

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

File Number:	A0979/11TEY	Zoning:	R1 Z0.35 (Waiver)
Owner:	GUIDO DORIA	Ward:	St. Paul's (21)
Agent:	GUIDO DORIA		
Property Address:	22 DELAVAN AVE	Community:	Toronto
Legal Description:	PLAN M408 PT LOTS 70 & 71		

Notice was given and a Public Hearing was held on **Wednesday, June 13, 2012**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling with an **integral garage**. Also proposed is a front platform and rear deck, both with stairs to grade.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- Section 6 (3) Part II 8 D, By-law 438-86**  
The maximum permitted height of a front veranda and stairs is 1.2 m above grade including projections. In this case, the rear deck and stairs will project 1.98 m from the rear wall and will have a height of 2.44 m.
- Section 6 (3) Part II 5 (ii), By-law 438-86**  
The minimum required side lot line setback for the portion of the building exceeding a depth of 17.0 m is 7.5 m.  
The 1.82 m portion of the new dwelling exceeding 17 m depth will be setback 3.01 m from the west lot line, and the 3.96 m portion of the new dwelling exceeding 17 m depth will be setback 1.5 m from the east lot line.
- Section 6 (3) Part 1 I, By-law 438-86**  
The maximum permitted residential gross floor area is 0.35 times the area of the lot (208.53 m<sup>2</sup>).  
The new dwelling will have a residential gross floor area of 0.68 times the area of the lot (406.68 m<sup>2</sup>).
- Section 6 (3) Part III (3), By-law 438-86**  
A minimum of 50% (47.35 m<sup>2</sup>) of the front yard area (area between the front lot line and the main front wall of the dwelling and extending to the side lot lines), shall be maintained as landscape open space.  
In this case, 32.26% (30.55 m<sup>2</sup>) shall be maintained as landscape open space.

**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.

