TORONTO

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

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

Friday, July 13, 2012

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A0380/12TEY	Zoning	R 1 Z0.6 (Waiver)
Owner(s):	JOANNE COHEN	Ward:	St. Paul's (21)
Agent:	JIM PFEFFER		
Property Address:	**414 VESTA DR**	Community:	Toronto
Legal Description:	PLAN 2509 PT LOT A		

Notice was given and a Public Hearing was held on **Wednesday, July 11, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish a two-storey detached dwelling with a detached garage and to construct a 2½-storey detached dwelling with an integral garage.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

1. **Section 6 (3) Part I 1, By-law 438-86**
   The maximum permitted residential gross floor area is 0.6 times the area of the lot (516.76 m^2).
   The new dwelling will have a residential gross floor area equal to 0.80 times the area of the lot (689.0 m^2).

2. **Section 6 (3) Part II 3.B (II), By-law 438-86**
   For a building or a portion of a building which exceeds 17 m in depth the minimum side lot line setback is 7.5 m.
   In this case, the 12.21 m portion of the new dwelling exceeding 17 .0 m will have a south side lot line setback of 1.22 m.
   In this case, the 10.18 m portion of the new dwelling exceeding 17.0 m will have a north side lot line of 1.22 m.

3. **Section 6(3) Part II 4, By-law 486-86**
   A dwelling is required to have a minimum distance of 7.5 m from the rear lot line.
   In this case, the new dwelling will be 5.33 m from the rear lot line.

4. **Section 6 (3) Part III 4, By-law 438-86**
A front walkway to a dwelling is required to be a maximum width of 1.06 m.
The front walkway has a width of 2.4 m.

5. **Section 6 (3) Part IV 4 (ll), By-law 438-86**
The maximum permitted width of a driveway is 6 m for the entire length.
The driveway width will be 6.70 m for the entire length.

6. **Section 6 (3) Part IV 3 (1l), By-law 438-86**
An integral garage located at the front and below grade is not permitted.
The integral garage is located at the front of the dwelling and is below grade.

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

File Number:	A0380/12TEY	Zoning	R 1 Z0.6 (Waiver)
Owner:	JOANNE COHEN	Ward:	St. Paul's (21)
Agent:	JIM PFEFFER		
Property Address:	**414 VESTA DR**	Community:	Toronto
Legal Description:	PLAN 2509 PT LOT A		

Barbara Leonhardt

Donna McCormick

Christian Chan

Robert Brown

DATE DECISION MAILED ON: **Tuesday, July 17, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, July 31, 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.