

CITY COUNCILLOR, WARD 16, CITY OF
TORONTO
KAREN STINTZ
CITY HALL
100 QUEEN ST W SUITE B32
TORONTO ON M5H 2N2

Wednesday, March 13, 2012

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

File Number:	A841/11NY	Zoning	R2Z0.6 (WAIVER)
Owner(s):	DIMITRE KERELSKI	Ward:	Eglinton-Lawrence (16)
Agent:	DAN PETROVIC		
Property Address:	320 BROOKDALE AVE	Community:	Toronto
Legal Description:	PLAN 1501 PT LOT 425		

Notice was given and a Public Hearing was held on Wednesday, March 14, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed Gross Floor Area of 218.3m² (0.86 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 151.1m² (0.6 times the area of the lot) is permitted;
2. Flanking street setback of 0.3m from Elm Road to the proposed dwelling
WHEREAS a minimum setback of 2.63m is required;
3. East side lot line setback of 0.42m to the proposed dwelling
WHEREAS a minimum setback of 0.9m is required;
4. East side lot line setback of 0.42m to the rear portion of the dwelling exceeding 17m in depth
WHEREAS a minimum setback of 7.5m is required for the portion of the dwelling exceeding 17m in depth;
5. Proposed eaves projection on to City property on the west side
WHEREAS the by-law limits the projection of eaves into the required setback to a maximum of 0.45m;
6. Proposed eaves projection within 0.3m on the east side
WHEREAS the by-law limits the projection of eaves into the required setback to a maximum of 0.45m;
7. Proposed front walkway to have a width of 1.52m
WHEREAS a maximum walkway width of 1.06m is permitted;
8. Proposed vehicular access to be from the front of the building
WHEREAS access from the flanking street or public lane is required;

9. Proposed integral garage to be located within the front wall of the proposed building
WHEREAS an integral garage is not permitted in a building having a frontage less than 7.62m; and
10. Proposed building to be located 0.66m from the adjacent dwelling to the east (318 Brookdale Avenue)
WHEREAS a minimum setback of 1.2m is required where the adjacent building contains openings.

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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~~Isaac Lallouz (signed)~~

Richard Ross (signed)

Nicholas Sion (signed)

Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, March 22, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, April 2, 2012

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North 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.