



City Planning Division  
Gregg Lintern, Acting Chief Planner and Executive Director

Committee of Adjustment  
100 Queen Street West  
Toronto ON M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A0158/12TEY	Zoning	R2 Z0.6 (WAIVER)
Owner(s):	EMILIO TADDEO	Ward:	Trinity-Spadina (19)
	ELISABETH TADDEO		
Agent:	JONATHAN BENCZKOWSKI		
Property Address:	384 MANNING AVE	Community:	
Legal Description:	PLAN 348 PT LOT 19 PT LOT 20		

Notice was given and a Public Hearing was held on **Wednesday, April 18, 2012**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing rear second floor cantilevered addition and to construct a third floor addition with a rear deck and add a fourth dwelling unit to the existing 2½-storey converted semi-detached dwelling containing three units.

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

- Section 4(4)b, By-law 438-86**  
Three (3) parking spaces are required.  
In this case, one (1) parking space will be provided,
- Section 6(3) Part II 5 (i), By-law 438-86**  
The maximum permitted depth of a semi-detached dwelling is 14.0 m.  
The depth of the building will be 19.81 m.
- Section 6(2)1(ii), By-law 438-86**  
The whole of the building as it stands before conversion must be a minimum of 5 years old.  
In this case, the converted building as it stands before conversion is not 5 years old.
- Section 6(2)1(iii)A, By-law 438-86**  
The increase of the residential gross floor area of the building shall not exceed 0.15 times the area of the lot.  
In this case, the increase of the residential gross floor area of the altered building will exceed 0.15 times the area of the lot.
- Section 6(2)1.(iii) A, By-law 438-86**  
A maximum of one addition is permitted at conversion.  
In this case, the altered building will have two additions.

6. **Section 6(3) Part II 3, By-law 438-86**  
The minimum required side yard setback is 0.45 m.  
The existing building has a north side yard setback of 0.04 m.
7. **Section 6(3) Part I 1, By-law 438-86**  
The maximum permitted residential gross floor area is equal to 0.6 times the area of the lot (164.33 m<sup>2</sup>).  
The residential gross floor area of the building will be equal to **1.32** times the area of the lot (**361.69 m<sup>2</sup>**).
8. **Section 4(2)(a), By-law 438-86**  
The maximum permitted height of the building is 10.0 m.  
The building will have a height of 10.38 m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

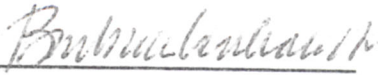
**The Minor Variance Application is Refused**

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

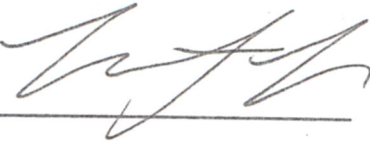
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Barbara Leonhardt



Donna McCormick



Christian Chan



Robert Brown

DATE DECISION MAILED ON: **Tuesday, April 24, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 8, 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](http://www.omb.gov.on.ca).