(I), By-law 438-86
The minimum required side yard setback of a dwelling is 0.45 m.
The altered dwelling will maintain the existing setback of 0.00 m from the north and south side lot lines.

3. Section 6(3) Part II 8 J (I), By-law 438-86
The maximum permitted depth is 17.0 m.
The altered dwelling will maintain the existing depth of 19.86 m.

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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		DISSENTED
Barbara Leonhardt (signed)	Donna McCormick (signed)	Mary Pitsitikas
Christian Chan (signed)	Robert Brown (signed)	

DATE DECISION MAILED ON: **Thursday, February 16, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 28, 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.