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

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

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

File Number:	A0395/12TEY	Zoning	R2A (ZZC)
Owners:	DONTCHO IANKOV VLADIMIRE GUEORGUIEV LILIANA GUEORGUIEV	Ward:	Toronto-Danforth (29)
Agent:	SUNNY GERVAN		
Property Address:	**208 MORTIMER AVE**	Community:	East York
Legal Description:	PLAN M439 LOT 216		

Notice was given and a Public Hearing was held on **Wednesday, August 22, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To convert the exisitng one-storey detached dwelling into a two-storey and partial three-storey converted dwelling with two units, by constructing: a complete second storey addition; a partial third storey addition; a three-storey rear addition; and a front third floor terrace.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Section 7.5.3., By-law 6752**
   The maximum permitted floor space index for a detached dwelling is 0.75 times the area of the lot (276.07 m²).
   The converted dwelling will have a residential floor space index equal to 0.81 times the area of the lot (298.65 m²).

2. **Section 7.5.3., By-law 6752**
   The maximum permitted building height is 8.5 m.
   The rear three-storey portion of the converted dwelling will have a building height of 9.4 m, measured to the top of the roof.

3. **Section 7.5.3., By-law 6752**
   The maximum permitted building length is 16.75 m.
   The converted dwelling will have a building length of 17.12 m, measured to the three-storey rear addition.

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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Gillian Burton

David Pond

Yim Chan

John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, August 28, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, September 11, 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.