



City Planning Division  
Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner & Executive Director

Committee of Adjustment  
Toronto and East York District

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

File Number:	A0881/12TEY	Zoning:	RIC (Waiver)
Owner:	KARYN JONES	Ward:	Beaches-East York (31)
Agent:	DAN HUTCHINSON		
Property Address:	28 MARYLAND BLVD	Community:	Toronto
Legal Description:	PLAN 2325 PT LOT 55		

Notice was given and a Public Hearing was held on **Wednesday, February 6, 2013**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing two-storey detached dwelling and to construct a three-storey detached dwelling.

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

- Section 7.4.3, By-law 6752**  
The minimum required front yard setback is 6.0 m.  
The three-storey dwelling will be located 5.4 m from the front lot line.
- Section 7.4.3, By-law 6752**  
The minimum required south side yard setback is 0.6 m.  
The three-storey dwelling will be located 0.13 m from the south side lot line.
- Section 7.4.3, By-law 6752**  
The minimum required north side yard setback is 0.6 m.  
The three-storey dwelling will be located 0.48 m from the north side lot line.
- Section 7.4.3, By-law 6752**  
The maximum permitted lot coverage is 35% of the lot area (78.04 m<sup>2</sup>).  
The three-storey dwelling will cover 40% of the lot area (88.1 m<sup>2</sup>).
- Section 7.4.3, By-law 6752**  
The maximum permitted floor space index is 0.75 times the area of the lot (167.2 m<sup>2</sup>).  
The three-storey dwelling will have a floor space index of 0.95 times the area of the lot (211.7 m<sup>2</sup>).
- Section 7.4.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The three-storey dwelling will have a building height of 10.06 m.
- Section 7.4.3, By-law 6752**  
The minimum number of parking spaces is one space.  
No on-site parking will be provided.

**8. Section 7.4.3, By-law 6752**

A minimum of 75% of the front yard (18.836 m<sup>2</sup>) is required to be soft landscaping.  
In this case 38% (9.564 m<sup>2</sup>) of the front yard will be soft landscaping.

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

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

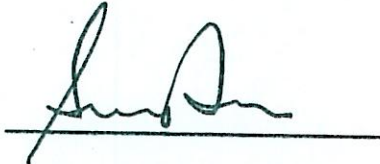
This decision is subject to the following condition(s):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.

**SIGNATURE PAGE**

File Number: A0881/12TEY  
Owner: KARYN JONES  
Agent: DAN HUTCHINSON  
Property Address: 28 MARYLAND BLVD  
Legal Description: PLAN 2325 PT LOT 55

Zoning: R1C (Waiver)  
Ward: Beaches-East York (31)  
Community: Toronto



Gillian Burton



David Pond



Yim Chan



John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, February 12, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, February 26, 2013**

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).